

# OFFERING MEMORANDUM

1795 US I-90,  
HUNTSVILLE, TX 77320

Unlock 8 acres of prime opportunity in Huntsville, Texas, ideally located on I-90 next to Family Dollar. This versatile tract is fully permitted with utilities in place, offering a rare turnkey opportunity for investors, developers, or those ready to build their dream project.



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# PROPERTY SUMMARY

1795 US I-90, Huntsville, TX 77320

**SALE PRICE:** \$530,000

**LOT SIZE:** 8 Acres

**PROPERTY TYPE:** Commercial, Retail,  
Industrial/Development

Unlock 8 acres of prime opportunity in Huntsville, Texas, ideally located on I-90 next to Family Dollar. This versatile tract is fully permitted with utilities in place, offering a rare turnkey opportunity for investors, developers, or those ready to build their dream project.

The property features excellent visibility and road frontage along US I-90, with quick access to major highways, schools, and local amenities. Its location and readiness make it perfect for residential development, a recreational retreat, or a long-term investment.



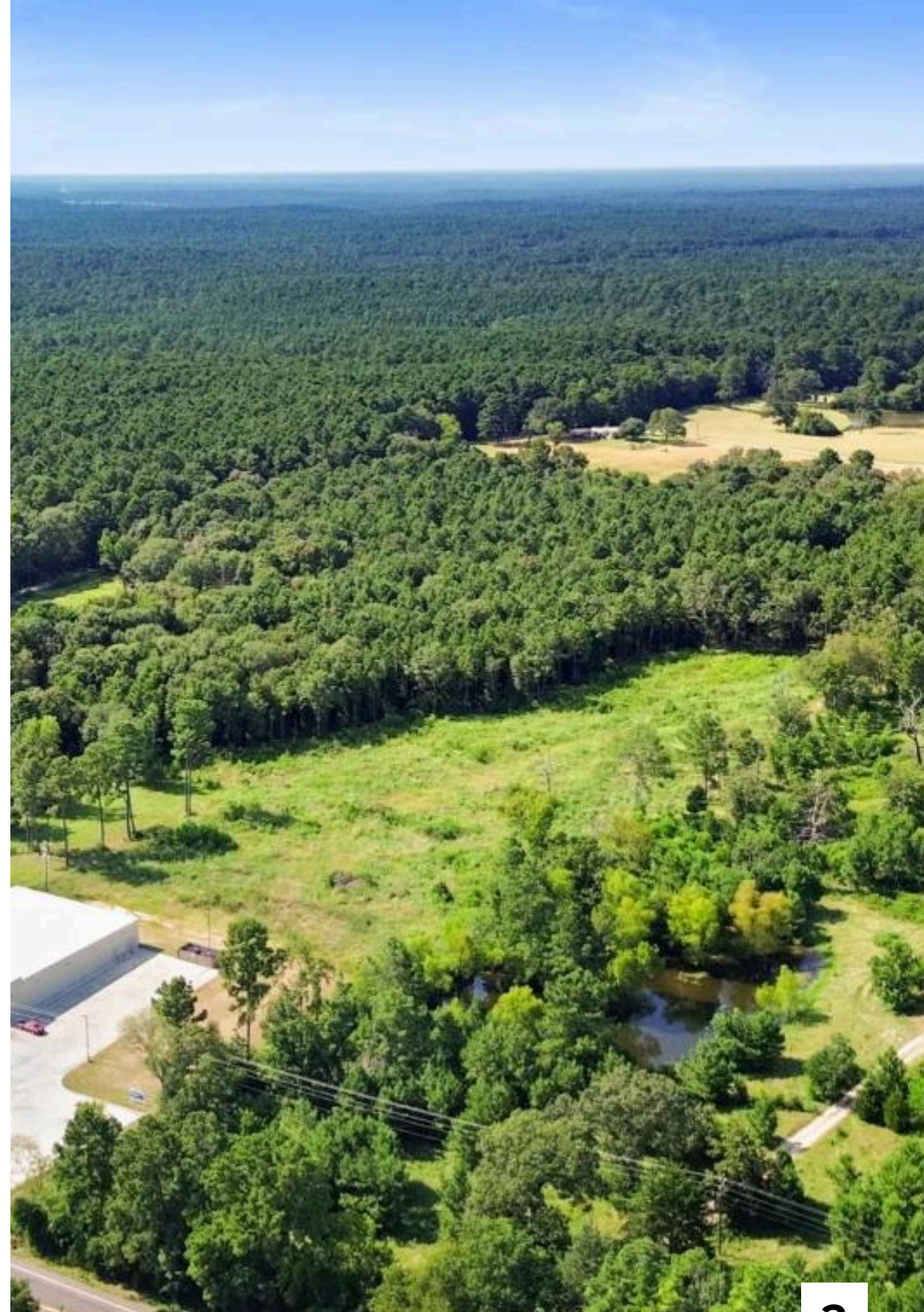


# PROPERTY HIGHLIGHTS

## Prime 8-Acre Tract with Utilities & Permits – Huntsville, TX

Huntsville is a thriving and fast-growing community with strong demand for both residential and commercial opportunities. Whether you plan to build, develop, or hold as an appreciating asset, this 8-acre tract provides the flexibility and positioning to bring your vision to life.

- 31 Possible RV sites - (Development Plans and Survey are attached in the Document Section)
- Driveway shared with Family Dollar Store



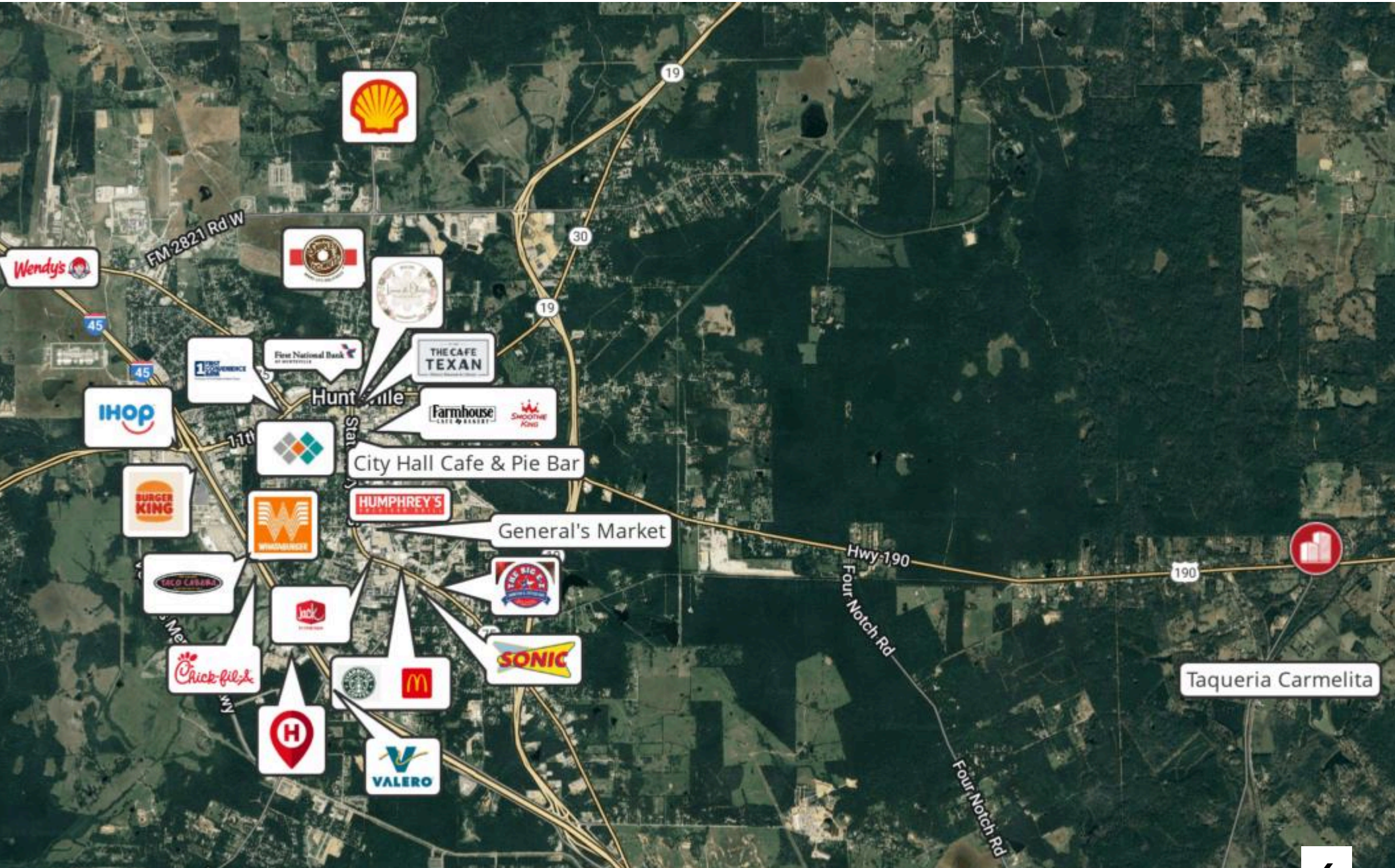
# AREA OVERVIEW

Situated along US-190/ fm 2296 with direct shared access, this property benefits from excellent visibility and steady traffic counts. Located just east of downtown Huntsville, it sits on a primary thoroughfare with seamless connectivity to Interstate 45 & Hwy 19, providing easy regional access. The site's prime positioning, coupled with Huntsville's strong population and commercial growth, makes this 8-acre tract an exceptional investment for immediate development or long-term appreciation.

	0.3 Miles	0.5 Miles	1 Miles
Total households	126	444	2,458
Total population	502	2,200	9,154
Persons per household	4	5	3.7
Average household income	\$38,289	\$41,004	\$36,474
Average house value	\$97,625	\$116,898	\$111,925
Average age	29	35	31
Average age male	30	36	31
Average age female	28	33	30



# RETAILER MAP







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**ACCESS SECURE DOCUMENTS HERE**

**VIEW ADDITIONAL PROPERTY DETAILS HERE**

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