



ADAM OLSEN

(713) 614-2670
2800 POST OAK BLVD, SUITE
4100 HOUSTON, TX 77056

STRATEGIC TWO-STORY OFFICE BUILDING IN THE HEART OF HUNTSVILLE

1117 10TH STREET | HUNTSVILLE, TX 77320



OFFERING SUMMARY

LEASE RATE

\$4,148 PER MONTH (GROSS)

PROPERTY TYPE

OFFICE

BUILDING SIZE

3,191 SF

PROPERTY HIGHLIGHTS

- Building can be leased as a whole, or 1 floor only (see Spaces attached)
- TI offer for interior renovations
- ±3,190 SF two-story office building
- ±0.376-acre corner lot
- Frontage on Sam Houston Ave and 10th St
- Ample on-site parking
- Suitable for professional office, medical, educational, or service-based businesses
- Multiple private offices and flexible workspaces

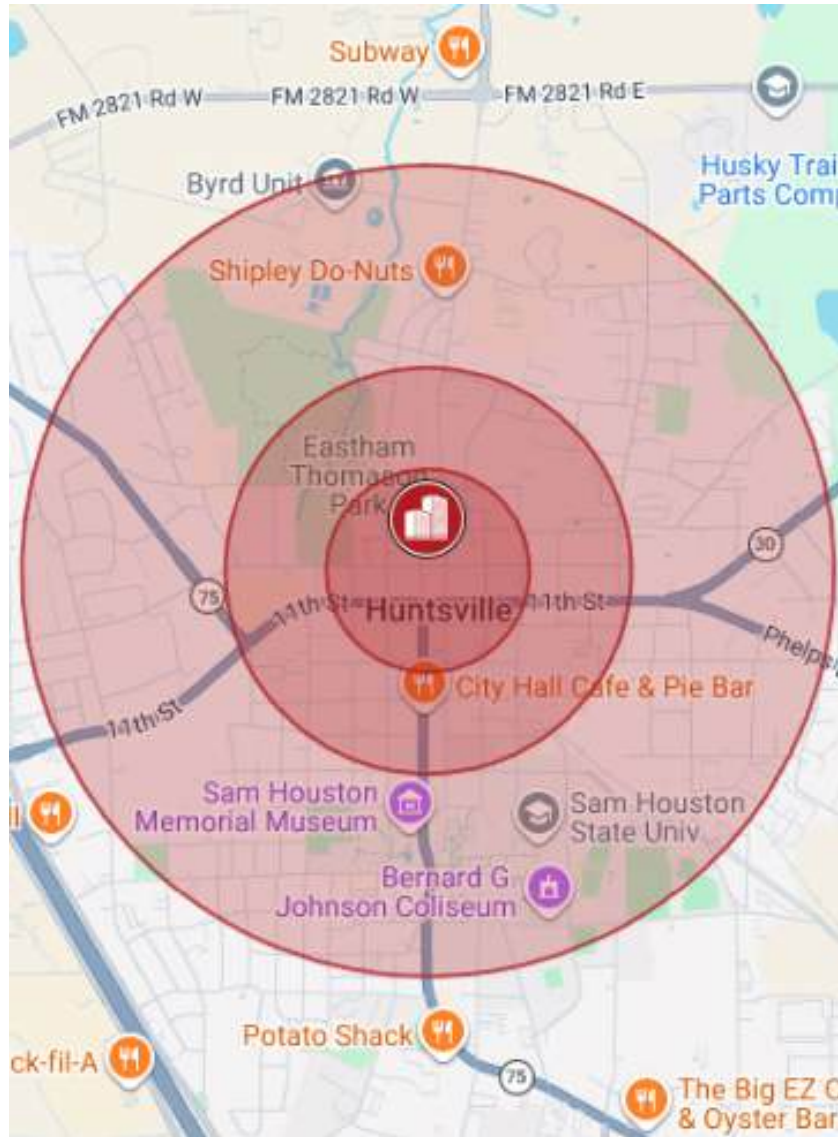
Aerial Map



Property Photos



Demographics



Located just minutes from downtown Huntsville with convenient access to Interstate 45, SH 30, and SH 19. The property is near Sam Houston State University, major employers, retail centers, medical facilities, and government offices, providing excellent accessibility. Positioned within an established area with continued residential and business growth, the location offers easy access throughout Huntsville and the surrounding region.

	0.25 Miles	0.5 Miles	1 Miles
Total population	748	3,907	12,858
Persons per household	3.7	4.7	3.8
Total household	203	823	3,345
Average household income	\$48,798	\$48,168	\$45,757
Average age	27.2	30.8	27.2
Male Population	381	2,451	6,820
Female Population	370	1,459	6,043

Demographics data derived from AlphaMap

Market Overview

Huntsville continues to experience steady commercial and residential growth, supported by its strategic location along the Interstate 45 corridor between Houston and Dallas. As the home of Sam Houston State University, the city benefits from a stable economy driven by higher education, healthcare, government, manufacturing, and a growing professional services sector. Ongoing population growth and business expansion continue to increase demand for well-located office and commercial properties.

Positioned just minutes from downtown Huntsville with convenient access to Interstate 45, SH 30, and SH 19, this property offers exceptional connectivity to local employers, retail centers, medical facilities, and government offices. Its prominent corner location along Sam Houston Avenue provides strong visibility, easy accessibility, and excellent exposure for businesses serving both local residents and regional clients. With a flexible layout, dual street frontage, and proximity to key economic drivers, this property is well-suited for owner-users, professional firms, medical or institutional users, multi-tenant office configurations, or investors seeking a versatile asset in one of Huntsville's established commercial corridors. As the city's continued growth fuels demand for quality office space, this property presents an outstanding opportunity for both immediate occupancy and long-term investment.



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