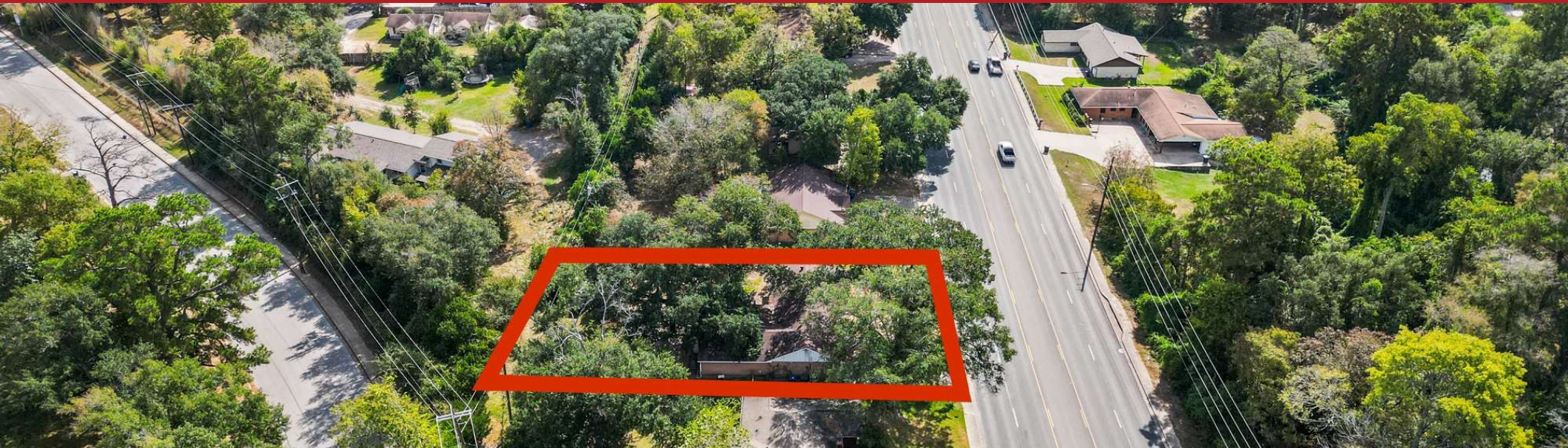


**PRIME COMMERCIAL PROPERTY ON STATE HIGHWAY 75 NORTH - EXCEPTIONAL VISIBILITY AND LOCATION**  
120 STATE HIGHWAY 75 NORTH, HUNTSVILLE, TX 77320

PROPERTY SUMMARY | OFFICE PROPERTY

**FOR SALE: \$199,000**



**PROPERTY DESCRIPTION**

This unrestricted property presents a unique opportunity for creative ventures, offering the versatility to transform its five-bedroom, one full bath, and four half-bath layout to meet a wide range of needs. Positioned within walking distance to local amenities and essentials, and only 1.3 miles from Sam Houston State University, the location also provides excellent accessibility to TX-75, I-45, SH 30, and US-190, with an AADT of 12,065 from TX-75 ensuring strong visibility. The property also includes a convenient storage shed. Whether you envision remodeling the existing structure, starting fresh with new construction, or establishing a distinctive project, the property's flexible potential suits multiple uses. Nearby properties may also be available for purchase, adding to the possibilities. Sold as-is, this is a rare find in a prime location ready for visionary development. Don't miss this chance to create something extraordinary—schedule your visit today!

**PROPERTY HIGHLIGHTS**

- - Prime 2,530 SF retail building
- - Ideal for retail or office. Adjoining lots could be available

**OFFERING SUMMARY**

|                  |           |
|------------------|-----------|
| Sale Price:      | \$199,000 |
| Number of Units: | 1         |
| Building Size:   | 2,530 SF  |

| DEMOGRAPHICS      | 0.3 MILES | 0.5 MILES | 1 MILE   |
|-------------------|-----------|-----------|----------|
| Total Households  | 245       | 1,088     | 2,780    |
| Total Population  | 580       | 2,433     | 9,400    |
| Average HH Income | \$51,409  | \$50,246  | \$61,523 |

**ADAM OLSEN, CCIM**

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To Schedule A Showing Call 713.538.1638

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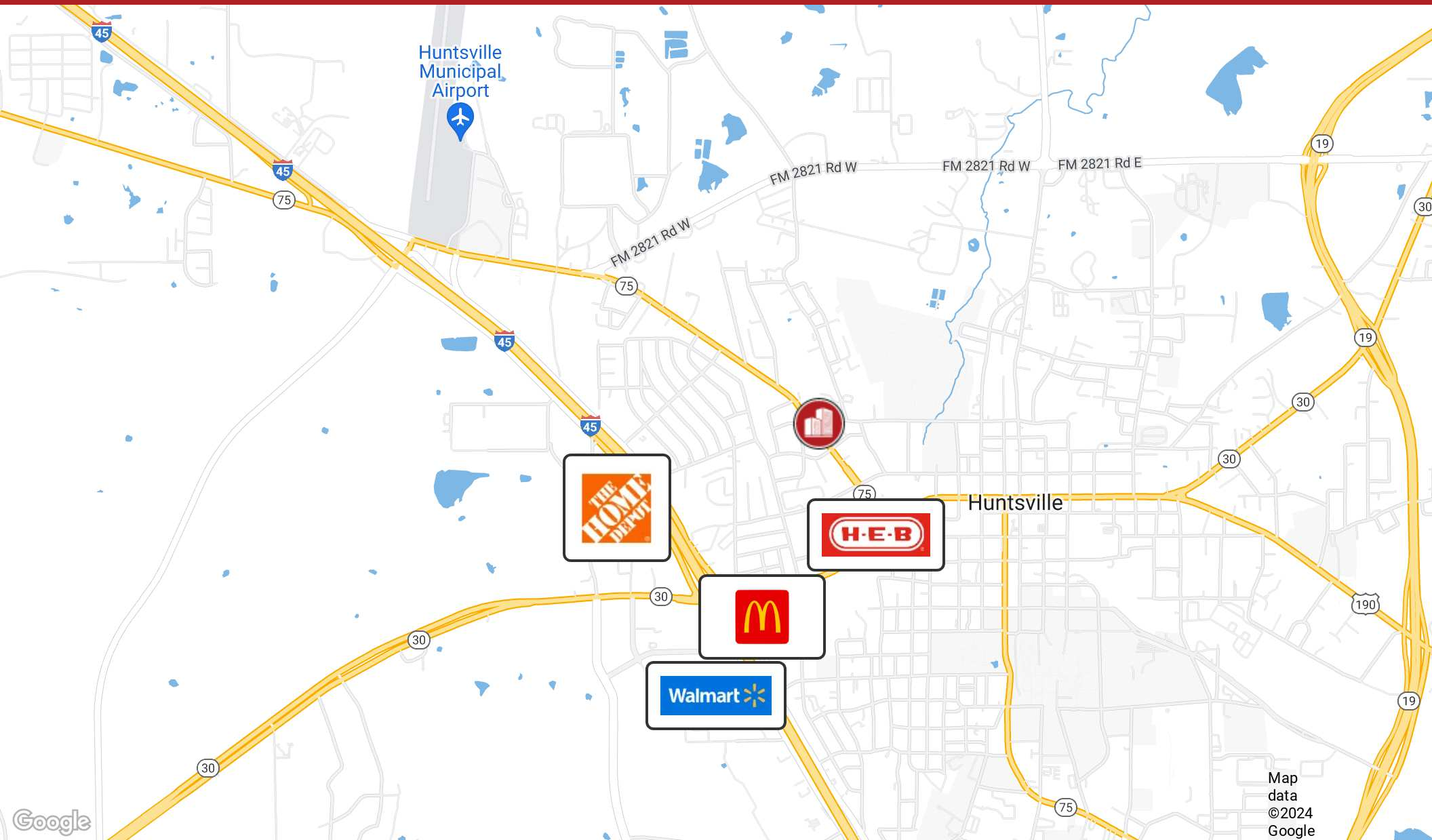
2800 Post Oak Blvd, Suite 4100, Houston, TX 77056

**PRIME COMMERCIAL PROPERTY ON STATE HIGHWAY 75 NORTH - EXCEPTIONAL VISIBILITY AND LOCATION**

120 STATE HIGHWAY 75 NORTH, HUNTSVILLE, TX 77320

LOCATION MAP | OFFICE PROPERTY

**FOR SALE: \$199,000**



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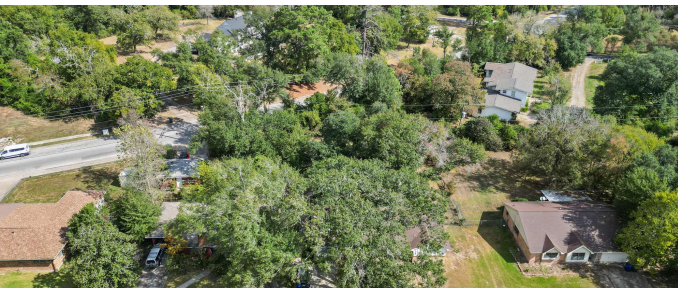
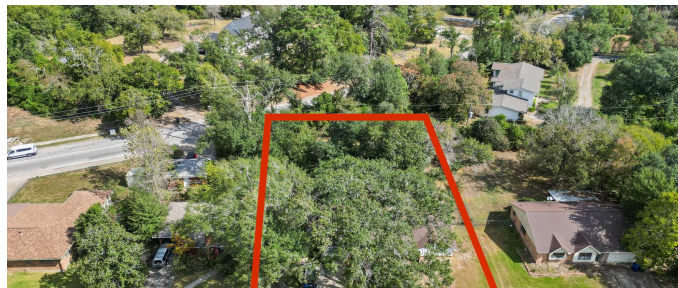
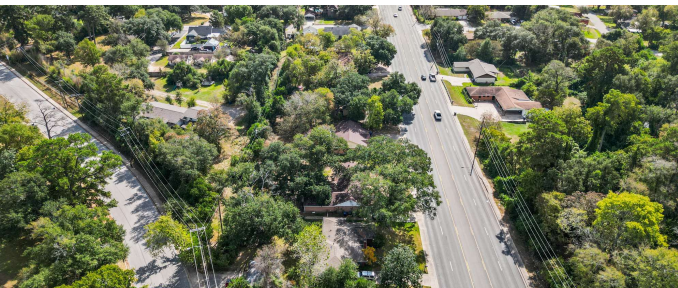
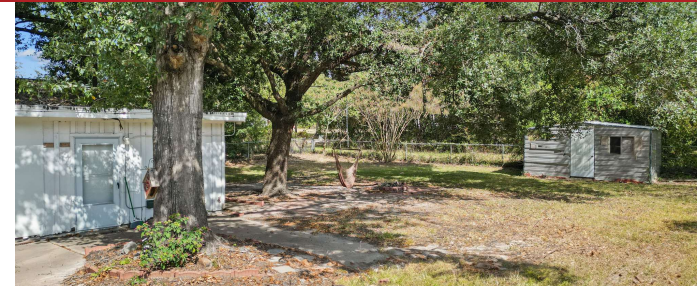
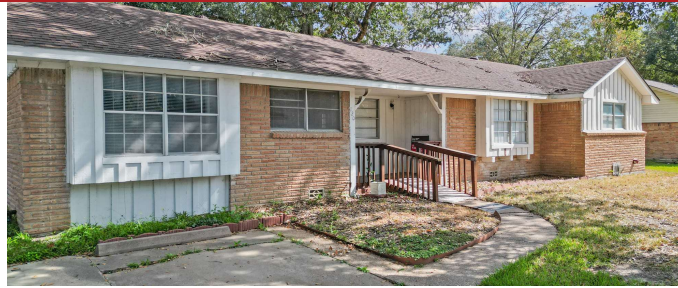
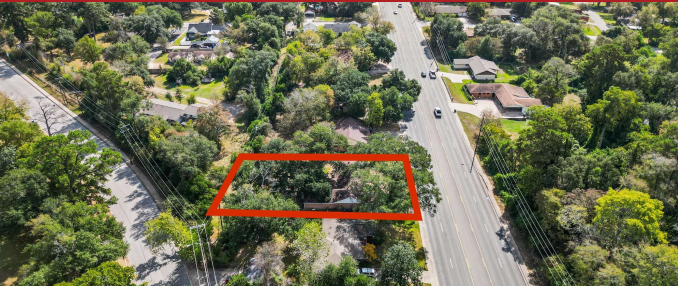
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**PRIME COMMERCIAL PROPERTY ON STATE HIGHWAY 75 NORTH - EXCEPTIONAL VISIBILITY AND LOCATION**  
120 STATE HIGHWAY 75 NORTH, HUNTSVILLE, TX 77320

ADDITIONAL PHOTOS | OFFICE PROPERTY

**FOR SALE: \$199,000**



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# PRIME COMMERCIAL PROPERTY ON STATE HIGHWAY 75 NORTH - EXCEPTIONAL VISIBILITY AND LOCATION

120 STATE HIGHWAY 75 NORTH, HUNTSVILLE, TX 77320

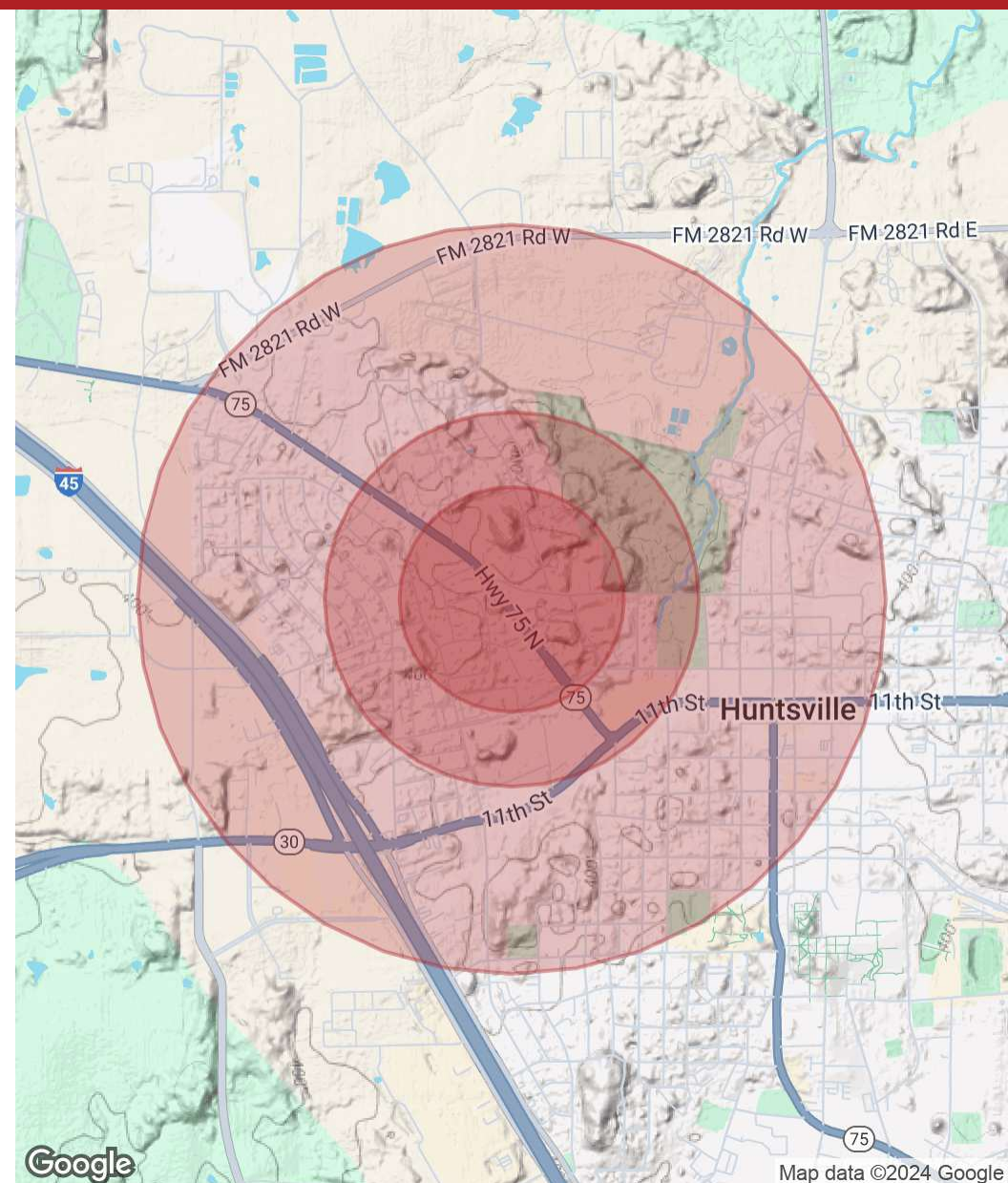
DEMOGRAPHICS MAP & REPORT | OFFICE PROPERTY

FOR SALE: \$199,000

| POPULATION           | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|-----------|-----------|--------|
| Total Population     | 580       | 2,433     | 9,400  |
| Average Age          | 33        | 35        | 36     |
| Average Age (Male)   | 34        | 35        | 36     |
| Average Age (Female) | 32        | 34        | 35     |

| HOUSEHOLDS & INCOME | 0.3 MILES | 0.5 MILES | 1 MILE    |
|---------------------|-----------|-----------|-----------|
| Total Households    | 245       | 1,088     | 2,780     |
| # of Persons per HH | 2.4       | 2.2       | 3.4       |
| Average HH Income   | \$51,409  | \$50,246  | \$61,523  |
| Average House Value | \$121,750 | \$155,901 | \$139,910 |

Demographics data derived from AlphaMap



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