

# Huntsville SHOPPING CENTER



WELL-PERFORMING H-E-B SHADOW ANCHORED CENTER  
100% LEASED 7,350 SF MULTI-TENANT RETAIL CENTER | HUNTSVILLE, TX  
CONFIDENTIAL OFFERING MEMORANDUM

edge

1601 11th Street (U.S. Hwy 190)  
Huntsville, TX 77340

# Huntsville SHOPPING CENTER

## Contacts

### EDGE CAPITAL MARKETS

#### KEVIN W. HOLLAND

Principal

+1 713 417 1835

[kholland@edge-cm.com](mailto:kholland@edge-cm.com)

#### BRITTON J. HOLLAND

Vice President

+1 713 501 2060

[bholland@edge-cm.com](mailto:bholland@edge-cm.com)

### CUNNINGHAM VENTURES

#### PRESTON CUNNINGHAM

Principal

+1 281 489 8800

[preston@cunninghamtx.com](mailto:preston@cunninghamtx.com)

**edge**

515 Post Oak Blvd, Suite 175  
Houston, TX 77027

713.900.3000  
[www.edge-cm.com](http://www.edge-cm.com)

# THE OFFERING

Edge Capital Markets is pleased to present the opportunity to acquire Huntsville Shopping Center (“Property”), a 100% leased, 7,350 square foot multi-tenant asset positioned in Huntsville, Texas. The Property has a coveted location at a signalized intersection along U.S. Highway 190, the dominant retail thoroughfare for both the city of Huntsville, as well as the neighboring towns. The intersection is anchored by strong national tenants, including a well-performing H-E-B, with over 3.1 million annual visitors.

The Property’s tenants are a well-balanced collection of consumer-focused uses that are internet resistant and tap into the captured consumer audience from the Sam Houston State University (“SHSU”). SHSU continues to provide a significant economic boom to the trade area based on its outsized consumption patterns as well as its ever-increasing student base.

The acquisition of Huntsville Shopping Center provides investors with the opportunity to acquire a fully leased asset within a college town and regional hub that provides a reliable a diversified cash flow.



# PROPERTY INFORMATION



ADDRESS

**1601 11TH STREET (U.S. HWY 190)  
HUNTSVILLE, TEXAS 77340**



GLA

**7,350 SF**



LAND AREA

**0.80 ACRES**



OCCUPANCY

**100% LEASED**



YEAR 1 NOI

**\$184,360**



PRICE

**MARKET TO DETERMINE**



YEAR BUILT

**1967**



PARKING

**27 SPACES**



FLOOD ZONE

**NOT IN A FLOOD ZONE**



TRAFFIC COUNTS ('25)

11TH ST/U.S. HWY 190 I-45



**23,507 CPD**

I-45

**67,809 CPD**

# INVESTMENT HIGHLIGHTS



## H-E-B SHADOW ANCHORED

Huntsville Shopping Center's proximity to a top performing H-E-B provides substantial cross-traffic for the Property's tenants and bolsters the Property's long-term success. As one of the only H-E-B grocers within a 20-mile radius, and with over 3.1 million annual visits, H-E-B continues to be among the largest driving forces of consumer activity within the residential area surrounding the Property and provides a substantial regional draw to the intersection.



## CAPTURED CONSUMER BASE

Sam Houston State University has an enrollment just over 21,000 students and 5,000 employees, providing the Property with a captured consumer audience that provides a significant economic boom to the trade area based on its outsized consumption patterns. In addition, Huntsville's charm, college vibes, museums, and proximity to Houston, Texas have solidified the city as a viable tourist destination.



## E-COMMERCE RESISTANT TENANT MIX

The Property features a well-balanced collection of consumer-focused service and restaurant tenants that all catering to the daily needs of the surrounding trade area. These experience tenants provide a consistent, diversified rental income stream with 4.32 years weighted average term remaining and staggered lease expirations thereafter providing a reliable investment. In addition, half of the tenants have one or more options, as well as annual rental escalations.



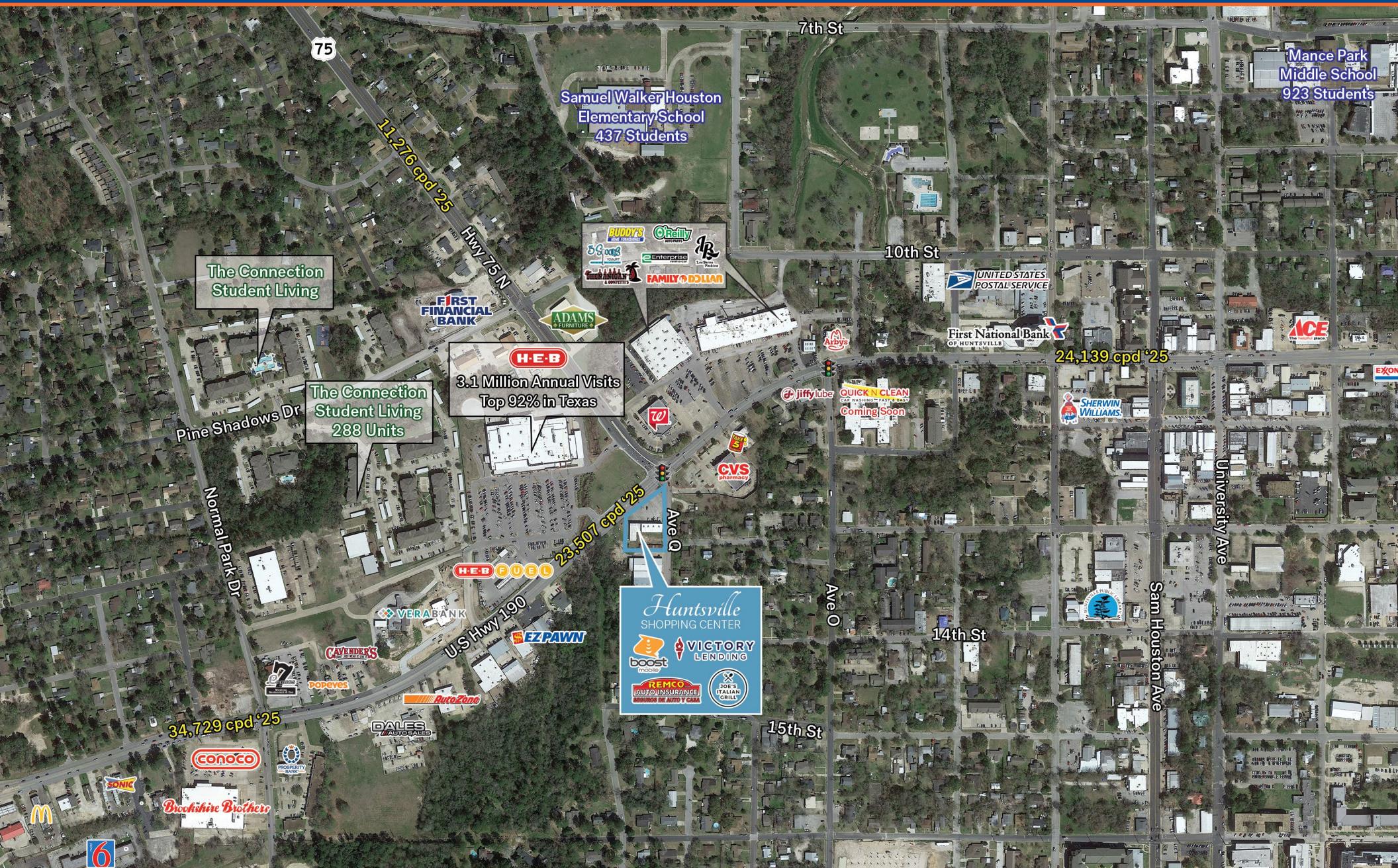
## HARD CORNER AT SIGNALIZED INTERSECTION

Huntsville Shopping Center is located at the signalized intersection of Hwy 75 N/ Ave Q and U.S. Hwy 190, Huntsville's dominant retail corridor. The Property has exceptional visibility from U.S. Hwy 190, which connects the Property to the surrounding established residential neighborhoods and carries over 24,000 cars per day.



# AERIAL - SITE OVERVIEW

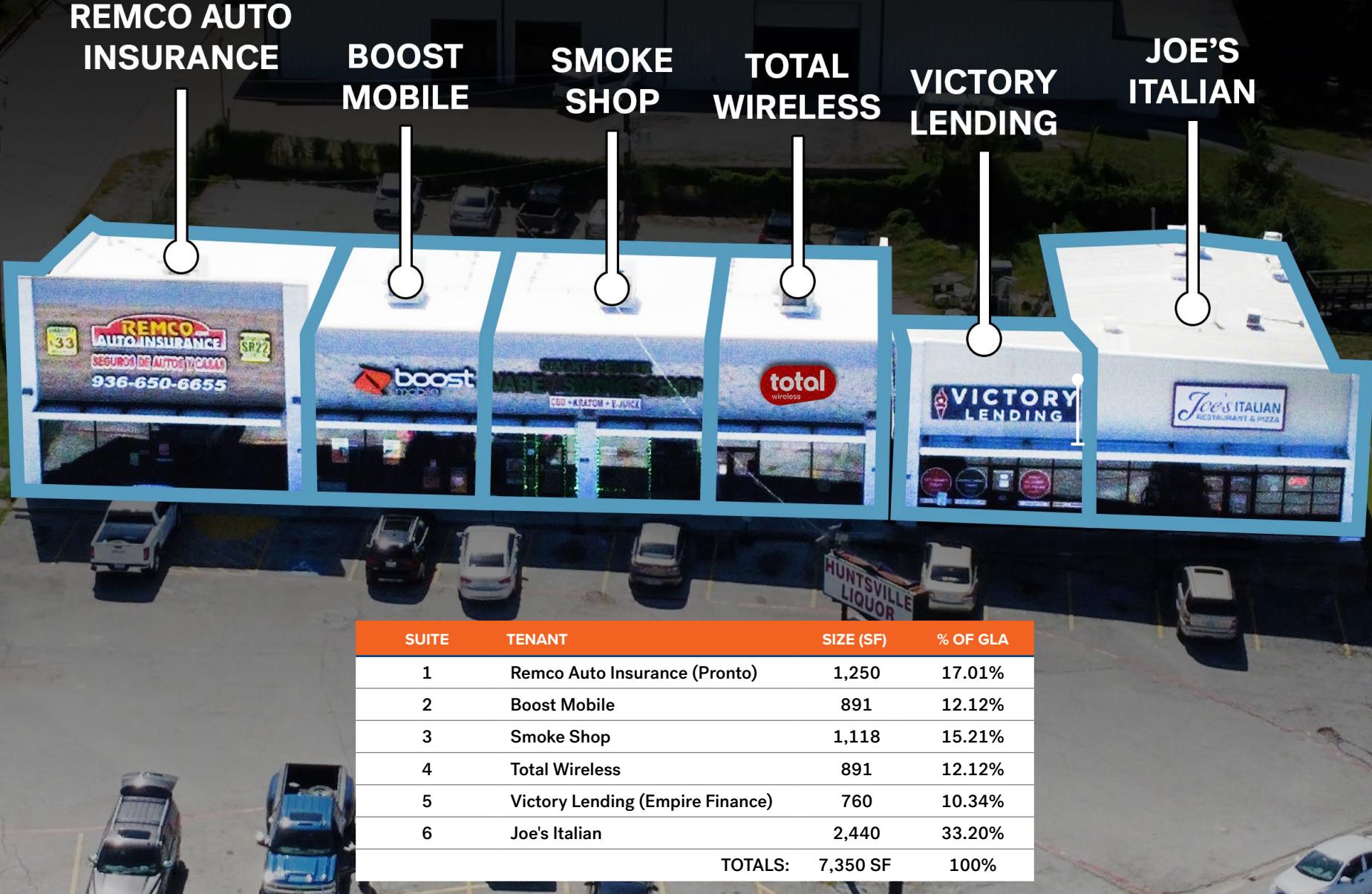
Huntsville  
SHOPPING CENTER



# AERIAL - TRADE AREA OVERVIEW

Huntsville  
SHOPPING CENTER





1601 11th Street (U.S. Hwy 190)  
Huntsville, TX 77340

# Huntsville SHOPPING CENTER

## Contacts

### EDGE CAPITAL MARKETS

#### KEVIN W. HOLLAND

Principal

+1 713 417 1835

[kholland@edge-cm.com](mailto:kholland@edge-cm.com)

#### BRITTON J. HOLLAND

Vice President

+1 713 501 2060

[bholland@edge-cm.com](mailto:bholland@edge-cm.com)

### CUNNINGHAM VENTURES

#### PRESTON CUNNINGHAM

Principal

+1 281 489 8800

[preston@cunninghamtx.com](mailto:preston@cunninghamtx.com)

**edge**

515 Post Oak Blvd, Suite 175  
Houston, TX 77027

713.900.3000  
[www.edge-cm.com](http://www.edge-cm.com)