



+/- 2.2 Acres

\$750

+/- 1.5 Acres

\$1,250

BOETCHER DR.

390.32 FRONTAGE

GABE RODARTE
(936) 218-2723
2800 POST OAK BLVD SUITE
4100 HOUSTON, TX 77056

ADAM OLSEN
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PRIME LAND I-45 FOR LEASE

844 I-45 N | HUNTSVILLE, TX 77340



OFFERING SUMMARY

LEASE RATE

CALL FOR PRICING

AVAILABLE SF

1.5 - 2.2 ACRES

PROPERTY TYPE

LAND

LOT SIZE

3.73 ACRES

PROPERTY HIGHLIGHTS

This property, ideally situated for vehicle or trailer storage, mobile, or tiny home sales, stands out with its great traffic count and visibility on I-45. Located conveniently right off the I-45 exit ramp for FM1374/Montgomery Rd, it offers easy access for customers and deliveries. Both properties are cleared and ready for immediate use.

The first lot features a significant 410 feet of total frontage along I-45 and 290 feet of total frontage on Boettcher Dr, ensuring high visibility. The second lot features 198 total feet of frontage on I-45 service road.

The leasing price is set at an attractive \$1,000 per month/lot, offering a cost-effective solution for businesses seeking a prominent location with excellent road connectivity.

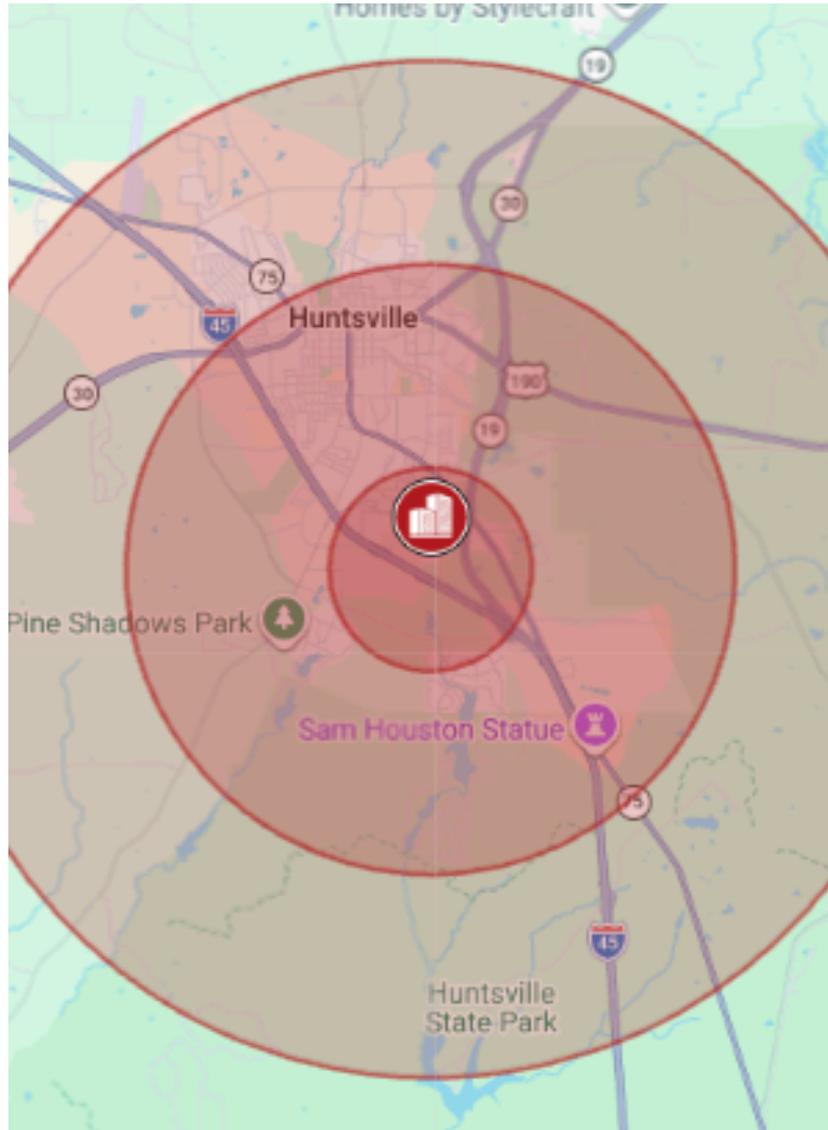
Aerial Map



Property Photos



Demographics



This commercial property is divided into two lots one +/-2.2 acre tract and one +/-1.5 acre tract. This property is strategically situated right off Interstate 45, at the intersection of the service road and Boettcher Drive. It's an advantageous spot, offering superb visibility and accessibility, ideal for businesses seeking high traffic and easy customer access.

The property is just minutes away from the bustling Sam Houston State University campus, ensuring a steady flow of potential customers, including students, faculty, and visitors.

	1 Mile	3 Miles	5 Miles
Total population	3,976	32,771	49,956
Workday Population	2,659	26,390	37,654
Total household	1,631	12,168	16,346
Average household income	\$58,040	\$46,986	\$57,660
Average age	33	35	37
Male Population	33	34	36
Female Population	34	35	36

Demographics data derived from AlphaMap

Market Overview

Huntsville, Texas is a key regional hub located in Walker County along the Interstate 45 corridor between Houston and Dallas. Its strategic positioning provides convenient access to major metropolitan markets while maintaining the advantages of a stable, business-friendly small-city environment. Huntsville serves as an economic anchor for the surrounding region and continues to experience steady, sustainable growth.

The city benefits from a consistent population base supported by Sam Houston State University, which plays a significant role in workforce development, consumer demand, and housing stability. This institutional presence, combined with regional healthcare facilities and state government operations, provides economic resilience and insulation from market volatility. As a result, Huntsville maintains steady demand across retail, service, office, and residential sectors.

From a real estate perspective, Huntsville benefits from limited commercial supply relative to demand, stable occupancy levels, and long-term institutional support. The market offers attractive opportunities for investors and owner-users seeking dependable performance within a growing North Texas-to-Houston corridor. As measured development continues, Huntsville remains well-positioned for sustained value creation and stable long-term investment potential.



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