



HUNTSVILLE RETAIL CENTER NEW RETAIL DEVELOPMENT FOR LEASE

NEQ Interstate 45 & 11th St | Huntsville, TX



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PROPERTY INFORMATION:

Address: NEQ Interstate 45 & 11th St
Huntsville, TX 77340

Size: 10,000 SF (Divisible)

Price: Contact for Pricing

HIGHLIGHTS:

- Easy access to I-45 & TX-75
- Access along 11th St, American Bank St as well as cross access with adjacent properties
- Shadow anchored by H-E-B with ±3.1 million annual visits
- Positioned within the main retail corridor for the Huntsville trade area
- Located ±0.7 miles from Sam Houston State University with an enrollment of approximately 21,400 students
- Close proximity to downtown Huntsville
- Major area retailers include: H-E-B, Brookshire Brothers, Cavender's, Walgreens, CVS, Auto Zone, O'Reilly Auto Parts, and several others

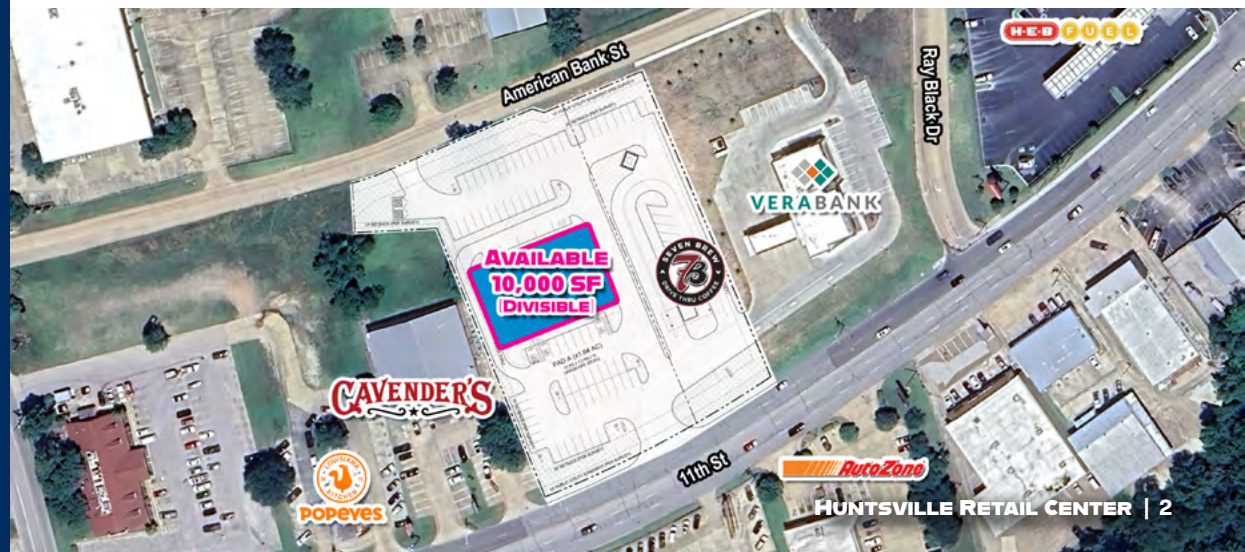
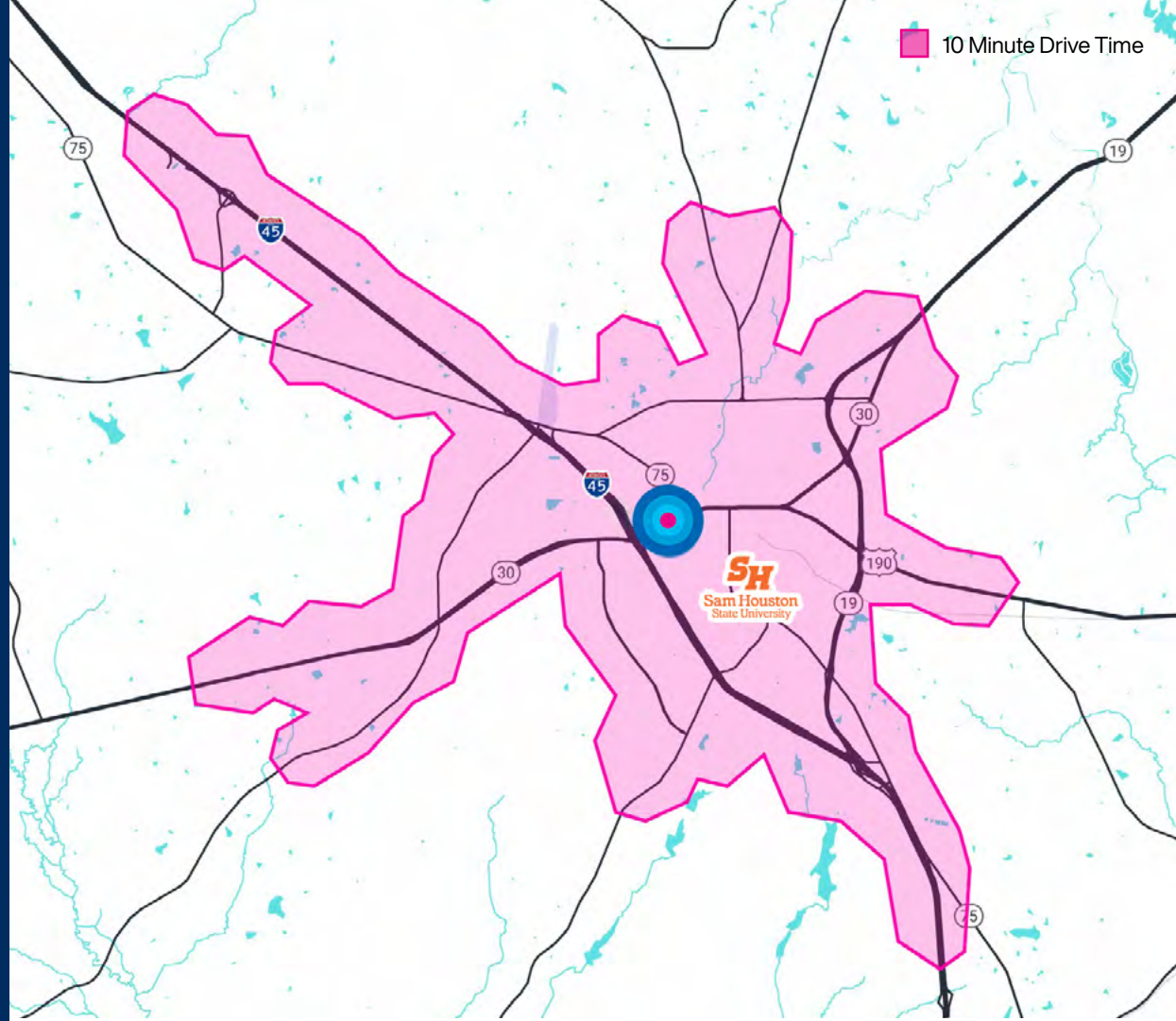
TRAFFIC COUNTS:

Interstate 45: 70,890 CPD '24

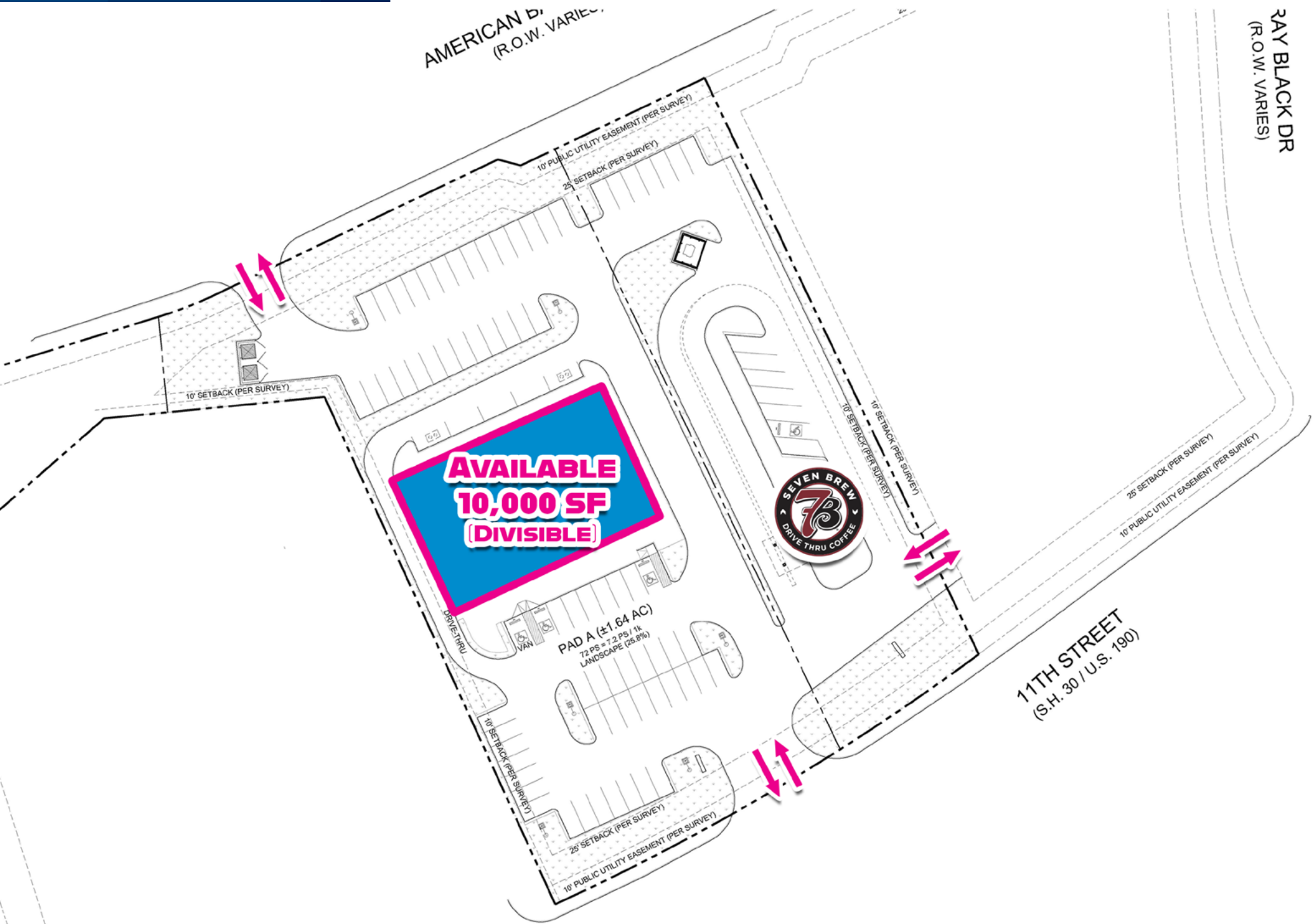
11th St: 25,165 CPD '24

2025 DEMOGRAPHICS:

	1 Mile	3 Miles	5 Miles
Population	9,523	42,348	52,305
Daytime Pop.	9,437	31,376	36,366
Avg HH Income	\$63,161	\$56,013	\$65,366



SITE PLAN



AMERICAN DR.
(R.O.W. VARIES)

RAY BLACK DR
(R.O.W. VARIES)

11TH STREET
(S.H. 30 / U.S. 190)

**AVAILABLE
10,000 SF
(DIVISIBLE)**

PAD A (±1.64 AC)
72 PS = 7.2 PS / 1K
LANDSCAPE (25.8%)

SITE

Normal Park Dr

10,196 CPD '24

Samuel Walker
Houston
Elementary

10th St

FIRST
FINANCIAL
BANK

75
TEXAS

O'Reilly
AUTO PARTS

FAMILY
DOLLAR

enterprise

Arby's

H-E-B
±3.1 Million
Annual Visits

Walgreens

TAKE
5

jiffy lube

CVS

boost
mobile

H-E-B
FOOD

VERABANK

EZPAWN

Ave O

CAVENDER'S

25,165 CPD '24

Popeyes

AutoZone

45

Clean
CAR WASH

11th St

SONIC

Brookshire Brothers

PROSPERITY
BANK

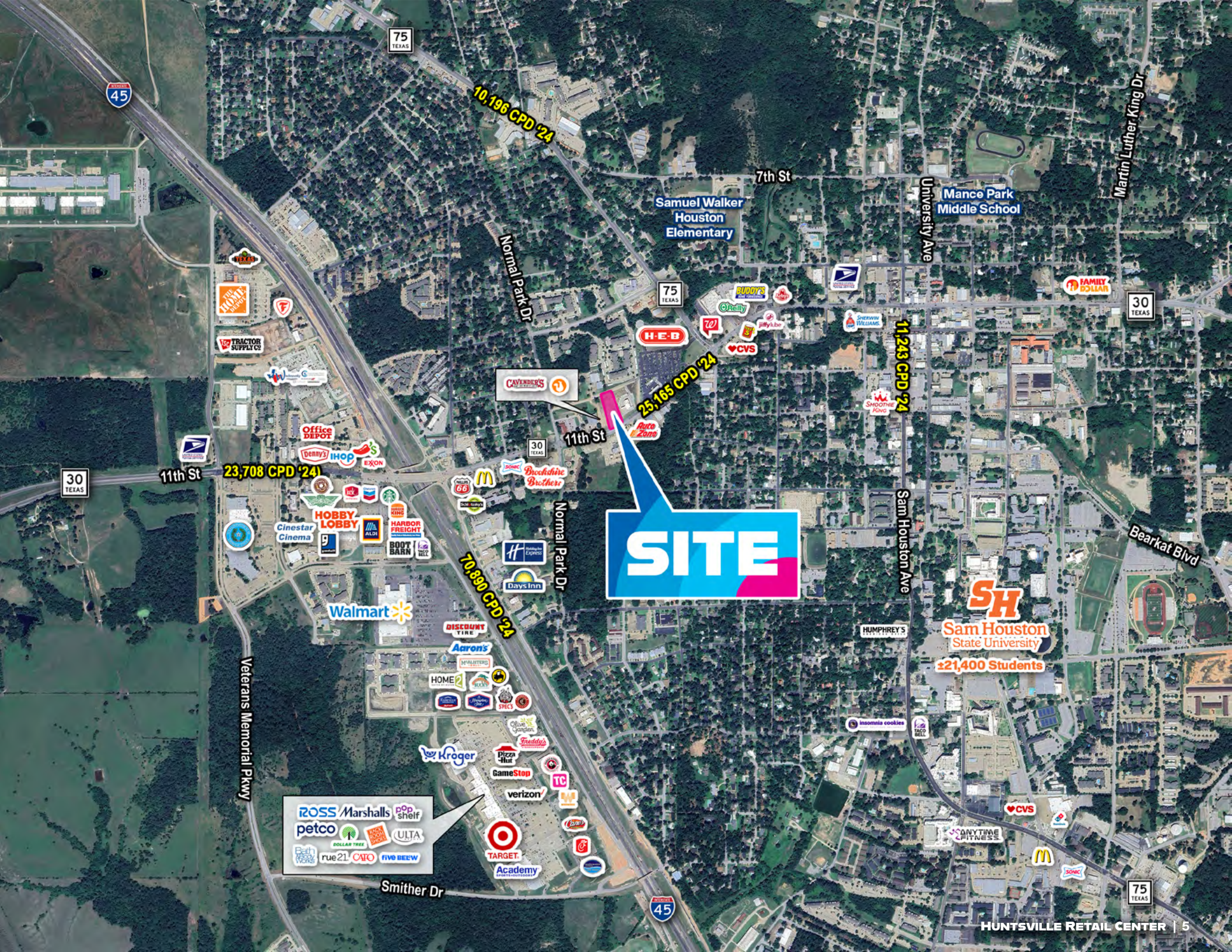
66

McDonald's

6

Schlotzsky's

70,890 CPD '24



SITE

75 TEXAS

45 TEXAS

10,196 CPD '24

7th St

Samuel Walker Houston Elementary

Mance Park Middle School

University Ave

Martin Luther King Dr

75 TEXAS

30 TEXAS

11,243 CPD '24

25,165 CPD '24

11th St

11th St

23,708 CPD '24

30 TEXAS

Normal Park Dr

Sam Houston Ave

Bearkat Blvd

SH

Sam Houston State University

221,400 Students

Walmart

70,890 CPD '24

Veterans Memorial Pkwy

ROSS Marshalls pop shelf
petco ULTA
DOLLAR TREE
rue21 CLOO FIVE BELOW

TARGET
Academy Sports & Outdoors

Smither Dr

45 TEXAS

75 TEXAS



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Blue Ox Brokerage, LLC

Licensed Broker / Broker Firm Name or Primary Assumed Business Name

Joshua Jacobs

Designated Broker of Firm

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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the
Texas Real Estate Commission

Information available at www.trec.texas.gov

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