

# 804 CLINE ST - MIXED USE FLEX SPACE

804 CLINE STREET, HUNTSVILLE, TX 77340

FOR SALE: \$300,000

PROPERTY SUMMARY | INDUSTRIAL PROPERTY



## PROPERTY HIGHLIGHTS

- 804 Cline St: prime opportunity to own a versatile metal building
- Situated on a generous 0.41-acre lot in Huntsville, TX
- Strategically located minutes from downtown and Sam -Houston State University (SHSU)
- Ideal for various commercial or residential uses
- Spacious interior allows for customization
- Suitable for residential, retail, office, or light industrial purposes
- Endless possibilities: workshop, storage facility, service-oriented business
- Huntsville's growing economy with a population of approximately 40,000 residents
- Great opportunity to establish a business in a rapidly developing area
- Contact us today to schedule a viewing!

## OFFERING SUMMARY

|                  |           |
|------------------|-----------|
| Sale Price:      | \$300,000 |
| Number of Units: | 2         |
| Building Size:   | 3,600 SF  |

| DEMOGRAPHICS      | 0.3 MILES | 0.5 MILES | 1 MILE   |
|-------------------|-----------|-----------|----------|
| Total Households  | 560       | 2,276     | 5,941    |
| Total Population  | 1,281     | 4,883     | 14,235   |
| Average HH Income | \$48,581  | \$44,782  | \$36,778 |

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RETAILER MAP | INDUSTRIAL PROPERTY



Map data ©2024 Google

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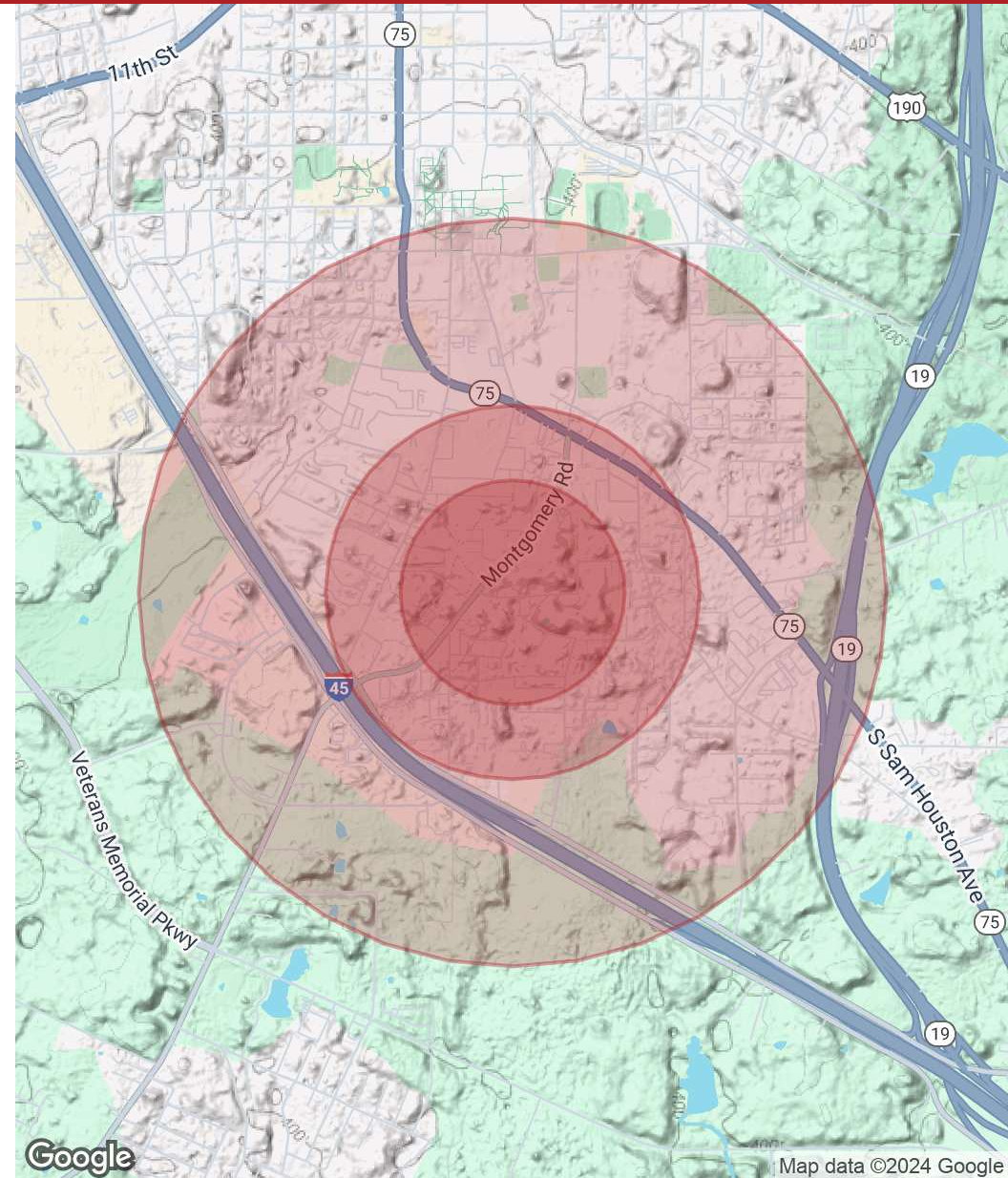
DEMOGRAPHICS MAP & REPORT | INDUSTRIAL PROPERTY

| POPULATION           | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|-----------|-----------|--------|
| Total Population     | 1,281     | 4,883     | 14,235 |
| Average Age          | 31        | 30        | 29     |
| Average Age (Male)   | 30        | 30        | 28     |
| Average Age (Female) | 32        | 30        | 29     |

| HOUSEHOLDS & INCOME | 0.3 MILES | 0.5 MILES | 1 MILE    |
|---------------------|-----------|-----------|-----------|
| Total Households    | 560       | 2,276     | 5,941     |
| # of Persons per HH | 2.3       | 2.1       | 2.4       |
| Average HH Income   | \$48,581  | \$44,782  | \$36,778  |
| Average House Value | \$172,293 | \$171,783 | \$135,865 |

Demographics data derived from AlphaMap



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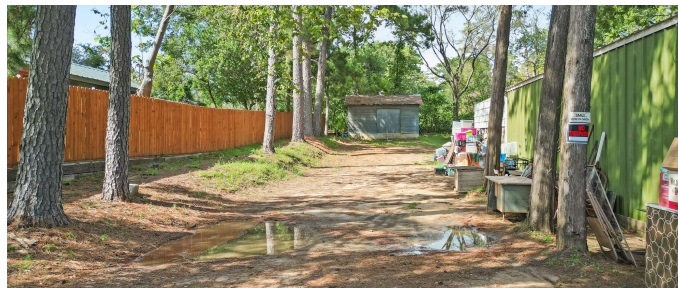
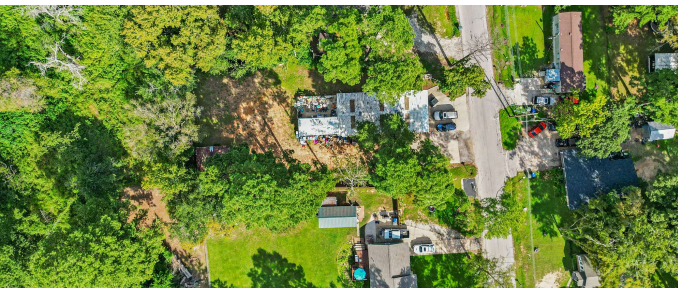
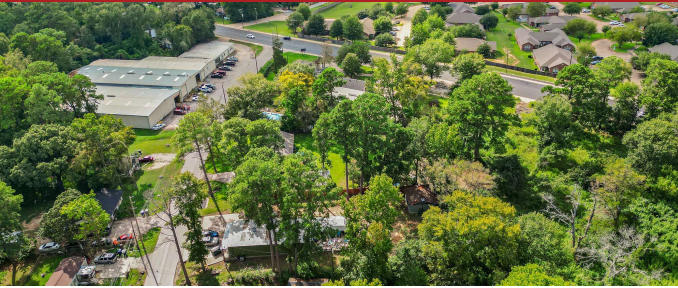
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ADDITIONAL PHOTOS | INDUSTRIAL PROPERTY



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