



ADAM OLSEN, CCIM

713-614-2670 ADAM@THECOMMERCIALPROFESSIONALS.COM

GABE RODARTE

713-614-2670 GABE@THECOMMERCIALPROFESSIONALS.COM

PROPERTY **SUMMARY**

275 Fm 247 Rd Huntsville, TX 77320

SALE PRICE: \$3.35 SF/month (Gross)

PROPERTY TYPE: Land

LEASE RATE: 238 SF

LOT SIZE: 0.653 Acres

Exciting Lease Opportunity for Food Truck Entrepreneurs! Available now, a compact and efficient 238 sqft food truck rental space, priced attractively at less than \$800/month. Perfectly situated by the bustling junction of FM 980 and FM 247, this spot offers an exceptional location for high customer traffic and visibility.

With its affordable rent and prime location, this rental opportunity is a fantastic way to launch or expand your food truck business in a lively and promising area.



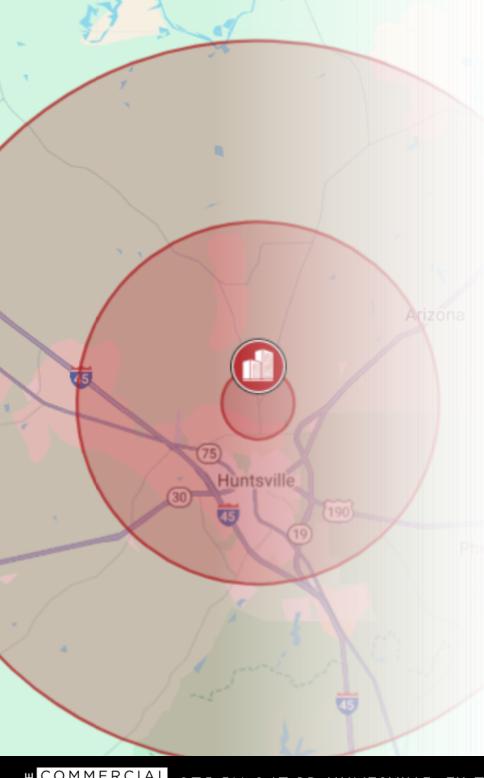
PROPERTY HIGHLIGHTS

Food Truck Spot at Local Food Park

Take advantage of this offer to bring your culinary skills to a vibrant community at the heart of a major junction!

- High traffic area
- 8267 vechicle count
- 238 sqft spot
- Close proxmity to two major gas stations





AREA **OVERVIEW**

Prime Food Truck Rental Opportunity at a Strategic Highway Junction! Positioned precisely where FM 247 branches into FM 980, this spot is a goldmine for high visibility and constant foot traffic. It's not just a location; it's a bustling crossroads where diverse streams of potential customers converge.

	0.3 Miles	0.5 Miles	1 Miles
Total households	88	13,425	18,997
Total population	446	39,213	54,205
Persons per household	5.1	2.9	2.9
Average household income	\$62,890	\$36,786	\$43,338
Average house value	\$\$137,740	\$80,142	\$107,229
Average age	41.8	31.7	34.5
Average age male	41.5	30.7	33.2
Average age female	31.3	24.6	29.3

RETAILER MAP

