

PRIME LAND LEASE I-45

844 I-45 N, HUNTSVILLE, TX 77340

PROPERTY SUMMARY | LAND

FOR LEASE: \$2,000.00 PER MONTH (GROSS)



PROPERTY HIGHLIGHTS

- +/- 1.5 & +/-2.2 Acre property idea for vehicle/ trailer storage, mobile or tiny homes sales
- Great traffic count & visibility on I-45
- Located right off the I-45 exit ramp for FM1374/Montgomery Rd
- Cleared and ready to use
- 410/198 total feet of frontage on I-45 frontage
- 290 total feet of frontage on Boettcher Dr
- Price: \$2,000 p/mth per lot

SPACES	LEASE RATE	SPACE SIZE
844 I-45 +/-1.5 Acres	\$2,000 per month	1.5 Acres

OFFERING SUMMARY

Lease Rate:	\$2,000.00 per month (Gross)
Available SF:	1.5 Acres
Lot Size:	3.73 Acres

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	499	1,482	4,477
Total Population	878	2,712	9,023
Average HH Income	\$43,407	\$42,869	\$34,316

ADAM OLSEN, CCIM

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RETAILER MAP | LAND



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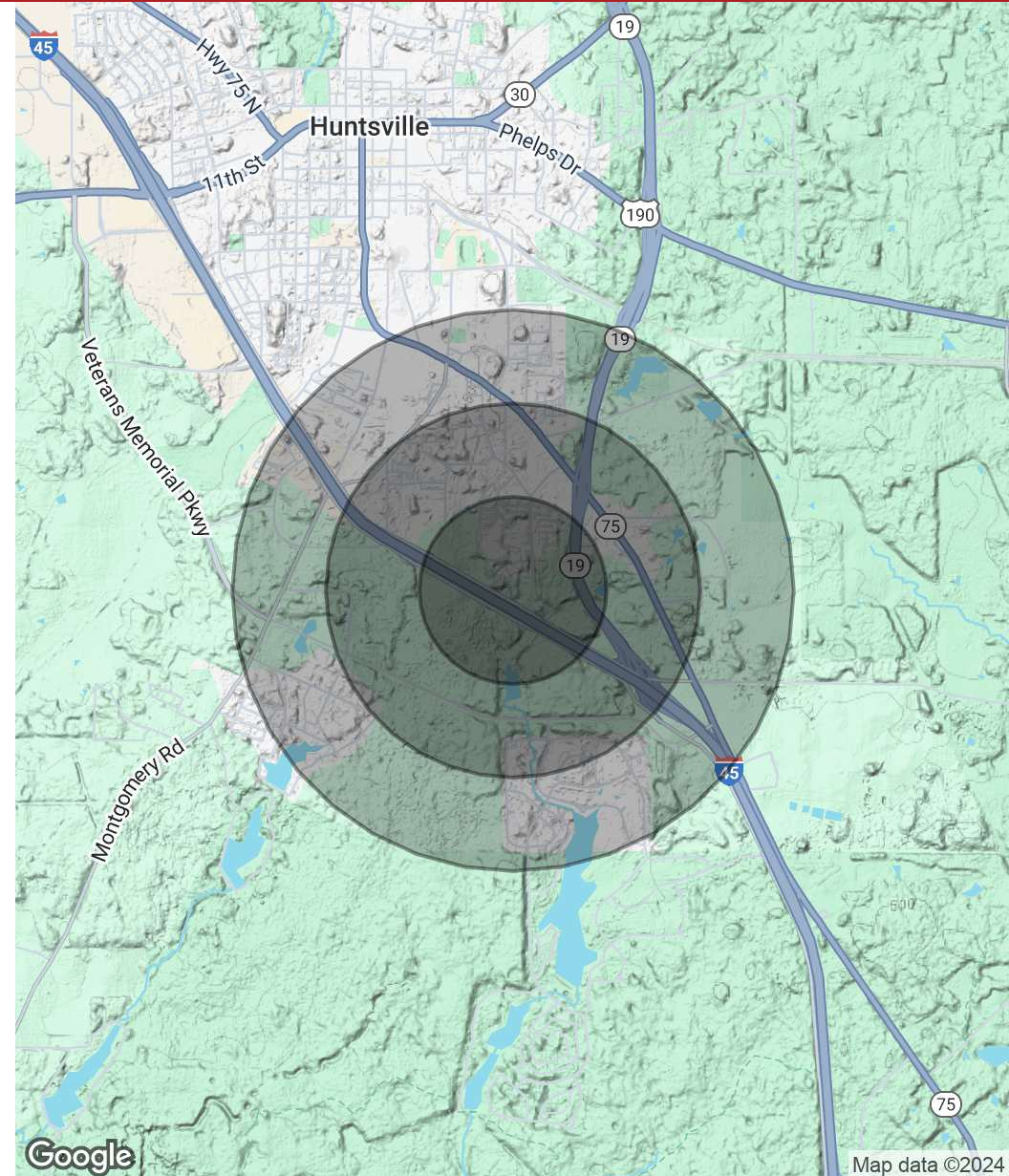
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DEMOGRAPHICS MAP & REPORT | LAND

POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	878	2,712	9,023
Average Age	40.4	39.0	31.4
Average Age (Male)	37.9	36.6	28.7
Average Age (Female)	47.0	44.4	33.1

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	499	1,482	4,477
# of Persons per HH	1.8	1.8	2.0
Average HH Income	\$43,407	\$42,869	\$34,316
Average House Value	\$155,952	\$152,289	\$67,553

2020 American Community Survey (ACS)



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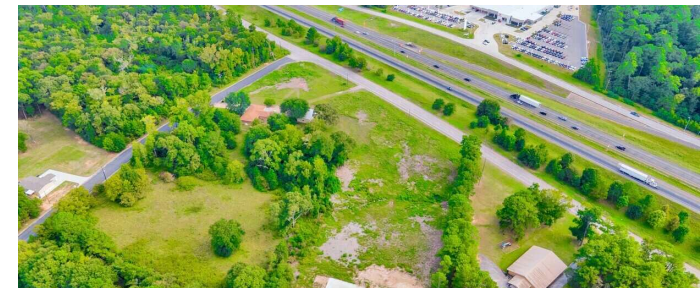
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ADDITIONAL PHOTOS | LAND

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