

FOR SALE/LEASE

# ±0.55 ACRES AVAILABLE

HWY 30 & I-45 HUNTSVILLE

Huntsville, TX 77340

PRESENTED BY:

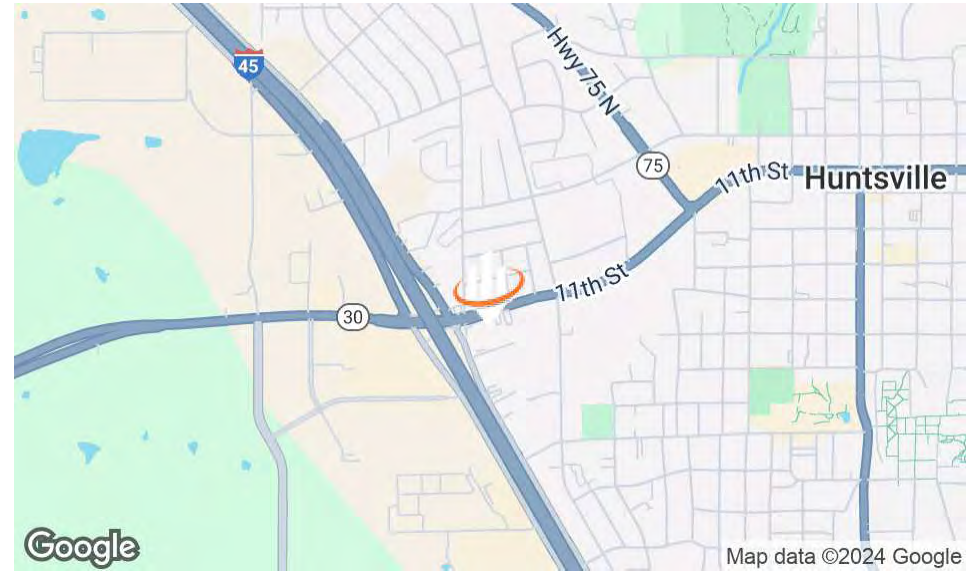
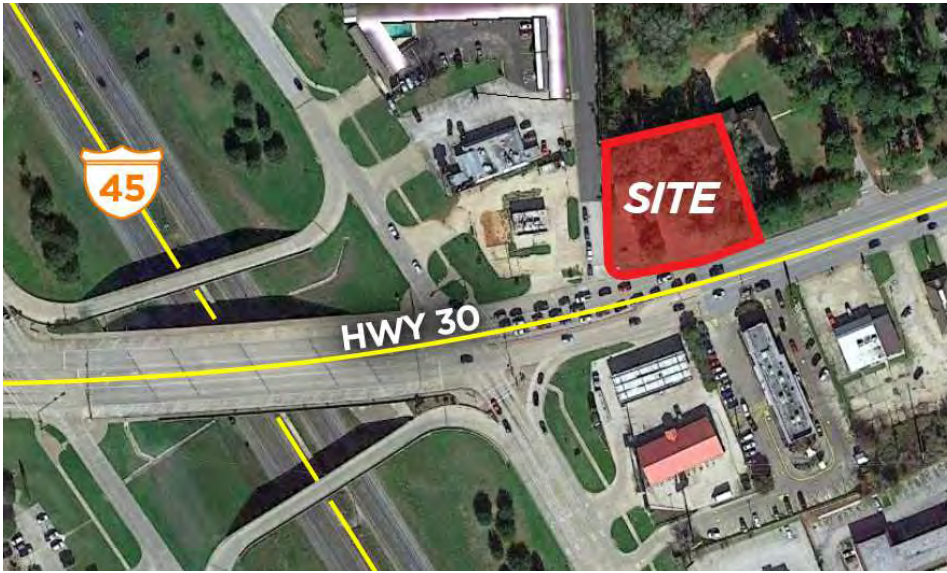
JEFF TINSLEY

O: 281.367.2220 x104

JEFF BEARD CCIM

O: 281.367.2220 x102





## PROPERTY HIGHLIGHTS

- Property consists of ±0.55 Acres located on Hickory Drive and Hwy 30.
- Approximately 166 feet of frontage on Hwy 30.
- Traffic counts [TXDOT 2023]: I-45 - north of Hwy 30: 42,745 VPD, south of Hwy 30: 43,989 VPD, Hwy 30 - west of I-45: 22,424 VPD, Hwy 30 - east of I-45: 24,354.
- The intersection at Hwy 30 and Interstate 45 is the busiest intersection in Huntsville.
- 23 Miles north of Willis, the closest commercial hub, great spacing for National Retailers.

**JEFF TINSLEY**      **JEFF BEARD CCIM**  
 O: 281.367.2220 x104    O: 281.367.2220 x102

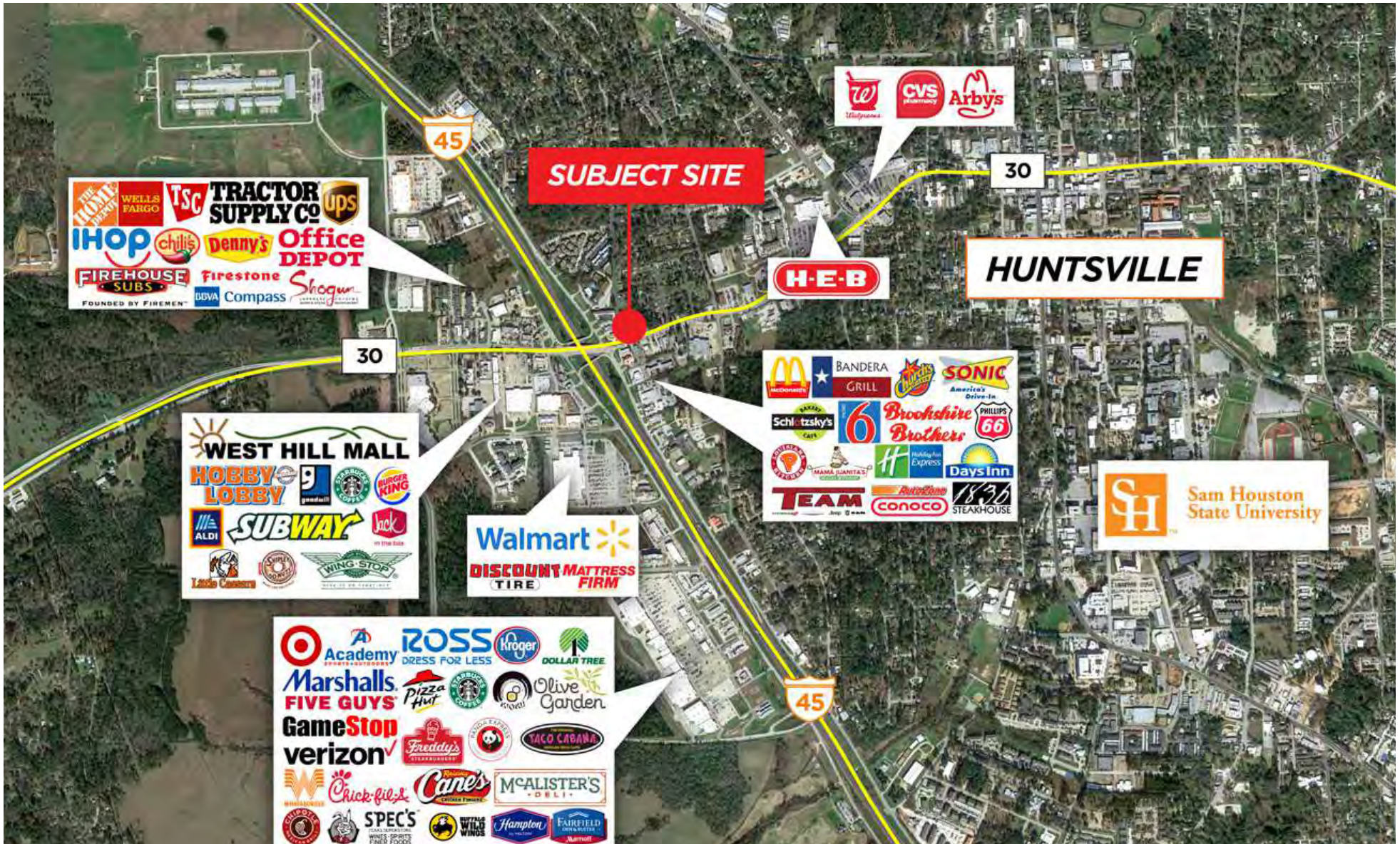
0.55 ACRES AVAILABLE HWY 30 & I-45 HUNTSVILLE

## OFFERING SUMMARY

<b>SALE PRICE:</b>	Subject To Offer
<b>LEASE RATE:</b>	Negotiable
<b>LOT SIZE:</b>	0.55 Acres

<b>DEMOGRAPHICS</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
<b>TOTAL POPULATION</b>	7,016	40,711	50,879
<b>TOTAL DAYTIME POPULATION</b>	11,833	40,338	48,201
<b>AVG HOUSEHOLD INCOME</b>	\$60,337	\$54,548	\$65,151

SVN | J. BEARD REAL ESTATE COMPANY - GREATER HOUSTON 2



JEFF TINSLEY  
 O: 281.367.2220 x104

JEFF BEARD CCIM  
 O: 281.367.2220 x102

0.55 ACRES AVAILABLE HWY 30 & I-45 HUNTSVILLE

SVN | J. BEARD REAL ESTATE COMPANY - GREATER HOUSTON 3



## HUNTSVILLE MARKET OVERVIEW

Huntsville's community and business leadership should recognize that the community lies directly in the path of growth—bringing with it both great opportunities and challenges. Future expansions in business and housing are the obvious opportunities. In addition, the projected growth in the size of SHSU's student body will continue to present opportunities, as well as challenges. Protecting the community's quality of life, promoting the prosperity of its citizens, and diversifying the tax base will be Huntsville's greatest challenges in the coming years.

In other words, managing the Huntsville's growth and maximizing development opportunities will be the key to promoting long-term economic growth and vitality. Road Improvements: The construction of the 6 miles widening project, Segment 1B of IH 45 from 0.5 miles north of Vick Springs Road to 0.3 miles north of SH 19 is under way. This project will widen IH 45 to six lanes and will replace the SH75 Bridge and southbound SH 19 Flyover. During the 3-year project, multiple lane shifts and relocation of traffic will take place at various times to accommodate construction activity.

Employment: Huntsville is a prime location for business owners optimally positioned on the I-45 corridor between Houston & Dallas. This charming community is also home to Sam Houston State University, one of the fastest growing universities in the state, which provides the city with a continuous pool of talented graduates entering the workforce. The area's major employers quickly reveals that Huntsville's economy is strongly dependent on state and local government. For example, the community's top three employers (1000+ workers) are TDCJ, SHSU, and the Huntsville ISD. Other major public sector employers include, Walker County, Educational Service Center Region VI, and the City of Huntsville. Huntsville Memorial Hospital is the community's largest private sector employer, followed by Walmart.

Population Growth: Huntsville, Texas's estimated population is 41,277 according to the most recent United States census estimates with an average growth rate of 0.84% from 2013 to 2017. Huntsville, Texas is the 80th largest city in Texas based on official 2017 estimates from the US Census Bureau.

JEFF TINSLEY

O: 281.367.2220 x104

JEFF BEARD CCIM

O: 281.367.2220 x102

---

0.55 ACRES AVAILABLE HWY 30 & I-45 HUNTSVILLE

---

SVN | J. BEARD REAL ESTATE COMPANY - GREATER HOUSTON 4



# 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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date