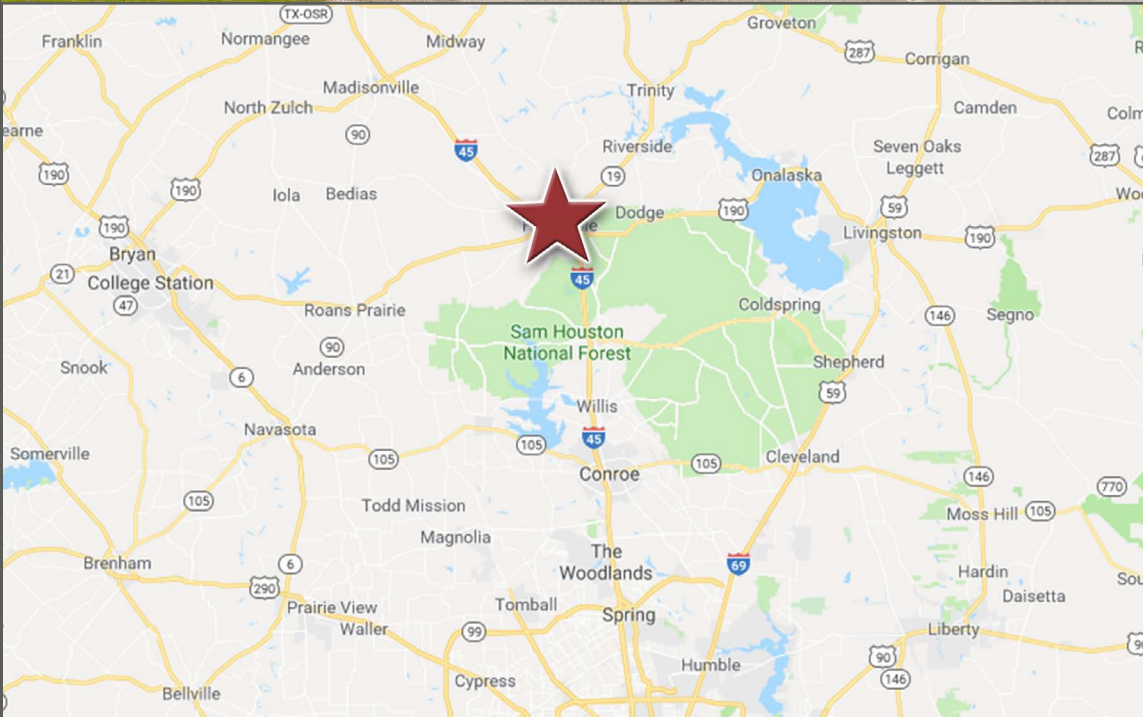


# OFFERING MEMORANDUM

1601 11TH STREET  
HUNTSVILLE, TEXAS 77340



## DESCRIPTION

Stabilized multi-tenant retail center for sale, in the heart of Huntsville's retail hub.

## HIGHLIGHTS

- Across from H-E-B anchored shopping center.
- Hard corner, signalized intersection.
- ±215' frontage on Hwy 30 & ±296' frontage on Ave Q.
- Easy access to TX-30, I-45, and US-190.
- Close proximity to Sam Houston State University with 21,480 Students.

### FOR INQUIRIES CONTACT:

PRESTON CUNNINGHAM 281.489.8800  
preston@cunninghamtx.com



# 1601 11TH STREET PROPERTY INFORMATION

## LOCATION

SWC OF TX-30/11TH ST & AVE Q  
HUNTSVILLE, TEXAS 77340

## OFFERING SUMMARY

NO. OF SUITES: 6  
GLA: 7,350 SF  
LOT SIZE: 35,022 SF  
OCCUPANCY: 100%

## PROPERTY SUMMARY

- MULTI-TENANT RETAIL CENTER
- ACROSS FROM H-E-B, CVS & WALGREENS
- HARD CORNER, SIGNALIZED INTERSECTION

## TRAFFIC COUNTS

11TH ST: 28,566 VPD (WEST OF SITE)  
11TH ST: 22,548 VPD (EAST OF SITE)  
HIGHWAY 75 N: 6,899 VPD  
INTERSTATE 45: 65,368 VPD  
(TXDOT 2021)



## 2022 DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	11,422	40,218	48,793	61,756
DAYTIME POPULATION	14,257	37,320	44,117	53,862
TOTAL HOUSEHOLDS	3,977	12,518	15,762	20,931
AVERAGE HH INCOME	\$61,648	\$55,798	\$62,851	\$69,040

## 2023 NNN BUDGET

Shopping Center Gross Leasable Area 7,350.00

Description	Balance	Per Sqft
Water Exp - Lawn Meter	N/A	
Water expense	N/A	
Parking Lot Repairs	\$ 2,200.00	\$ 0.30
Repairs and Maint	\$ 6,000.00	\$ 0.82
Parking Lot Lighting Repairs	\$ 1,780.68	\$ 0.24
Landscaping services	\$ 960.00	\$ 0.13
Porter	N/A	
Trash	N/A	
Irrigation Repairs	N/A	
Subscriptions	\$ 351.84	\$ 0.05
Book keeping	\$ 1,500.00	\$ 0.20
Power Washing	\$ 1,000.00	\$ 0.14
Misc.	\$ 900.00	\$ 0.12
Bank Charges	\$ 180.00	\$ 0.02
<b>CAM</b>	<b>\$ 14,872.52</b>	<b>\$ 2.02</b>
Insurance expense	\$ 14,000.00	\$ 0.64
Property tax expense	\$ 20,500.00	\$ 0.93
Property Management Fee	\$ 9,413.52	\$ 0.43
<b>Total Costs</b>	<b>\$ 58,786.04</b>	<b>\$ 8.00</b>

# 1601 11TH STREET PROPERTY PHOTOS



# 1601 11TH STREET NORTHEAST VIEW

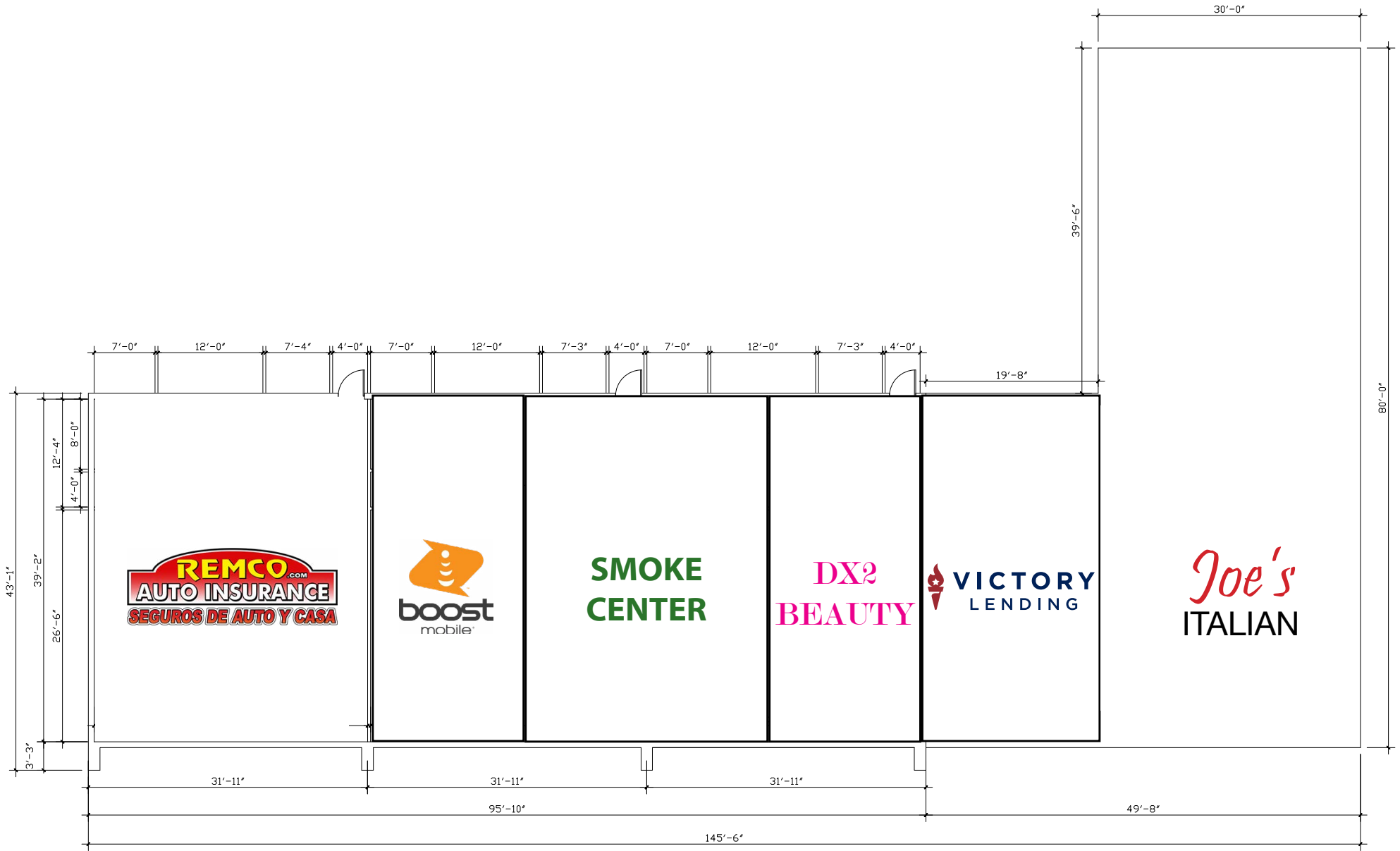


**SITE**

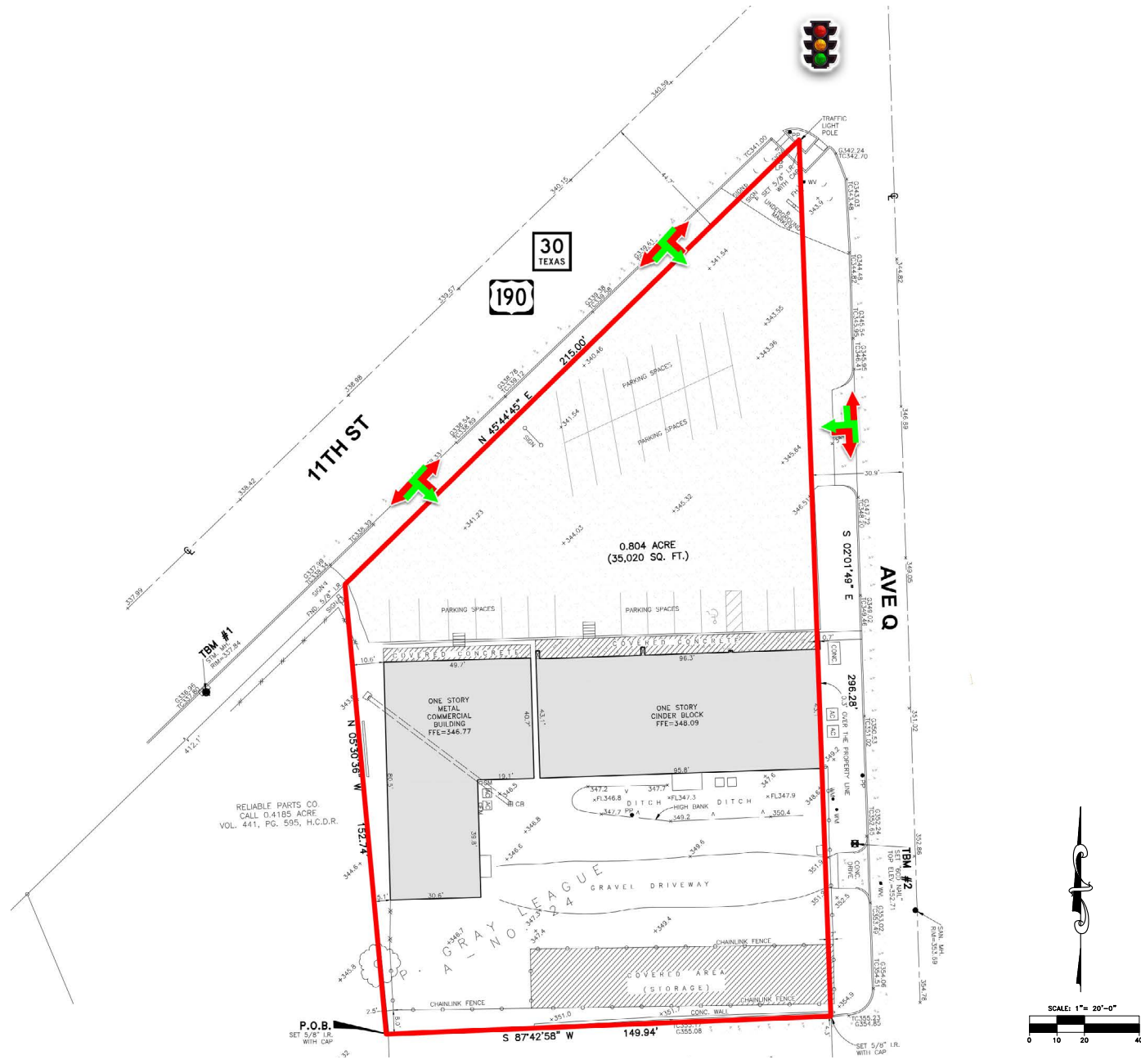
# 1601 11TH STREET SOUTHWEST VIEW



# 1601 11TH STREET SITE PLAN



# 1601 11TH STREET SURVEY

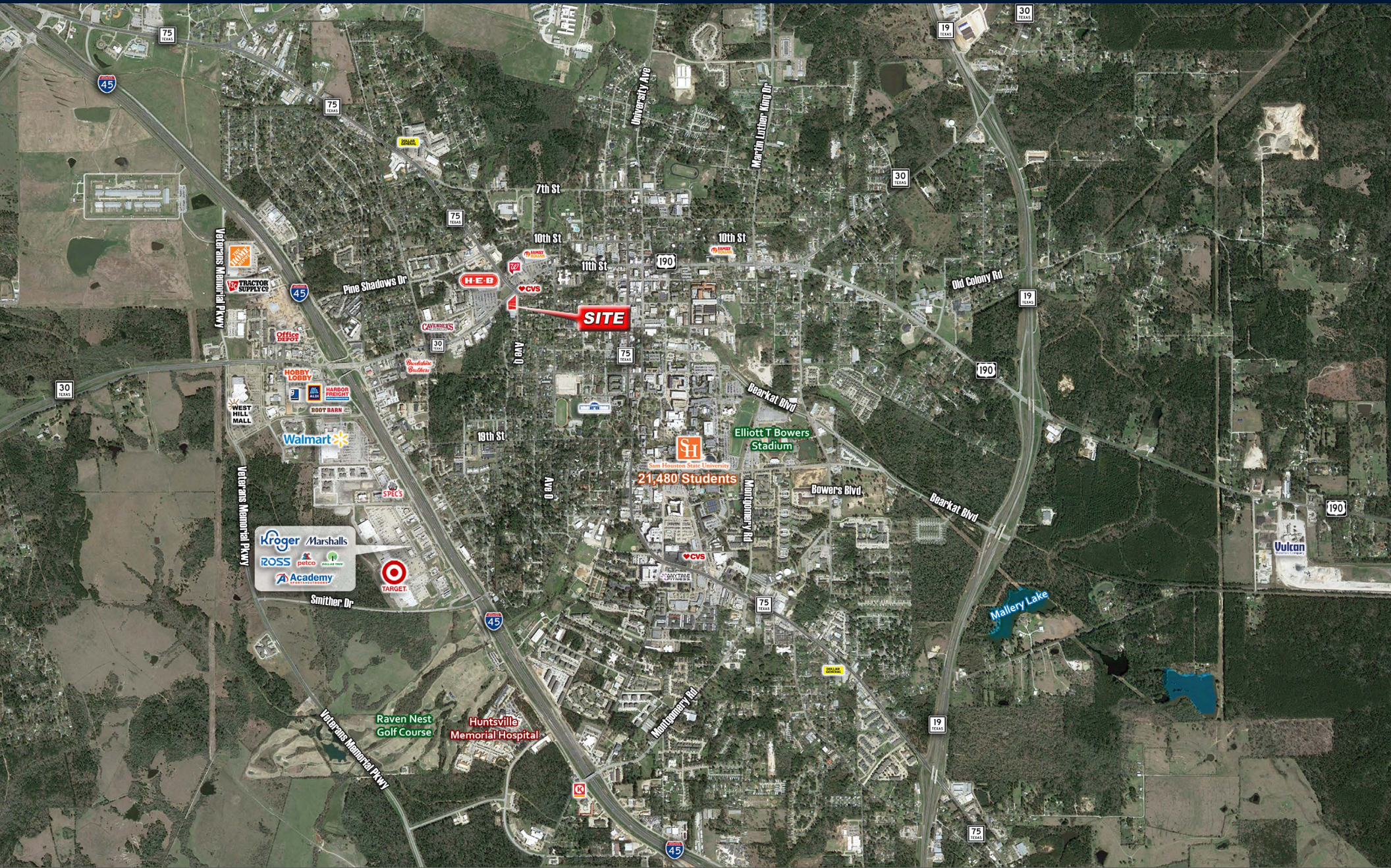




# 1601 11TH STREET INTERSECTION AERIAL



# 1601 11TH STREET RETAIL AERIAL





# 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.

**Preston Cunningham Ventures LLC**

**0590777**

**preston@cunninghamtx.com**

**281-489-8800**

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

License No.

Email

Phone

**John Preston Cunningham III**

**0505246**

**preston@cunninghamtx.com**

**281-489-8800**

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

Regulated by the  
Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

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