



936-291-7552

Trust is our Business

www.bnbtx.com

Parkside Commercial Haven

1.07 Acres | Commercial Land



1.07
Acres



Owner's Appointed Agent and Representative

B&B PROPERTIES

📞 936-291-7552

🌐 www.bnbtx.com

PROPERTY OVERVIEW

Purchase Offering: \$495,000

Ground Lease: \$3000/month

AVAILABILITY

- Access on Normal Park Drive
- Electric (Entergy)
- City Sewer
- City Water

KEY FEATURES

- Sam Houston State University with approx. 20,000+ students
- Proximity to Residential and Commercial Areas
- Traffic Count 42745 (AADT TXDOT)
- Prime Visibility

Former location of Kim's Home & Garden Center. Excellent I-45 visibility with Normal Park access. Will ground lease, build to suit, or sell.

Location:

194 I-45, Huntsville, TX 77340



See Survey

PROPERTY OVERVIEW



THE STORY

With the expansion of I-45, strategic properties like this one offer a rare opportunity to secure visibility in a growing area. Formerly home to Kim's Home & Garden, this versatile site is located in a prime position with excellent visibility and convenient access via Normal Park. Ideal for business location with I-45 visibility with high traffic exposure, this property is ready for its next chapter.

At B&B Properties, we take pride in understanding the unique needs of our clients, and we're committed to faithfully representing your best interests. The property owner is open to proposals and is willing to build to suit, ensuring a customized solution that fits the vision of any prospective buyer. We're here to help explore all possibilities and keep you informed every step of the way.

FEASIBILITY

This property offers a flexible, high-potential opportunity in a rapidly developing area:

Prime Location: High visibility from I-45.

Local Convenience: Easy access from Normal Park makes it convenient for customers while remaining close to major highways.

Growth Potential: With the expansion of I-45, this area is positioned for increased traffic and economic growth.

Tailored Solutions: The owner's openness to creative proposals, including build-to-suit, allows for personalized development to suit various commercial uses.

At B&B Properties, we maintain open communication, ensuring you are informed and confident throughout the entire process. Your success is our priority.

TAKE A LOOK

We invite you to explore this excellent opportunity to invest in a high-visibility property that's adaptable and perfectly positioned for growth. With the owner ready to consider a range of proposals, this is the moment to secure a key location in a booming area. Let's work together to make the most of this prime commercial site. You can trust us to guide you through every step with professionalism and transparency.

PROPERTY PICTURES



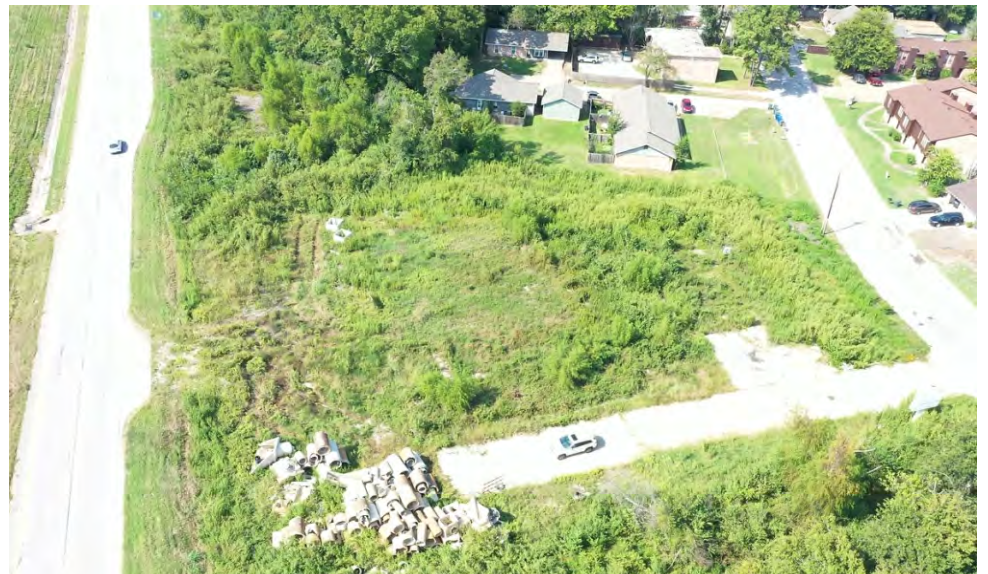
Facing East across I-45



Facing South Along I-45



Overhead View



Facing North Along I-45

AERIAL MAP



CONTACT US TODAY

FOR MORE INFORMATION PLEASE CONTACT



Ben Bius

Principal Broker

cell: 936-661-3605

Office: 936-291-7552

Email: benbius@bnbtx.com



Caleb Shaver

Realtor

cell: 936-577-9013

Office: 936-291-7552

Email: caleb@bnbtx.com



Daniel Bius

Realtor

cell: 936-661-7437

Office: 936-291-7552

Email: danielbius@bnbtx.com



936-291-7552

Trust is our Business

www.bnbtx.com



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

Bius Investments, Inc.	329700	info@bnbtex.com	(936)291-7552
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Ben Bius	266125	benbius@bnbtex.com	(936)291-7552
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 _____