

FOR LEASE

Ravenwood Village Shopping Center

207 I-45 | Huntsville, TX



2,040 SF
Available

\$30.00 SF
Lease Rate

±23,760 SF
Building Size

DESCRIPTION

- Located just 2 miles west of Sam Houston State University
- 2nd generation space
- Shadow anchored by Target, Walmart, and Kroger
- Excellent visibility on I-45 with clear signage
- Parking ratio 15 per 1,000

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Population	8,673	36,627	45,762
Average Income	\$43,772	\$41,202	\$51,647
Daytime Population	12,209	33,868	41,201

Year: 2019 | Source: Esri

JOIN THESE TENANTS



CONTACT

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TRAFFIC COUNTS

I-45 38,217 VPD
N Fwy Service Rd 11,756 VPD

Year: 2019 | Source: TxDOT

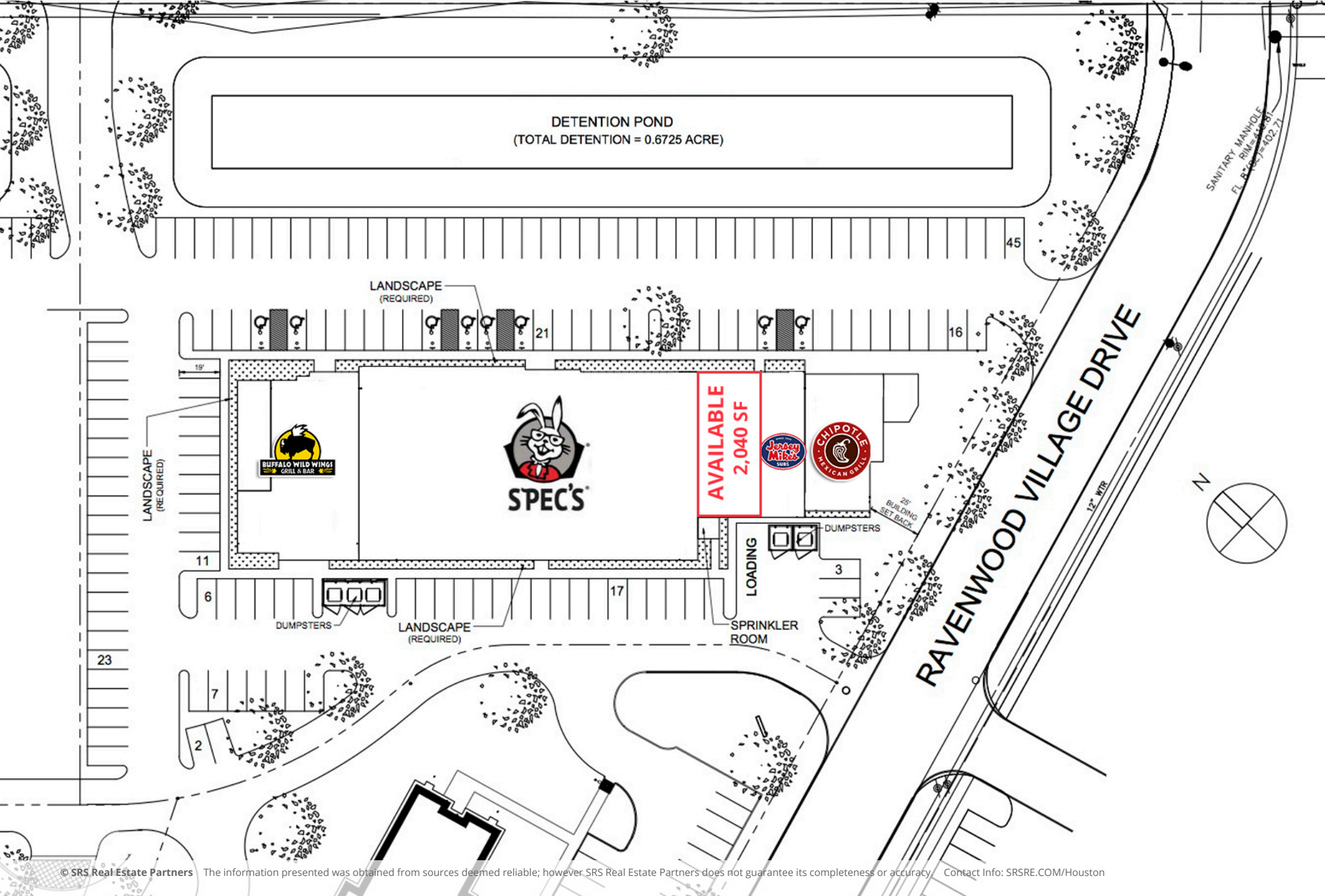
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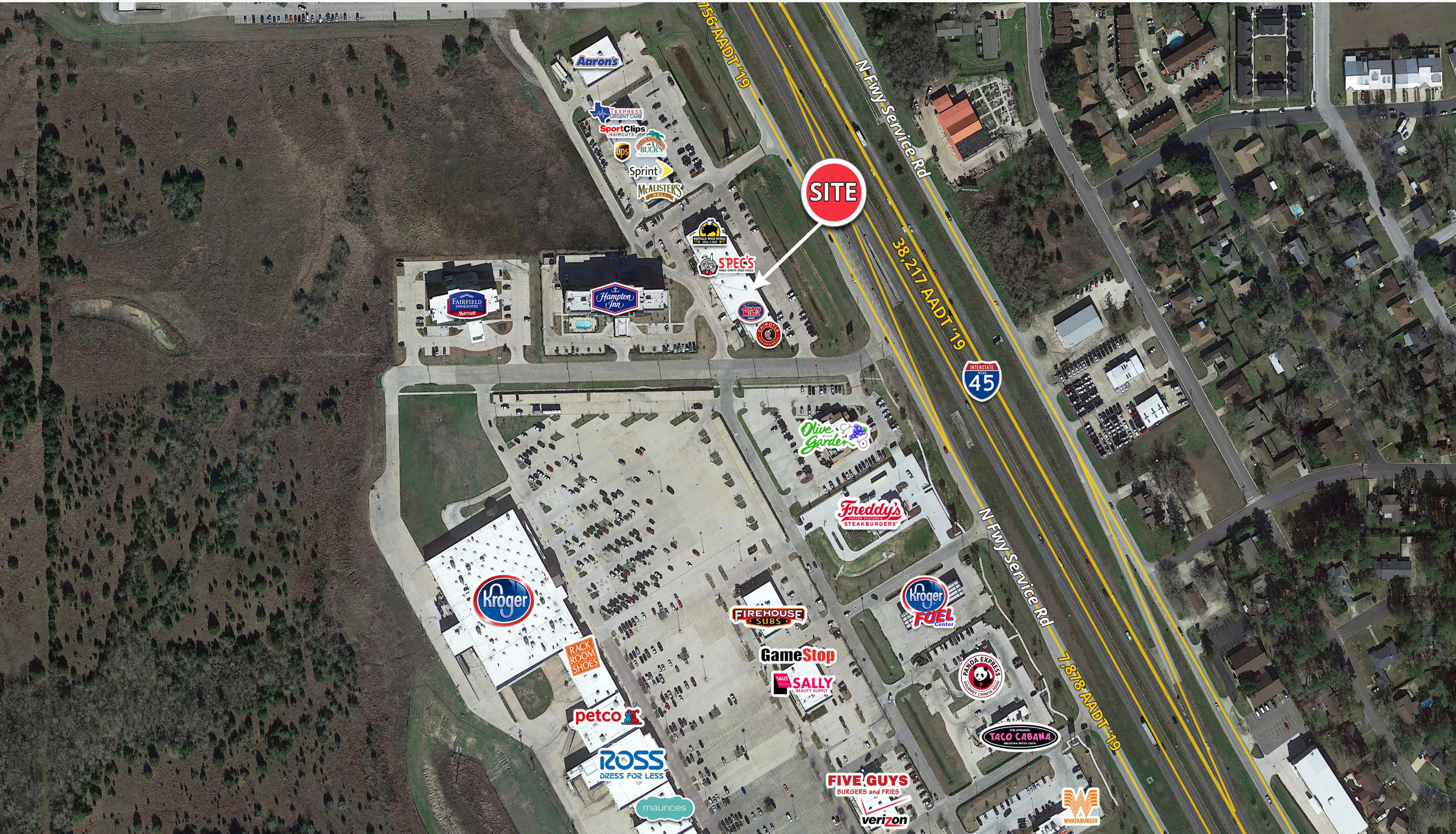
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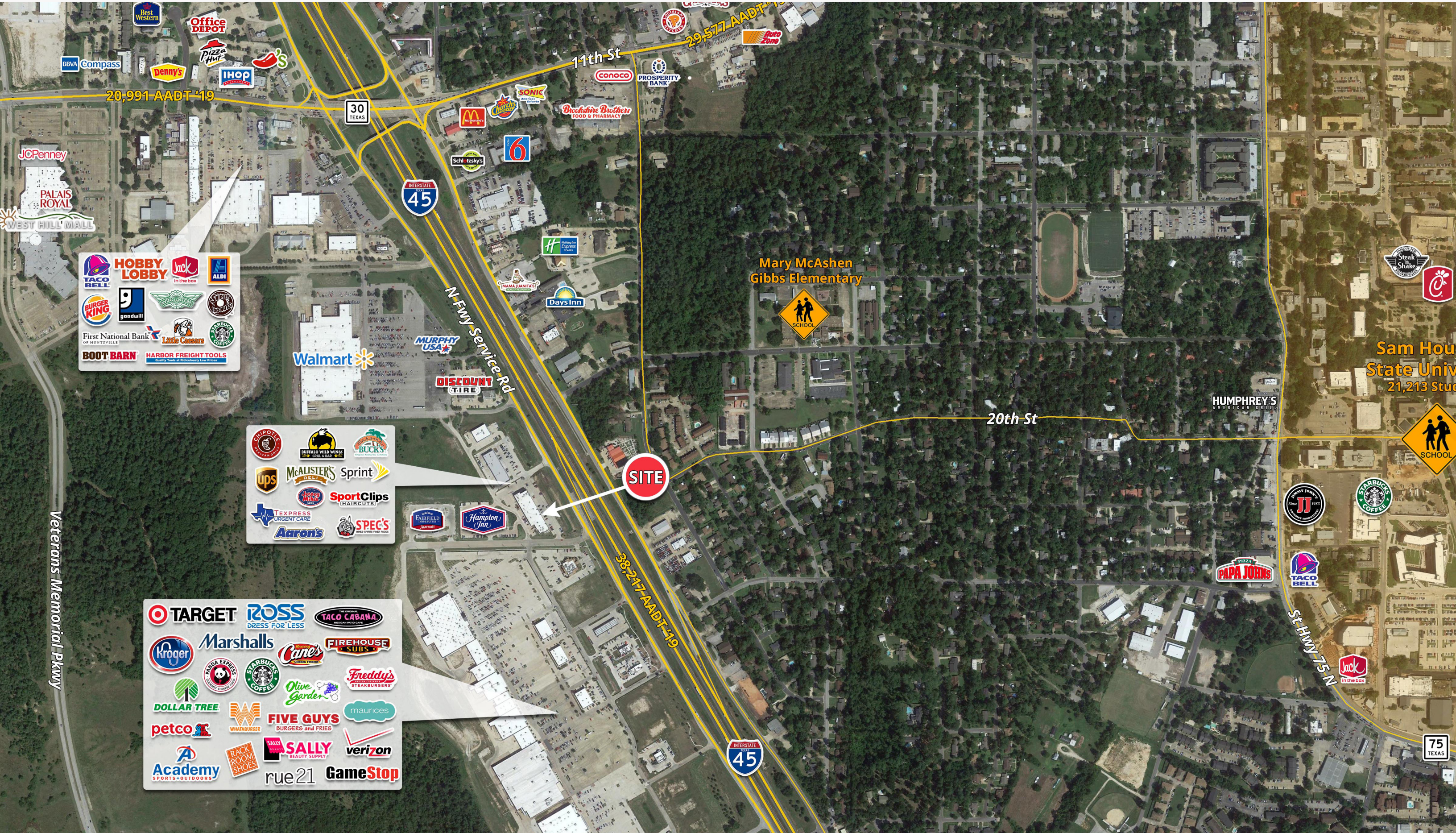
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HOBBY LOBBY
TACO BELL
BURGER KING
First National Bank of Huntsville
BOOT BARN
Jack in the Box
ALDI
Simplicity
Little Caesars
Starbucks Coffee
HARBOR FREIGHT TOOLS

CHIPOTLE
McALISTER'S DELICIOUS
Texas Express Urgent Care
Aarons
Buffalo Wild Wings
BUCKS
Sprint
SportClips
SPEC'S
Fairfield Inn & Suites
Hampton Inn

TARGET
ROSS DRESS FOR LESS
TACO CABANA
Kroger
Marshalls
Cane's
FIREHOUSE SUBS
Panda Express
Starbucks Coffee
Olive Garden
Freddy's STEAKBURGERS
DOLLAR TREE
petco
W HATABURGER
FIVE GUYS BURGERS and FRIES
maurices
Academy SPORTS+OUTDOORS
RACK ROOM SHOES
SALLY BEAUTY SUPPLY
verizon
rue21
GameStop

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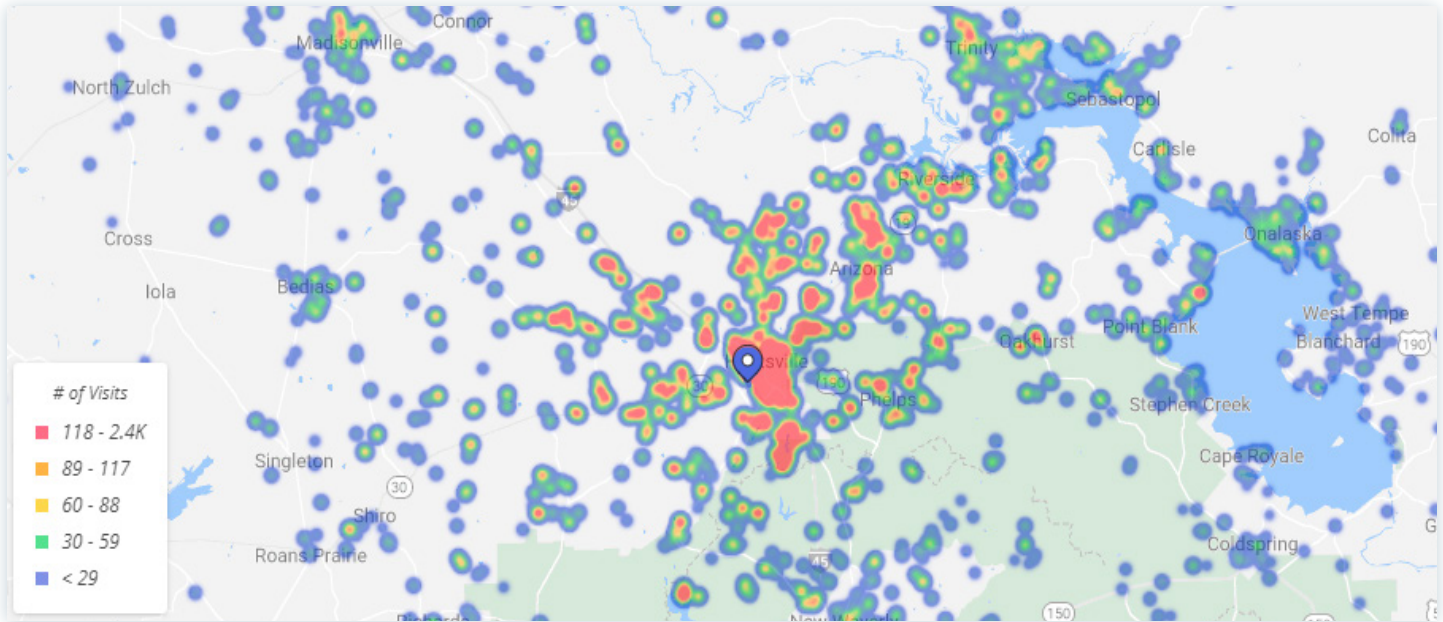
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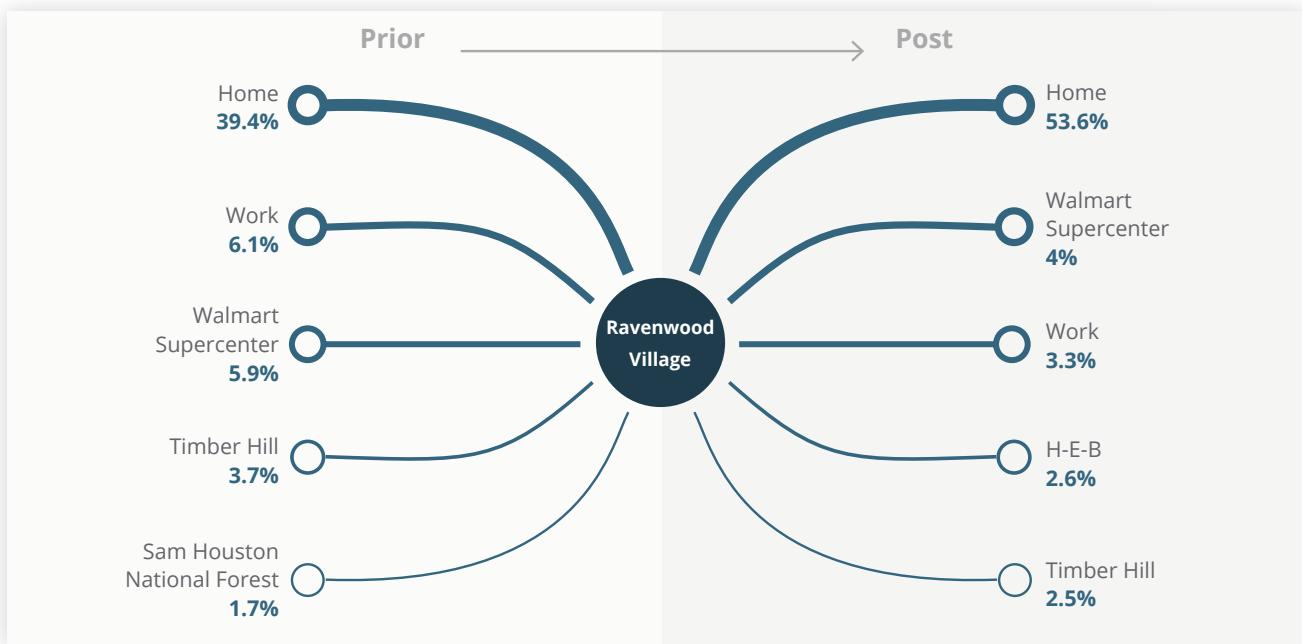
	1 mile	3 miles	5 miles
Population			
2000 Population	6,725	29,699	36,774
2010 Population	8,216	33,445	41,100
2019 Population	8,673	36,627	45,762
2024 Population	8,941	38,112	47,774
2000-2010 Annual Rate	2.02%	1.19%	1.12%
2010-2017 Annual Rate	0.53%	0.89%	1.05%
2017-2022 Annual Rate	0.61%	0.80%	0.86%
2019 Male Population	48.4%	58.8%	57.6%
2019 Female Population	51.6%	41.2%	42.4%
2019 Median Age	24.7	27.8	30.2
Households			
2000 Households	3,123	8,465	10,886
2010 Households	3,717	10,067	12,795
2019 Total Households	3,918	11,273	14,569
2024 Total Households	4,039	11,877	15,373
2000-2010 Annual Rate	1.76%	1.75%	1.63%
2010-2017 Annual Rate	0.52%	1.11%	1.27%
2017-2022 Annual Rate	0.61%	1.05%	1.08%
2019 Average Household Size	2.04	2.32	2.37
Housing Units			
2019 Total Housing Units	4,129	12,152	15,750
2019 Owner Occupied Housing Units	580	2,443	4,815
2019 Renter Occupied Housing Units	3,338	8,830	9,755
2019 Vacant Housing Units	211	879	1,181
Race and Ethnicity			
2019 White Alone	65.0%	57.9%	61.5%
2019 Black Alone	21.6%	28.1%	25.5%
2019 American Indian/Alaska Native Alone	0.5%	0.5%	0.5%
2019 Asian Alone	2.9%	1.7%	1.5%
2019 Pacific Islander Alone	0.2%	0.1%	0.1%
2019 Hispanic Origin (Any Race)	15.7%	21.6%	20.1%
Income			
2019 Median Household Income	\$24,455	\$24,027	\$30,724
2019 Average Household Income	\$43,772	\$41,202	\$51,647
Per Capita Income	\$19,402	\$13,056	\$16,825
2019 Population 25+ by Educational Attainment			
Total	4,208	20,468	27,377
High School Graduate	18.0%	23.4%	22.3%
GED/Alternative Credential	3.1%	15.1%	14.3%
Some College, No Degree	27.9%	22.0%	20.6%
Associate Degree	3.8%	4.6%	5.3%
Bachelor's Degree	25.6%	13.6%	16.9%
Graduate/Professional Degree	13.2%	5.9%	7.7%
Daytime Population			
2019 Total Daytime Population	12,209	33,868	41,201
Workers	7,037	16,093	18,218
Residents	5,172	17,775	22,983



Customer Trade Area - 3 Minimum Visits



Customer Journey



Information About Brokerage Services

Texas Real Estate Commission (11-2-2015)



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.

SRS Real Estate Partners - Houston, LLC	9006203	jonathan.hicks@srsre.com	281.661.3220
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Jonathan Hicks	557689	jonathan.hicks@srsre.com	281.661.3225
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 Initials	Tenant Initials	Seller Initials	Landlord Initials	Date
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