Markham Realty

Mixed-Use Commercial Complex

130 I-45 North, Huntsville, TX




BEARKAT COURSE
Academy
petco
Kroger
Hampton
DISCOUNT TIRE
THE RANCH
Walmart
THE WEST HILL
BOOT BARN
HARBOR FREIGHT TOOLS
ALDI
INTERSTATE
TEXAS
45
Holiday Inn Express
Property lines are approximate.
Schlotzsky's
motel 6
Markham Realty
SONIC
Clean
CAR WASH
30
TEXAS


AutoZone
Brookshire Brothers
Holiday Inn Express
Days Inn
Schlotzsky's
INTERSTATE
TEXAS
45
TACO BELL
BURGER KING
BOOT BARN


THE WEST HILL
HARBOR FREIGHT TOOLS
ALDI
HOBBY LOBBY
BOOT BARN
INTERSTATE
45
Schlotzsky's
Holiday Inn Express
Property lines are approximate.

This 5.298 acre property offers outstanding visibility with over 616' of frontage along I-45 North. Originally developed as an auto dealership, it now provides endless potential for a variety of commercial uses. Improvements total more than 23,000 square feet across four buildings, including a 12,566 square foot main showroom with shop and offices, restrooms, conference space, and service bays for up to 12 lifts with parts storage and warehouse areas. The 7,000 square foot diesel shop includes offices, a conference room, restrooms, roll-up doors, and second floor storage. Additional buildings include a 2,392 square foot office facility with eight offices and two bathrooms, and a 2,015 square foot building previously used as a restaurant, now converted to office space while retaining its original kitchen area. This well-established Walker County property offers excellent exposure, strong investment potential, and seller financing options for qualified buyers.

AGENT CONTACT

David Markham

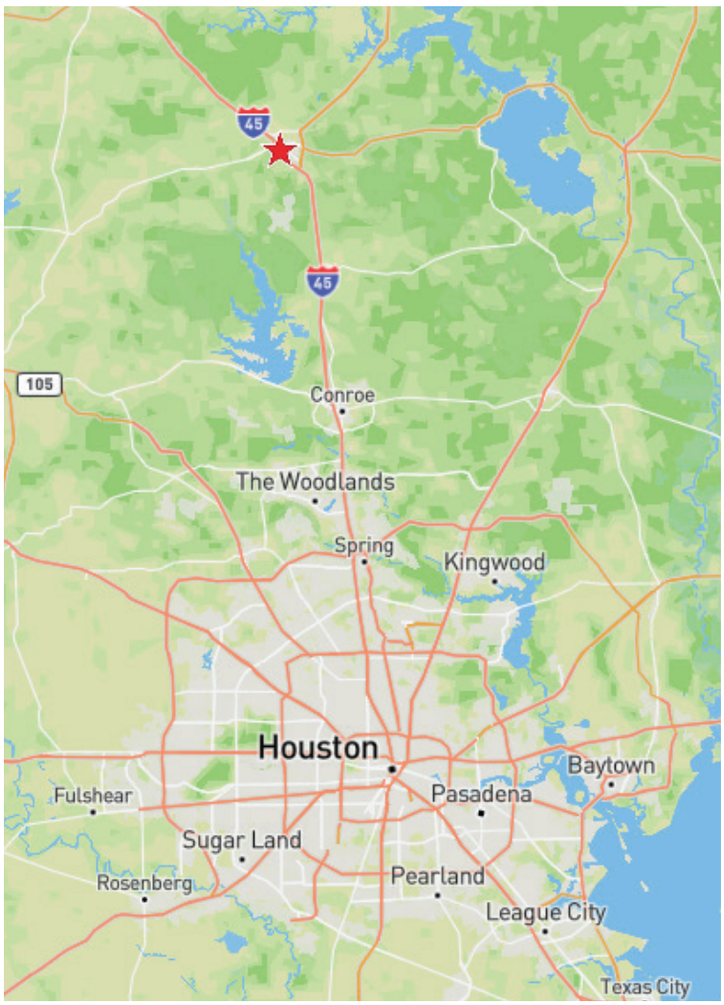
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LOCATION

From Houston take IH-45 North, exit 116, property is to the right.







MAIN SHOWROOM

At just over 12,500 square feet, the main showroom was once the Wischnewsky Dodge/Jeep dealership for Huntsville. Out of the 5 acres, this portion of the property is on roughly 3.6 acres. Facing the freeway, the front of the showroom is glassed in front, shaded with overhang parking, and has a service department entry on the structure's south side. Indoors has seven glassed-in cubicles with easy access to the front and side doors. Adjacent is a conference room, manager's office, and customer waiting area. Several private offices line the hallway leading to the service department, complete with a large office and another large customer lounge.








TEAM
DODGE
SERVICE


RAM
Jeep





DIESEL SHOP

Behind the main showroom sits the 7,000 square foot diesel shop. The front has two entryways with a nice overhang, to the right are two roll-up doors, and a side extension with a third roll-up door. Indoors has a large reception area, tiled flooring, three carpeted offices, and a restroom. This building has multiple storage areas and a wide wooden staircase leading to the second floor.





OFFICE BUILDING

Discover the perfect professional setting at The Peter's Building, a thoughtfully designed office space offering 2,392 square feet of functional and flexible work areas. Each office is carpeted and filled with natural light, creating a bright, inviting atmosphere for productivity and collaboration. The property sits on approximately a quarter-acre lot, providing ample concrete parking for employees and clients alike. Its convenient layout and professional ambiance make it an ideal choice for businesses seeking a move-in ready office with a welcoming environment. Whether you're a growing team looking for a professional home base, or an established company seeking a fresh, accessible location, The Peter's Building combines functionality, comfort, and accessibility in one appealing package.




EXIT



MIXED USE BUILDING

Step into a unique and versatile commercial space with the former Whataburger building, perfectly suited for a variety of business needs. This property sits on a spacious 1.2 acre lot, offering plenty of room for parking, signage, and future expansion. The building itself spans approximately 2,015 square feet, now fully converted into a modern, functional office space. Inside, you'll find well-appointed offices that take full advantage of the natural light and open layout. At the back of the building, the original kitchen area and deep freeze remain intact—offering excellent potential for food-related business operations, storage, or creative office uses. This property blends flexibility, functionality, and visibility, making it an ideal choice for businesses looking to establish a presence in a high-traffic area with ample space and unique features.






EXIT



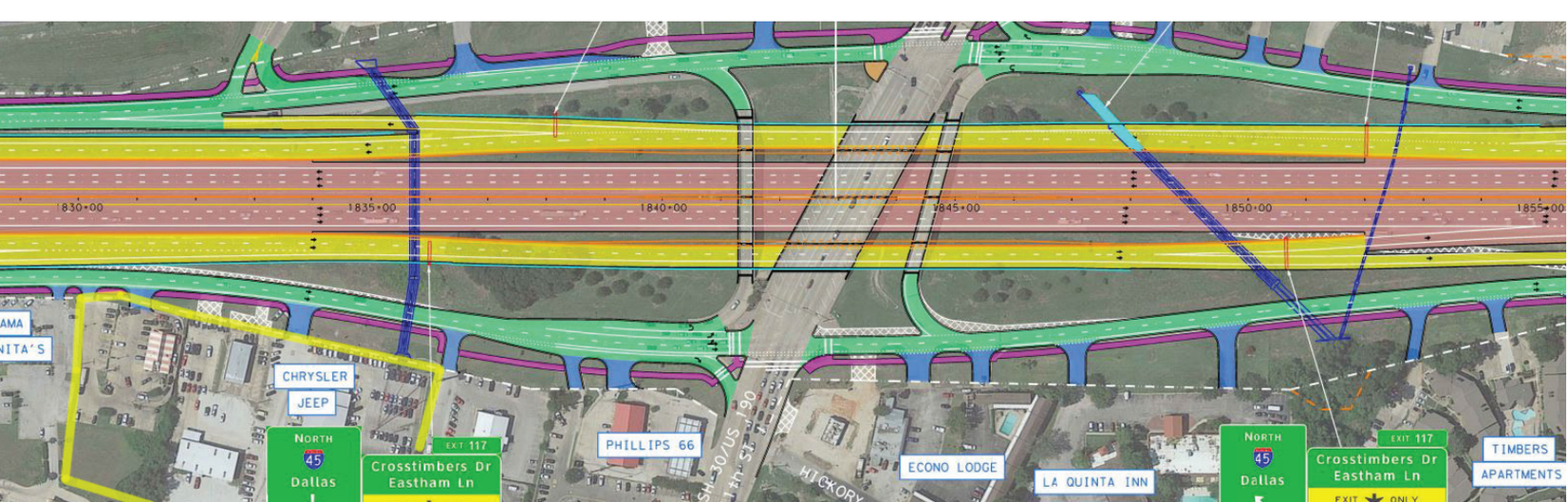
HIGHWAY EXPOSURE

This property offers prime highway exposure along I-45 exit 116 into Huntsville, TX, providing exceptional visibility to the steady stream of daily commuters and travelers entering the city. Positioned along one of the region's busiest corridors, this location ensures maximum traffic exposure and easy accessibility for both northbound and southbound lanes. Its proximity to 11th Street, one of Huntsville's main thoroughfares, makes it ideal for retail, service, or hospitality businesses seeking to capture both local and interstate traffic.



I-45 TRAFFIC

I-45 through Huntsville is more than just a highway—it's a daily artery carrying nearly 70,000 vehicles each day, making it one of the region's highest-visibility corridors. Whether travelers are heading into town, commuting, or passing through, this property is right in the line of sight. With over 616' of road frontage on I-45, plus access to frontage roads and service lanes, you'll gain both long-haul exposure and local commuter visibility. This traffic doesn't just pass by—it brings potential customers, clients, and unmatched visibility.



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