



**901 11th St
Huntsville, TX**



PRICE

\$1,500,000

FEATURES:



In the heart of Huntsville



Retail Building



3,769 SF

**EXXON FOOD MART
901 11TH ST**



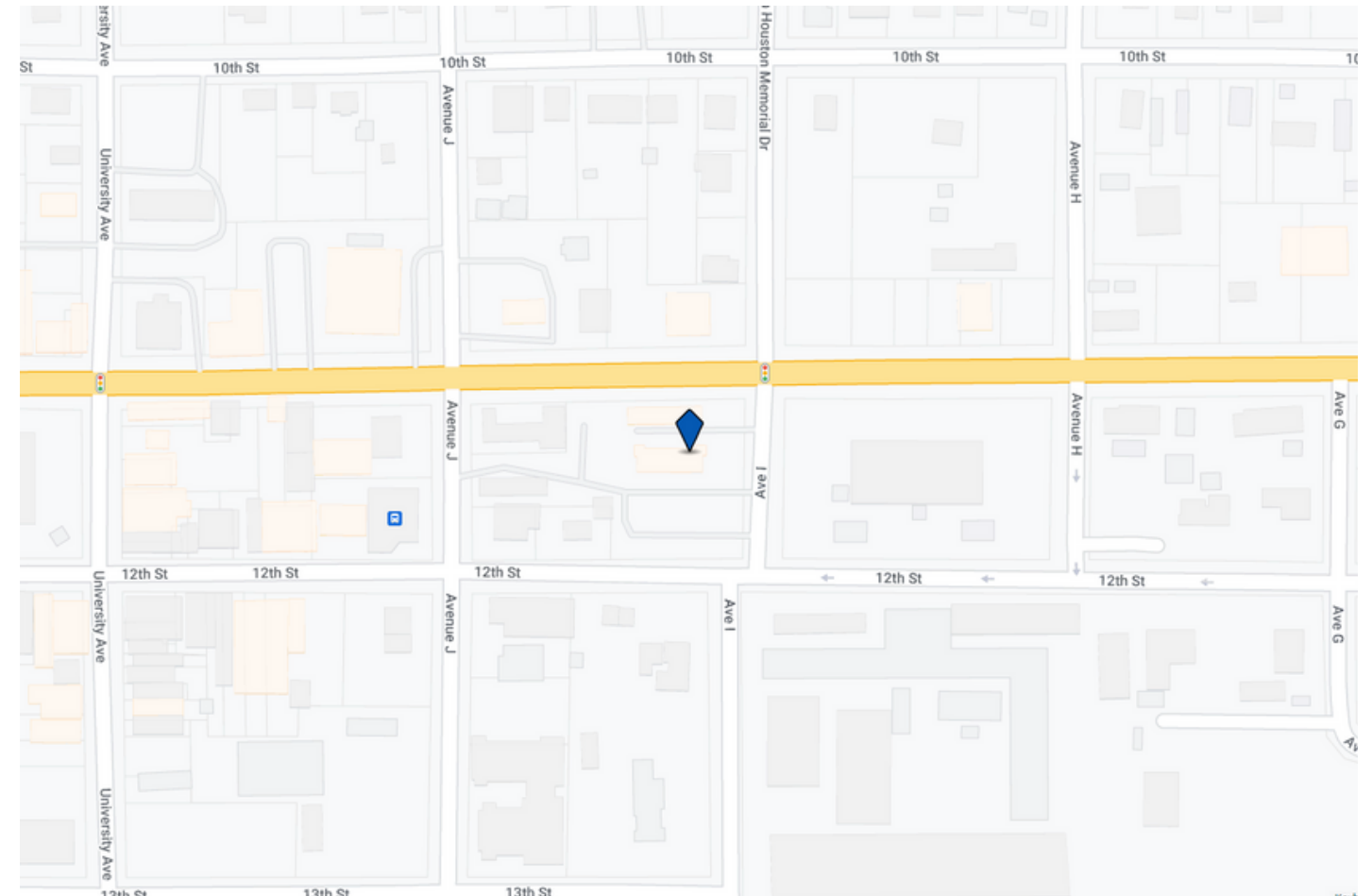
713-614-2670



info@thecommercialprofessionals.com



www.thecommercialprofessionals.com



PROPERTY FACTS:

Price:	\$1,500,000
Building Size	3,769 SF
Property Type	Retail
Year Built	2004
Tenancy	Multiple
Percent Leased	100%
Land Acres	0.25 AC
Building FAR	0.35

THE COMMERCIAL
PROFESSIONALS



713-614-2670

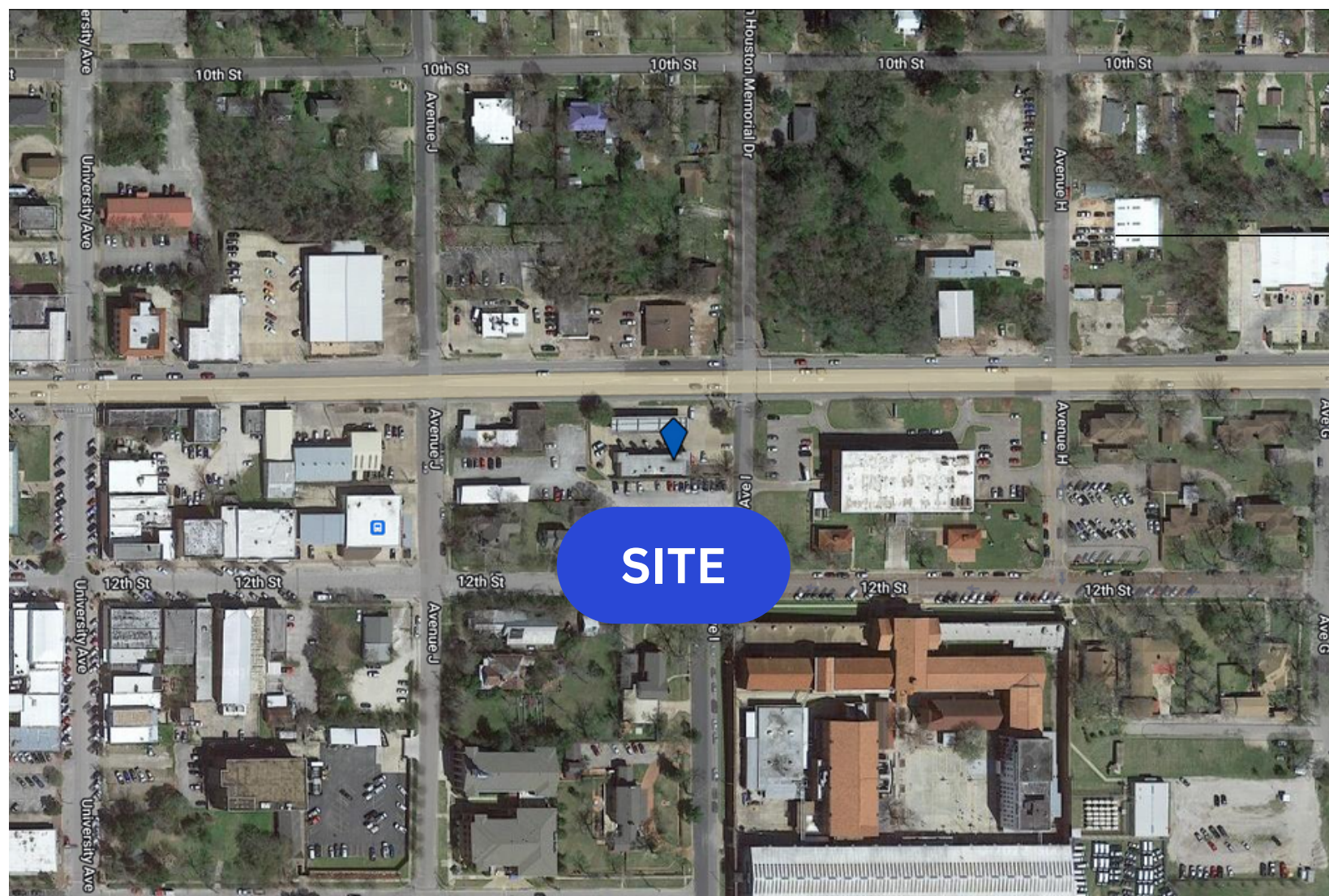


info@thecommercialprofessionals.com



www.thecommercialprofessionals.com

This information contained herein has been obtained from reliable sources; however, The Commercial Professionals, The Adam Olsen Team, Olsen International LLC and eXp Realty, makes no guarantees, warranties or representations to the completeness or accuracy of the data. Property submitted is subject to errors, omissions, change of price, prior sale or withdrawal without notice.



PROPERTY OVERVIEW

Incredible existing Gas Station & Subway in the heart of Huntsville right off the Court house square! Updated register POS, new exterior POS, all brand gas compliant, 2 year old pumps, all led lights, 2 new a/c units!

TRANSPORTATION:



AIRPORT

George Bush Intercontinental Airport

80 min drive

62 mi



713-614-2670



info@thecommercialprofessionals.com



www.thecommercialprofessionals.com

This information contained herein has been obtained from reliable sources; however, The Commercial Professionals, The Adam Olsen Team, Olsen International LLC and eXp Realty, makes no guarantees, warranties or representations to the completeness or accuracy of the data. Property submitted is subject to errors, omissions, change of price, prior sale or withdrawal without notice.



ABOUT PROPERTY:

- ✓ Business Hours: 6 am-12 Midnight
- ✓ Same Owner for the past 15 years
- ✓ Huge Potential to Increase Volume
- ✓ 1,800 SF of cold storage area
- ✓ ATM Income: \$500 / Month
- ✓ Lotto Income: \$800 / Month
- ✓ MISC Income: \$3,000 / Month
- ✓ Fuel Volume In Gallons: 20,000 Gallons / Month
- ✓ Inside Sales: \$72,000 / Month including food franchise sales

THE COMMERCIAL
PROFESSIONALS



713-614-2670



info@thecommercialprofessionals.com



www.thecommercialprofessionals.com

This information contained herein has been obtained from reliable sources; however, The Commercial Professionals, The Adam Olsen Team, Olsen International LLC and eXp Realty, makes no guarantees, warranties or representations to the completeness or accuracy of the data. Property submitted is subject to errors, omissions, change of price, prior sale or withdrawal without notice.



HUNTSVILLE MARKET OVERVIEW

Huntsville is one of those hidden gems that almost seem too good to be true.

The city offers the best amenities of big city life with a distinctive small town charm. Residents of Huntsville brag about being nerdy - and who can blame them, when such a large percentage of the people here hold engineering jobs with NASA and the U.S. Army Redstone Arsenal.

Homes in Huntsville, AL were selling for a median price of \$373,754 in September 2022.

On average, homes in Huntsville, AL sell after 52 days on the market compared to 132 days last year.

734 homes were sold in Huntsville, AL in September 2022, up from 309 last year.

Huntsville, AL is part of the Madison County R-1 School District, with 64 Elementary Schools, 39 Middle Schools, and 28 High Schools.



713-614-2670



info@thecommercialprofessionals.com



www.thecommercialprofessionals.com

This information contained herein has been obtained from reliable sources; however, The Commercial Professionals, The Adam Olsen Team, Olsen International LLC and eXp Realty, makes no guarantees, warranties or representations to the completeness or accuracy of the data. Property submitted is subject to errors, omissions, change of price, prior sale or withdrawal without notice.




Our Professional Team



Adam Olsen

Broker

 713.614.2670

 936.662.7853

 Adam@TheCommercialProfessionals.com



Andrew Richey

Commercial Agent

 713.614.2670

 832.274.6065

 Andrew@TheCommercialProfessionals.com



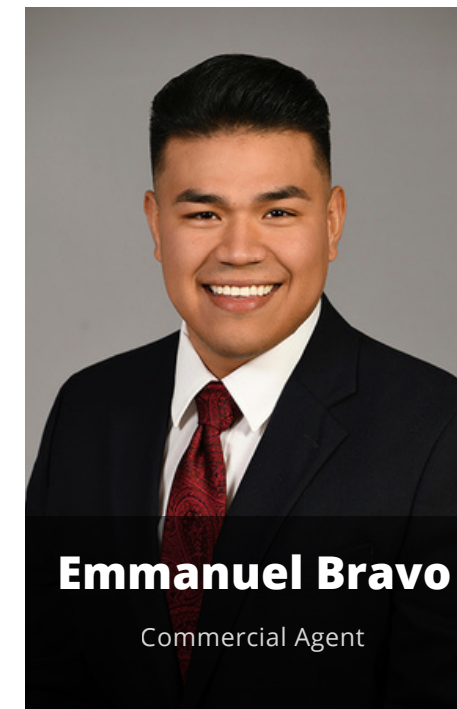
Kyle Heffron

Commercial Agent

 713.614.2670

 210.848.3312

 Kyle@TheCommercialProfessionals.com



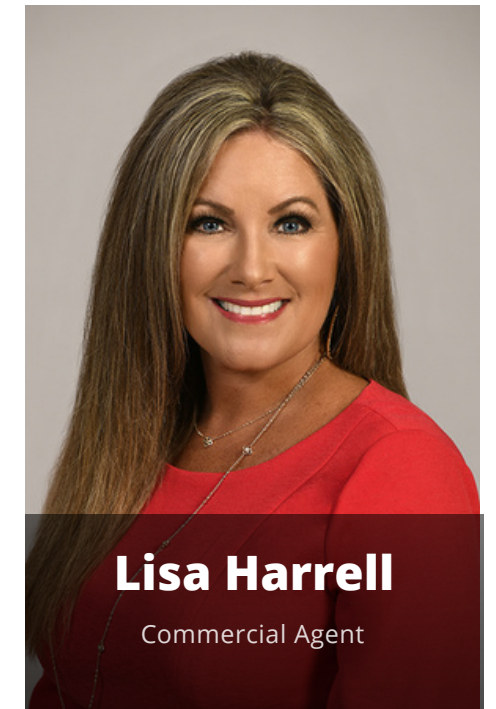
Emmanuel Bravo

Commercial Agent

 713.614.2670

 832.294.3577

 Bravo@TheCommercialProfessionals.com



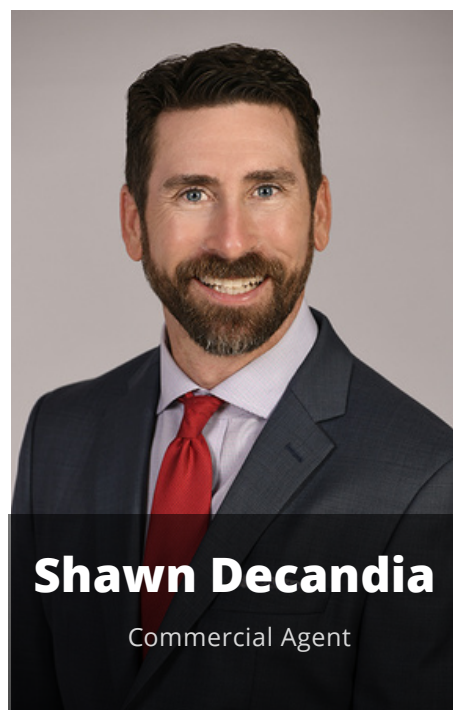
Lisa Harrell

Commercial Agent

 713.614.2670

 936.525.9796

 Lisa@TheCommercialProfessionals.com



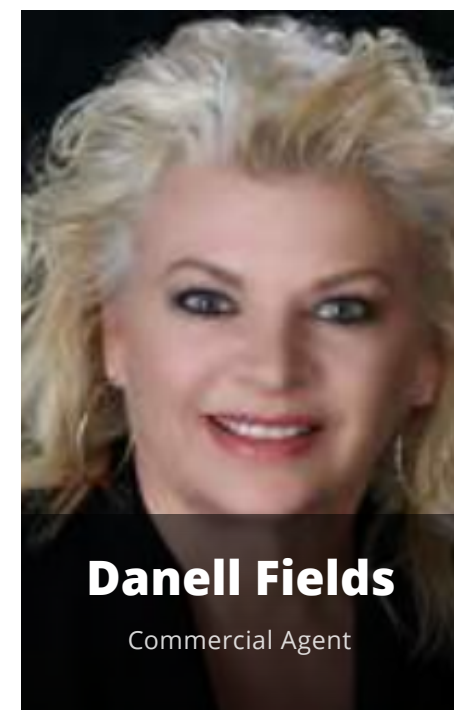
Shawn Decandia

Commercial Agent

 713.614.2670

 832.349.8971

 Shawn@TheCommercialProfessionals.com



Danell Fields

Commercial Agent

 713.614.2670

 832.776.4407

 Danell@TheCommercialProfessionals.com



Marcie Boriskie

Commercial Agent

 713.614.2670

 936.581.9483

 Transactions@TheCommercialProfessionals.com



713-614-2670



info@thecommercialprofessionals.com



www.thecommercialprofessionals.com

This information contained herein has been obtained from reliable sources; however, The Commercial Professionals, The Adam Olsen Team, Olsen International LLC and eXp Realty, makes no guarantees, warranties or representations to the completeness or accuracy of the data. Property submitted is subject to errors, omissions, change of price, prior sale or withdrawal without notice.



Information About Brokerage Services

Texas law requires all real estate licensees 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.

eXp Realty LLC	603392	tx.broker@exprealty.com	(888)519-7431
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Tony King	622946	tx.broker@exprealty.com	(888)519-7431
Designated Broker of Firm	License No.	Email	Phone
Tony King	622946	tx.broker@exprealty.com	(888)519-7431
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Adam Olsen	642075	Adam@thecommercialprofessionals.com	(936)277-7117
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission
TXR-2501

eXp Realty LLC, 1400 13th St. Huntsville TX 77340
Adam Olsen

Information available at www.trec.texas.gov
IABS 1-0 Date

Phone: (936)662-7853

Fax:

844 I-45

Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com