

# GARRITY COMMERCIAL REAL ESTATE

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## FOR SALE

**6.86 Acres in Huntsville, Texas  
(with I-45-S frontage)**

### *What*

- One 5.41 acre land parcel with 40,390 SF of building implements (formally Hillcrest Ford Dealership) and a 1.45 acre land parcel located on the South side of Lake Road resulting in 6.86 acres which is now available for immediate use or future development. Land is currently paved with 2/3 concrete which is 4-6 inch depth & commercial lighting.

### *Where*

- Huntsville, Texas - located on the east side of I-45-S (AKA Dallas/Houston Freeway) at Exit #114 with I-45S frontage plus Lake Road Frontage (refer to location map on reverse).

### *Frontage*

- 509 + ft. frontage on I-45 feeder with recently proposed 45 ft. curb cut plus 624+ ft. frontage on Lake Road.

### *Price*

- \$2,700,000 for all 6.86 acres and improvements (excluding temporary building). Immediately Available.

### *Utilities*

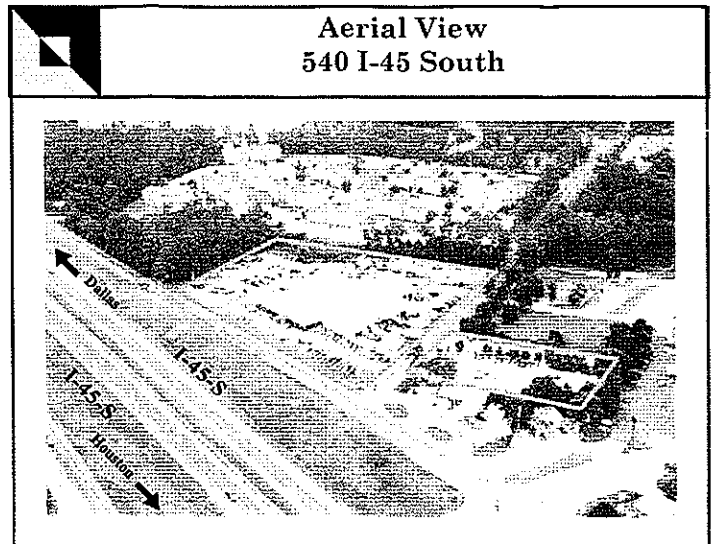
- Full utilities available via City of Huntsville.

### *Drainage*

- Good, to the North East areas.

### *Improvements*

- Former Hillcrest Ford Dealership which includes spacious showroom, 20 offices, service areas with 18-20 bays, body and paint areas plus 8 garages. Property also includes additional storage area on second floor of main building which was built in 1979 with several additional improvements since then.



**Garrity**  
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