



Smither Dr

Proposed
popshelf
&
five BELOW

Academy
SPORTS+OUTDOORS

TARGET

CAT

Marshall's

DOLLAR TREE

ULTA

ROSS

petco

Great Clips

GNC

RACK ROOM SHOES

Kroger

RAVENWOOD VILLAGE

INTERSTATE 45 AT SMITHER RD
HUNTSVILLE, TX

WHITEWATER
EXPRESS
CAR WASH

Chick-fil-A

Canes
CHICKEN FINGER

AVAILABLE
±1.25 AC
PAD SITE

W
WHATABURGER

TACO CABANA

PANDA EXPRESS
CHINESE KITCHEN

KROGER FUEL

Freddy's
STEAKBURGERS

Olive Garden

CHIPOTLE
MEXICAN GRILL
SPEC'S

CLAY TROZZO
832.804.8524
CTROZZO@PROPERTYCOMMERCE.COM



65,368 VPD ('21)

PROPERTY COMMERCE
8811 GAYLORD DR, STE 200
HOUSTON, TX 77024



The information contained herein was obtained from sources deemed reliable; however, Blue Sky Brokerage, LLC makes no guarantees, warranties, or representations as to the accuracy or completeness thereof. The presentation of this property is subject to errors, omissions, change of price, prior sale or lease, or withdrawal without notice.

RAVENWOOD VILLAGE

I-45 at Smither Rd, Huntsville, TX



AVAILABLE SPACE

5,000 SF - FUTURE RETAIL IN-LINE SPACE
12,375 SF - FUTURE RETAIL OUTPARCEL SPACE
±1.25 ACRE PAD SITE FRONTING I-45

NEARBY RETAILERS

HOME DEPOT - HOBBY LOBBY - WALMART - HEB - TARGET - ULTA
ACADEMY - KROGER - MARSHALLS - ROSS - HAMPTON INN - FAIR-
FIELD INN - HOLIDAY INN EXPRESS - MCDONALDS - SCHLOTZSKYS
WHATABURGER - RAISING CANE'S - TACO CABANA - CHICK-FIL-A

DEMOGRAPHICS

	5 MILE	10 MILES	15 MILES
POPULATION	45,212	58,446	74,698
DAYTIME POPULATION	40,761	51,501	62,959
HOUSEHOLDS	14,349	19,237	23,487
AVG HH INCOME	\$51,420	\$57,754	\$60,973

TRAFFIC COUNTS

I-45: 65,368 VPD (TXDOT 2021)
HWY-30: 20,236 VPD (TXDOT 2021)



RAVENWOOD VILLAGE

I-45 at Smither Rd, Huntsville, TX



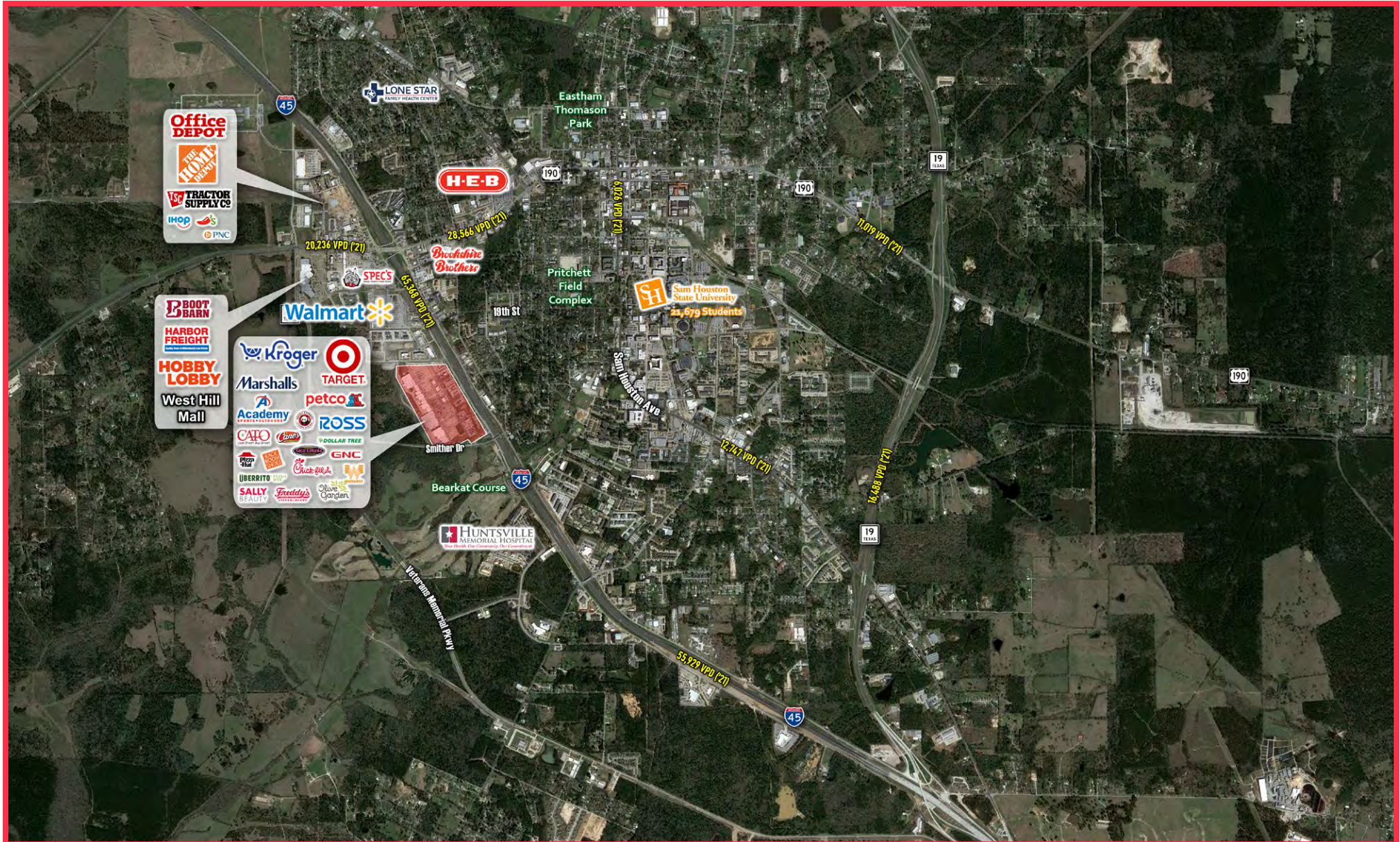
RAVENWOOD VILLAGE

I-45 at Smither Rd, Huntsville, TX



RAVENWOOD VILLAGE

I-45 at Smither Rd, Huntsville, TX





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:
 - 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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ 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		

Regulated by the
Texas Real Estate Commission
Information available at www.trec.texas.gov
IABS1-0