

ADAM OLSEN

(713) 614-2670
2800 POST OAK BLVD SUITE 4100
HOUSTON, TX 77056

FULLY EQUIPPED SECOND-GENERATION RESTAURANT OPPORTUNITY IN PRIME HUNTSVILLE LOCATION

1399 FARM TO MARKET 1791, HUNTSVILLE, TX 77340



OFFERING SUMMARY

SALE PRICE

\$430,000

PROPERTY TYPE

RESTAURANT

BUILDING SIZE

3,388 SF

PROPERTY HIGHLIGHTS

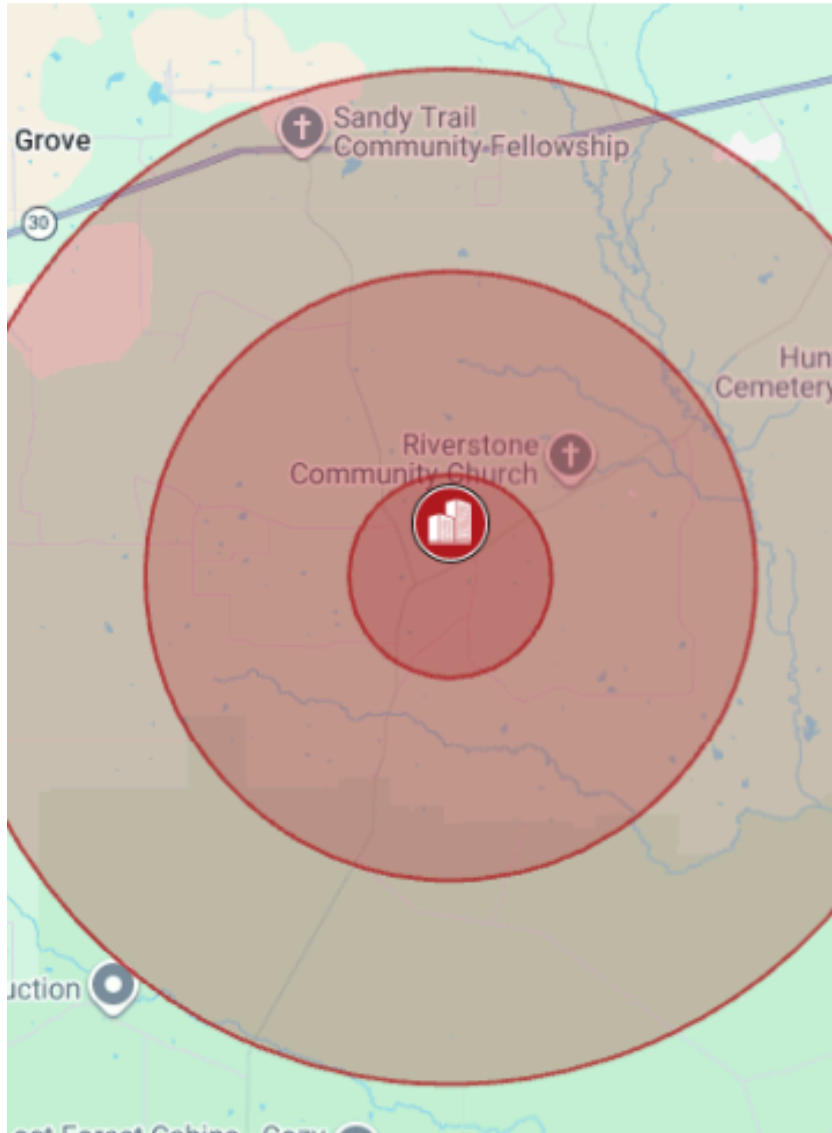
- Fully equipped, second-generation restaurant space with complete kitchen buildout
- Vent hood and walk-in cooler/freezer included; additional equipment available for purchase
- Ideal for fast-casual, dine-in, takeout, catering, or franchise concepts
- Spacious dining area, prep zones, and service counters designed for efficient workflow
- Ample on-site parking to support high-volume operations



Property Photos



Demographics



Located just minutes northwest of Huntsville, 1399 FM 1791 offers the perfect blend of accessibility and rural convenience. Positioned along FM 1791—a well-traveled connector between Highway 30, Anderson, and major points throughout Walker County—this property benefits from excellent visibility and easy access to nearby amenities, schools, and commercial services.

The location provides quick routes to Huntsville city limits, Sam Houston State University, and major employment corridors while still offering the privacy and openness of a countryside setting. Surrounded by steady growth, new development, and expanding infrastructure, this area continues to appreciate as demand rises for land, residential builds, and investment opportunities.

	1 Mile	3 Miles	5 Miles
Total population	58	535	2,167
Persons per household	2.1	2.1	2.4
Total household	27	250	914
Average household income	\$82,114	\$80,568	\$85,608
Average age	48.9	48.2	44.4
Average age male	40.4	39.9	39.2
Average age female	52.7	52	49.7

Demographics data derived from AlphaMap

Market Overview

Huntsville offers a strong environment for restaurant and food-service operators, supported by steady local traffic, nearby residential growth, and access to key employment and education centers. The property at 1399 FM 1791 benefits from a location just outside the city limits while remaining within convenient reach of Huntsville, Sam Houston State University, Highway 30, and surrounding Walker County communities.

FM 1791 serves as a well-traveled connector through the area, providing visibility and accessibility for both local customers and pass-through traffic. Continued development and expanding infrastructure nearby contribute to long-term demand for dining, takeout, catering, and other food-service concepts.

With its existing second-generation restaurant buildout, commercial kitchen infrastructure, on-site parking, and strong road frontage, the property is positioned to serve a range of operators seeking an established location in the growing Huntsville market.



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