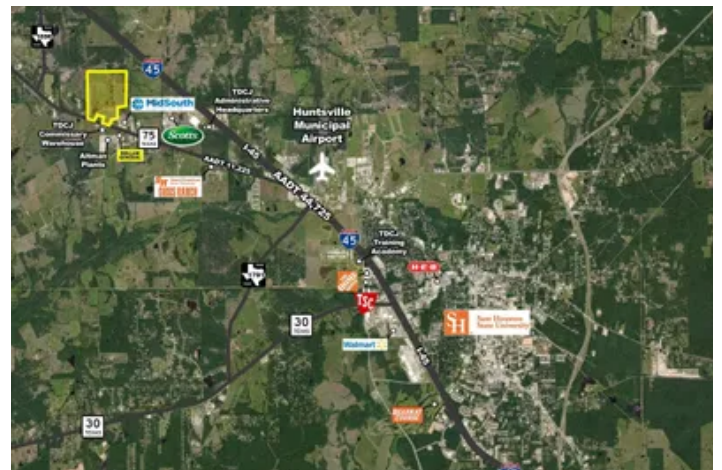


190 Acres | 1658 State Highway 75 North
1658 State Highway 75 North
Huntsville, TX 77320

\$6,182,475
190.23± Acres
Walker County



MORE INFO ONLINE:
<https://homelandprop.com/>

**190 Acres | 1658 State Highway 75 North
Huntsville, TX / Walker County**

SUMMARY

Address

1658 State Highway 75 North

City, State Zip

Huntsville, TX 77320

County

Walker County

Type

Commercial, Undeveloped Land

Latitude / Longitude

30.751653 / -95.640624

Taxes (Annually)

\$4,766

Acreage

190.23

Price

\$6,182,475

Property Website

<https://homelandprop.com/property/190-acres-1658-state-highway-75-north/walker/texas/101267/>



MORE INFO ONLINE:

<https://homelandprop.com/>

PROPERTY DESCRIPTION

Prime ±190-acre development opportunity located along State Highway 75 North at the edge of Huntsville, Texas, within the Huntsville ETJ. The site offers exceptional flexibility for industrial, logistics, manufactured housing, RV park, commercial, or mixed-use development.

The property features existing infrastructure including 35 developed manufactured housing pads with utilities, an additional 40 plumbed sites subject to city approval, 3 phase power to an on-site metal shop building, master water service with sub metering, individually metered electricity, and a private sewer lagoon system. A private internal road network is already in place.

Strategically positioned minutes from Interstate 45, the site benefits from strong regional connectivity between Houston and Dallas and exposure to growing industrial and distribution demand along the I-45 corridor. High voltage transmission lines and municipal sewer infrastructure are in proximity to help support higher density development.

With 1000 ft + frontage on highway 75 N, current agricultural tax exemption reducing holding costs, and proximity to a growing workforce base anchored by Sam Houston State University and regional employers, this tract presents a compelling opportunity for phased development, income producing expansion, or long-term land banking.

Location Highlights

- 1000 ft + Direct frontage on State Highway 75 N (4665 AADT)
- Possible acquisition of adjoining acreage to increase 75 N frontage or provide direct access to Interstate 45; (44,725 AADT)
- Currently Located within Huntsville ETJ allowing development flexibility
- Houston approximately 60 miles south
- Dallas approximately 160 miles north

Market Highlights

Huntsville is strategically positioned along Interstate 45, one of Texas' primary transportation corridors connecting Houston and Dallas Fort Worth. The region continues to experience growth driven by logistics expansion, manufacturing investment, institutional employment, and population migration toward more affordable markets.

The local economy is anchored by Sam Houston State University, which serves more than 21,000 students and supports long-term housing demand and workforce availability. Major regional employers including the Texas Department of Criminal Justice, Region 6 Education Service Center, Walmart, and Weatherford International contribute to economic stability and sustained commercial activity.

Demographic trends indicate strengthening household incomes and a growing daytime employment base, with more than 41,000 residents and over 42,000 daytime population within a 10-mile radius. These fundamentals support a growing workforce, long-term demand for housing, industrial services, logistics facilities, and commercial development.

Future transportation improvements, including the planned Interstate 14 corridor, are expected to enhance east west connectivity across the region and further position Huntsville as an emerging logistics and development hub. This combination of infrastructure access, workforce depth, and economic growth drivers continues to attract investment and supports long term real estate value appreciation.

Demographics Overview

Radius	Population 2024	Daytime Population	Median HH Income	Median Income Growth	Avg HH Income	Avg Income Growth
2 Mile	1,004	-	\$72,686	+19.7%	\$94,503	+11.9%
5 Mile	17,160	11,456	\$60,209	+11.6%	\$86,822	+10.9%
10 Mile	41,352	42,035	\$49,810	+12.2%	\$66,943	+8.6%



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*** Source: ESRI 2025 Demographic Report**

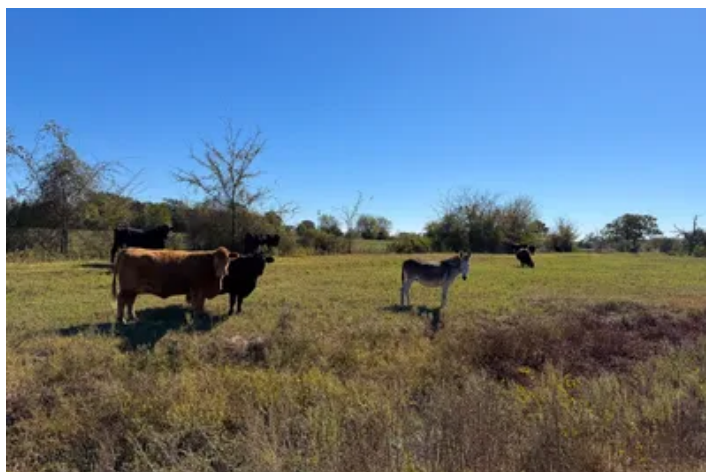
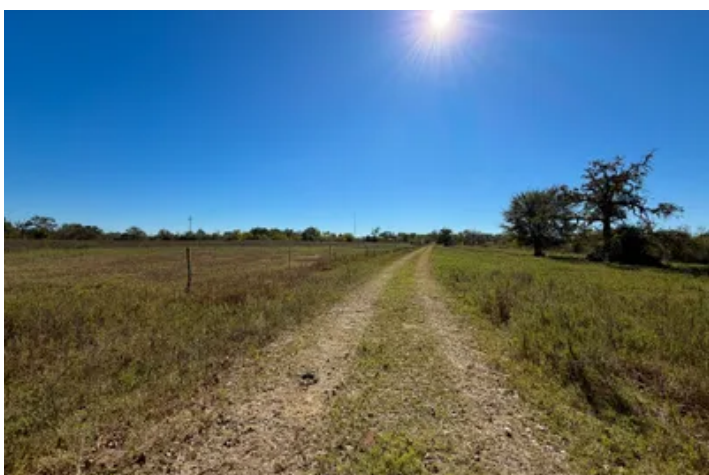
Utilities: Electric available, Water available

Utility Providers: MidSouth Synergy, Walker County SUD



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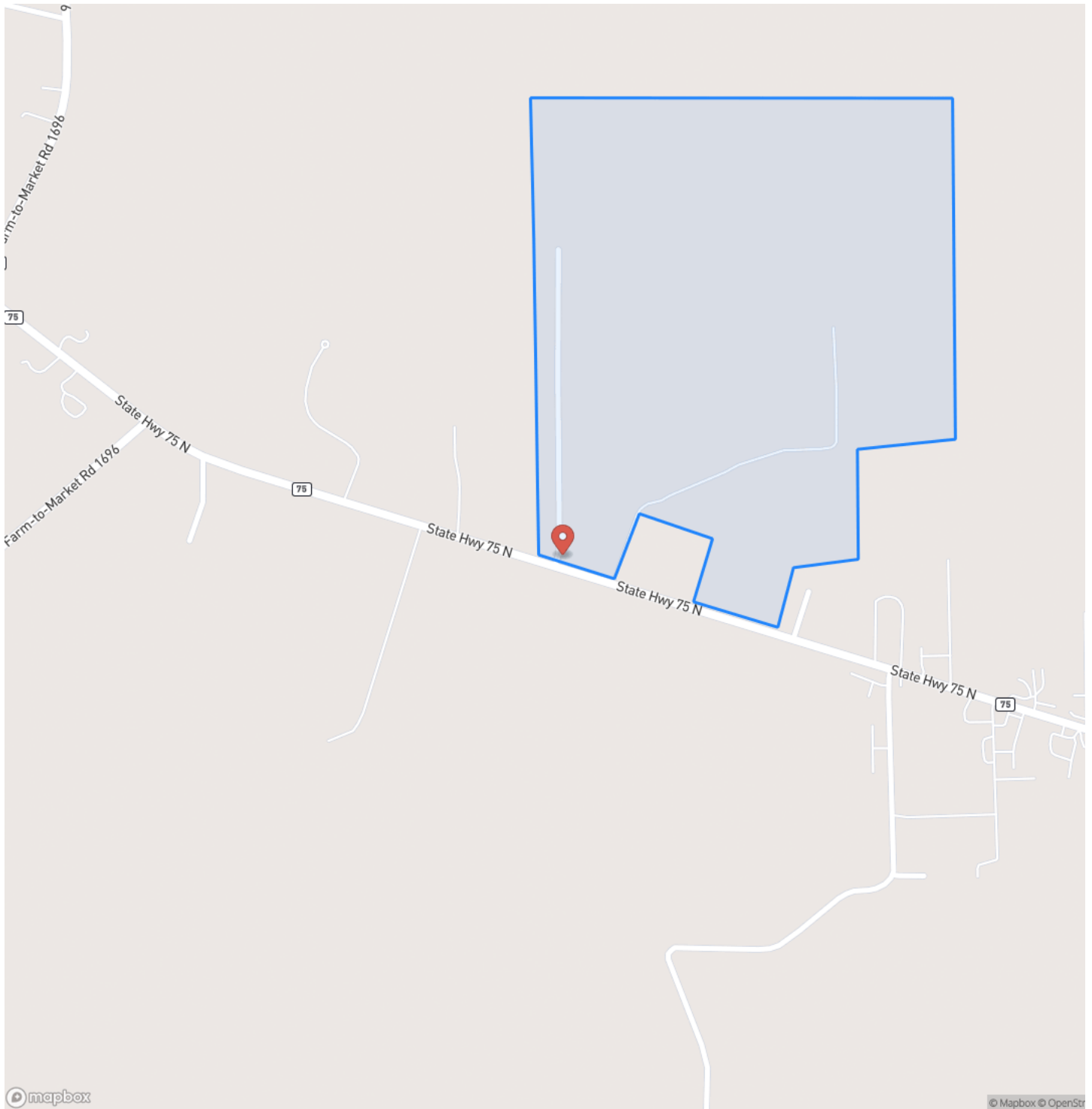
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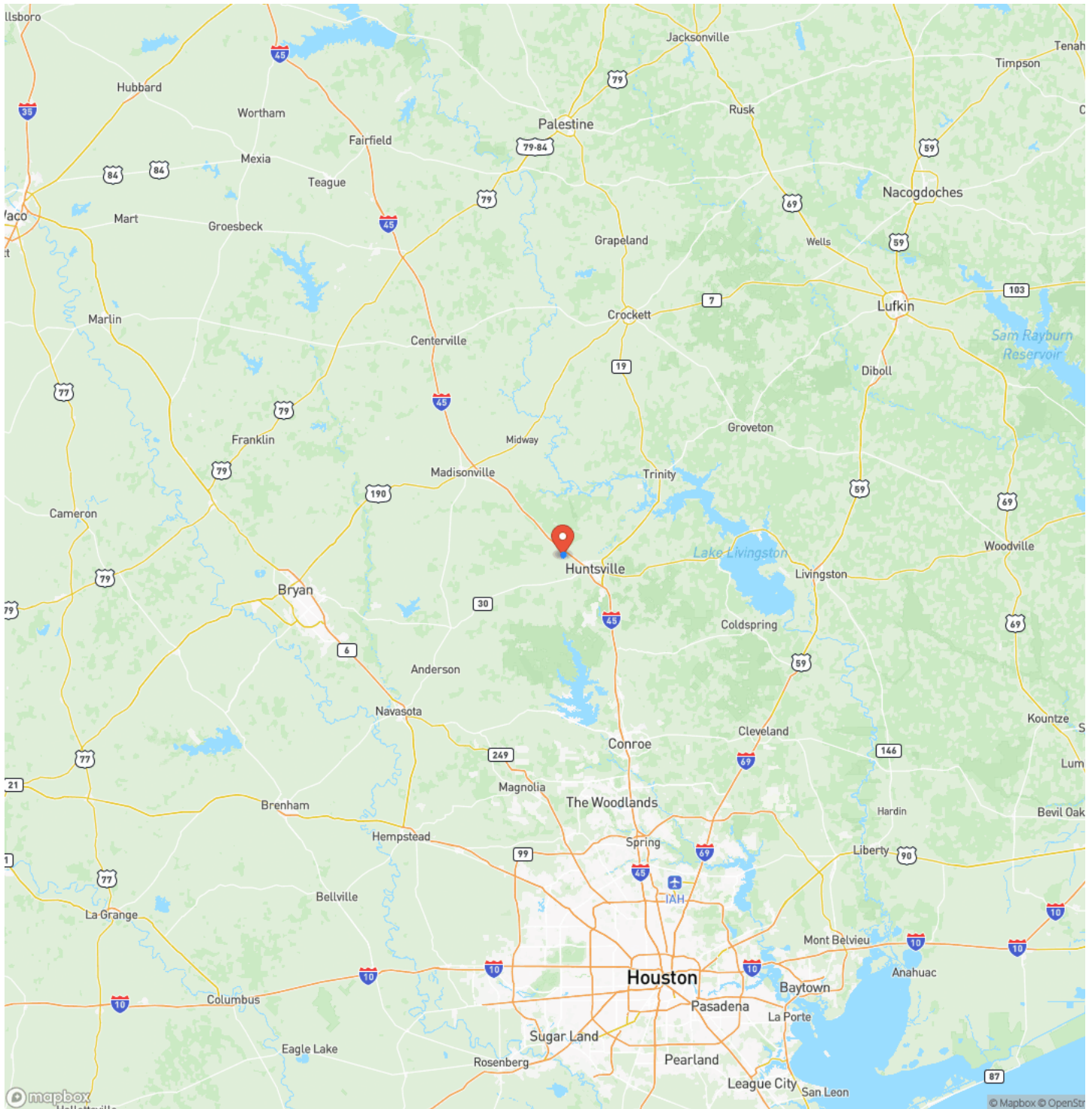
Locator Map



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190 Acres | 1658 State Highway 75 North
Huntsville, TX / Walker County

Locator Map



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190 Acres | 1658 State Highway 75 North
Huntsville, TX / Walker County

Satellite Map



**190 Acres | 1658 State Highway 75 North
Huntsville, TX / Walker County**

LISTING REPRESENTATIVE

For more information contact:



Representative

JC Hearn

Mobile

(936) 581-4049

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(936) 295-2500

Email

JCHearn@homelandprop.com

Address

1600 Normal Park Dr

City / State / Zip

Huntsville, TX 77340

NOTES



MORE INFO ONLINE:

<https://homelandprop.com/>

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



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Tax Disclaimer: Approximately \$5/Acre/Year with Agriculture Exemption. Homeland Properties, Inc. provides no warranties as to the Central Appraisal Districts ("CAD") appraisal designation of the Property, market and tax values of the Property, status of any existing tax exemptions of the Property, or qualification of any exemptions based upon Buyer's future usage of the Property. Property may be subject to roll back taxes. Payment of any future rollback taxes shall be subject to negotiation between Buyer and Seller, at the time of contract. Current taxes for the Property may or may not be available due to subject Property being part of a larger overall tract, and not yet assigned a Tax Identification number by the CAD.

Legal Description Disclaimer: Size is approximate and subject to recorded legal description or surveyed gross acres to include, but not limited to, any acres lying within roads and/or easements. CAD shape files are not reliable. Shape files per maps herein are considered the most accurate available and are derived using the best information available, included, but not limited to, GIS data, field data, legal descriptions, and survey, if available.

Easement Disclaimer: Visible and apparent and/or marked in field.



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