

9.22 Acres | State Highway 75 South
State Highway 75 South
Huntsville, TX 77340

\$602,435
9.220± Acres
Walker County



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

**9.22 Acres | State Highway 75 South
Huntsville, TX / Walker County**

SUMMARY

Address

State Highway 75 South

City, State Zip

Huntsville, TX 77340

County

Walker County

Type

Commercial, Undeveloped Land

Latitude / Longitude

30.688548 / -95.526171

Taxes (Annually)

6849

Acreage

9.220

Price

\$602,435

Property Website

<https://homelandprop.com/property/9-22-acres-state-highway-75-south-walker-texas/80094/>



MORE INFO ONLINE:

<https://homelandprop.com/>

PROPERTY DESCRIPTION

Exceptional Development Opportunity!

This accessibility development site offers paved road frontage on State Highway 75 S with easy access to Interstate 45 (42,256 AADT) and State Highway 19 (19,310 AADT).

Currently zoned for industrial use, the site accommodates a variety of applications. Utilities, including electricity, water, and sewer are available with 12" water lines and 8" sewer lines found in proximity.

Strategically positioned near major traffic generators such as Downtown Huntsville, Sam Houston State University, and Interstate 45, this property is ideally situated for a wide range of development opportunities.

Do not miss this opportunity. Contact us today!

MARKET HIGHLIGHTS:

Huntsville, Texas offers an excellent quality of life and is home to Sam Houston State University (one of the fastest-growing universities in the state). It also has other major employers such as TDCJ, Region 6 Educational Service Center, Walmart, Weatherford, and many others, making it an increasingly valuable investment market. Sam Houston State University has a growing population of 21,000+ students which continues to increase the demand for economic growth in this area.

DEMOGRAPHICS:	1 Mile	3 Mile	5 Mile
Total Population 2024	2,005	31,684	48,939
Total Daytime Population	1,799	33,933	46,183
Average HH Income	\$66,804	\$58,414	\$62,571

*Demographic data derived from ESRI 2024

Utilities: Electric available, Water available, Gas available

Utility Providers: Entergy, City of Huntsville, Centerpoint



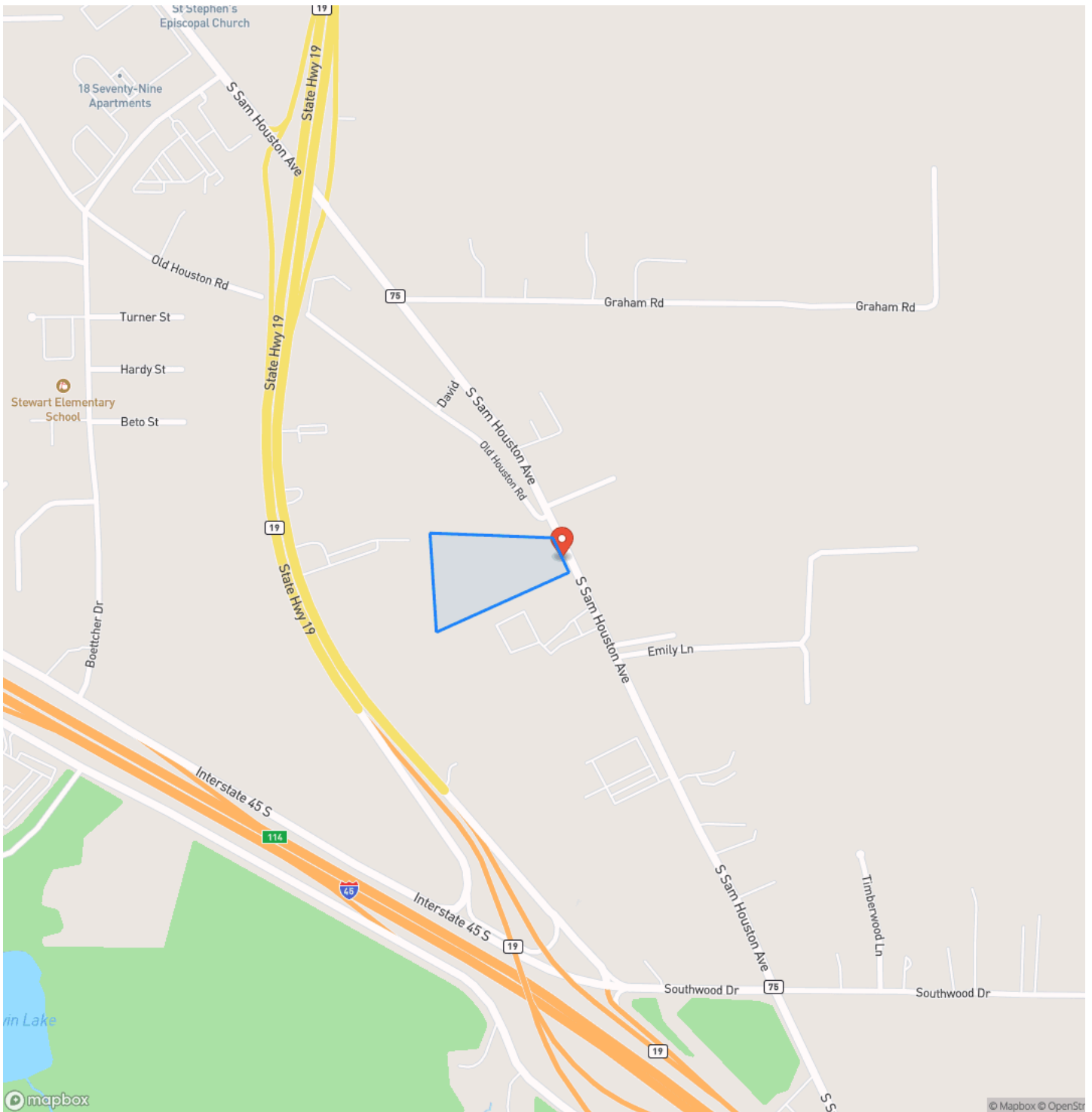
MORE INFO ONLINE:

<https://homelandprop.com/>

9.22 Acres | State Highway 75 South
Huntsville, TX / Walker County

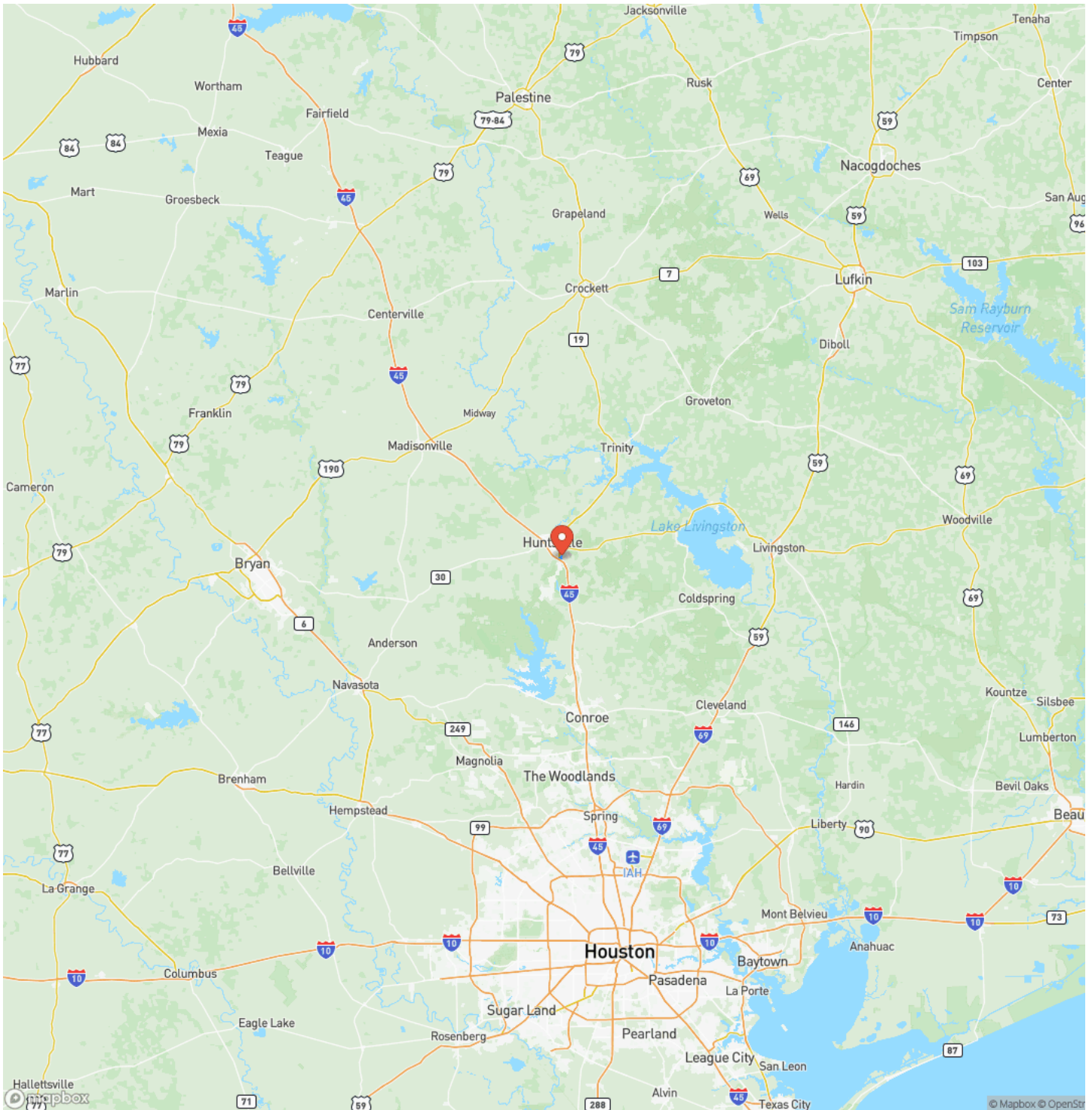


Locator Map



Huntsville, TX / Walker County

Locator Map

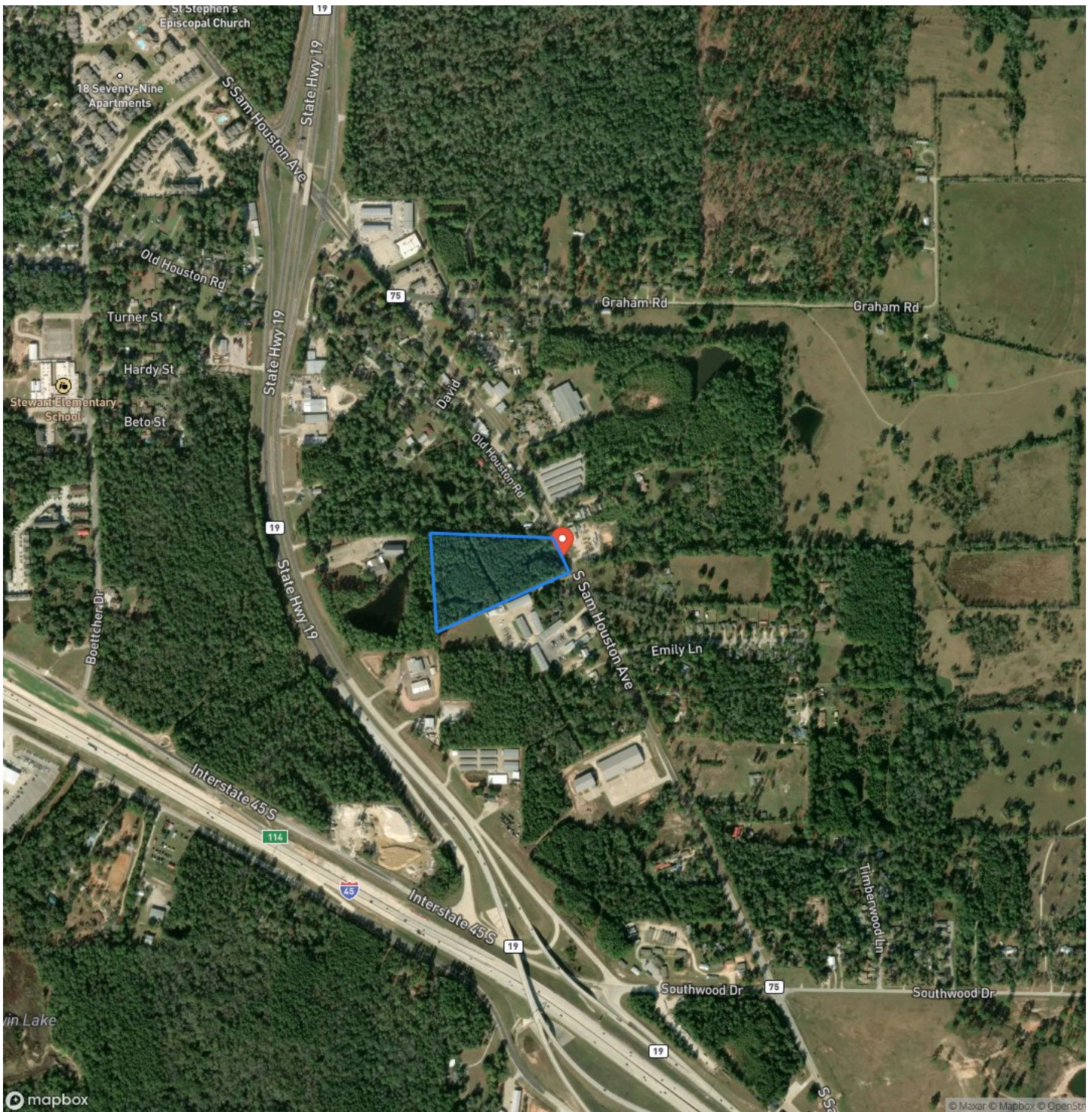


MORE INFO ONLINE:

<https://homelandprop.com/>

9.22 Acres | State Highway 75 South
Huntsville, TX / Walker County

Satellite Map



**9.22 Acres | State Highway 75 South
Huntsville, TX / Walker County**

LISTING REPRESENTATIVE

For more information contact:



Representative

JC Hearn

Mobile

(936) 581-4049

Office

(936) 295-2500

Email

JCHearn@homelandprop.com

Address

1600 Normal Park Dr

City / State / Zip

NOTES



MORE INFO ONLINE:

<https://homelandprop.com/>

This image shows a blank 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.



DISCLAIMERS

Property Listing Disclaimer: The use and/or reproduction of any marketing materials generated by HomeLand Properties, Inc. ("HomeLand") and/or its associated clients, including but not limited to maps, videos, photos, spreadsheets, diagrams, contracts, documents, etc. is strictly prohibited without HomeLand's written consent. The information contained herein are obtained from sources either accepted to be reliable or provided to HomeLand by the Seller. HomeLand makes no affirmative guarantee as to their accuracy. This listing is subject to change in price, errors, omissions, prior sales, or withdrawal without notice. Furthermore, this disclaimer shall supersede any & all information published by any MLS site, whether by permission or not, including any and all information relating to co-broker fees.

Mineral Rights and Natural Resources Disclaimer: HomeLand Properties, Inc provides no warranties as to the status of title of any Mineral Rights and other Natural Resources of the Property. Seller may require Seller's own Purchase and Sale Agreement ("PSA") to be used that may expressly reserve or except the Mineral Rights and other Natural Resources on the Property from the purchase. Oil and gas minerals have been reserved by prior owners.

Acreage, Survey & Easement Disclaimer: HomeLand Properties, Inc. provides no warranties as to the size area or quantity of acres of the Property in this listing. Any representations shown in this listing of number of acres, dimensions of the Property, or shape of the Property, should be considered approximate and are not guaranteed accurate. For any property being divided out of a larger tract of land, a survey shall be required to be purchased, subject to negotiation between Seller and Buyer. Seller reserves the right to require the use of Seller's preferred surveyor. Easements may exist on the Property that are not currently visible and apparent and/or marked in the field. The approximate front corners are marked with red/yellow tape.

Title Insurance Company Disclaimer: Seller reserves the right to require the use of Seller's preferred Title Insurance Company.

Tax Disclaimer: 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.



MORE INFO ONLINE:

<https://homelandprop.com/>

HomeLand Properties, Inc.
1600 Normal Park Dr.
Huntsville, TX 77340
(936) 295-2500
<https://homelandprop.com/>



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