

10.097 Acres | Old Houston Road  
Old Houston Road  
Huntsville, TX 77340

**\$483,808**  
10.090± Acres  
Walker County



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

**10.097 Acres | Old Houston Road**  
**Huntsville, TX / Walker County**

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**SUMMARY**

**Address**

Old Houston Road

**City, State Zip**

Huntsville, TX 77340

**County**

Walker County

**Type**

Commercial, Undeveloped Land

**Latitude / Longitude**

30.690627 / -95.528002

**Taxes (Annually)**

5763

**Acreage**

10.090

**Price**

\$483,808

**Property Website**

<https://homelandprop.com/property/10-097-acres-old-houston-road-walker-texas/80095/>



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**PROPERTY DESCRIPTION**

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**Exceptional Development Opportunity!**

This accessibility development site offers paved road frontage Old Houston Rd. with easy access to Interstate 45 (42,256 AADT), State Highway 19 (19,310 AADT), and State Highway 75 S (6,046 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

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**Utilities:** Electric available, Water available, Gas available

**Utility Providers:** Entergy, City of Huntsville, Centerpoint



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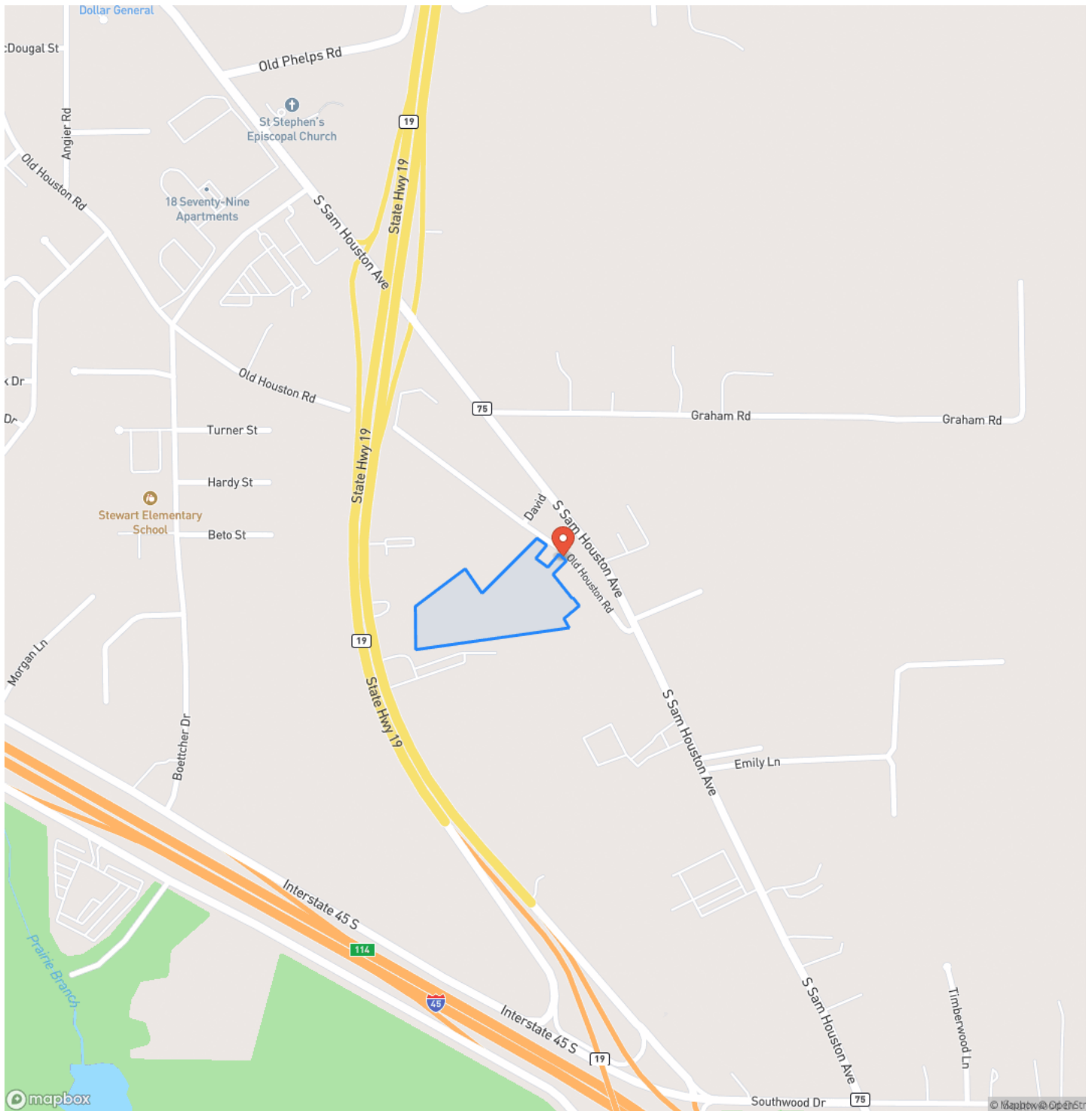
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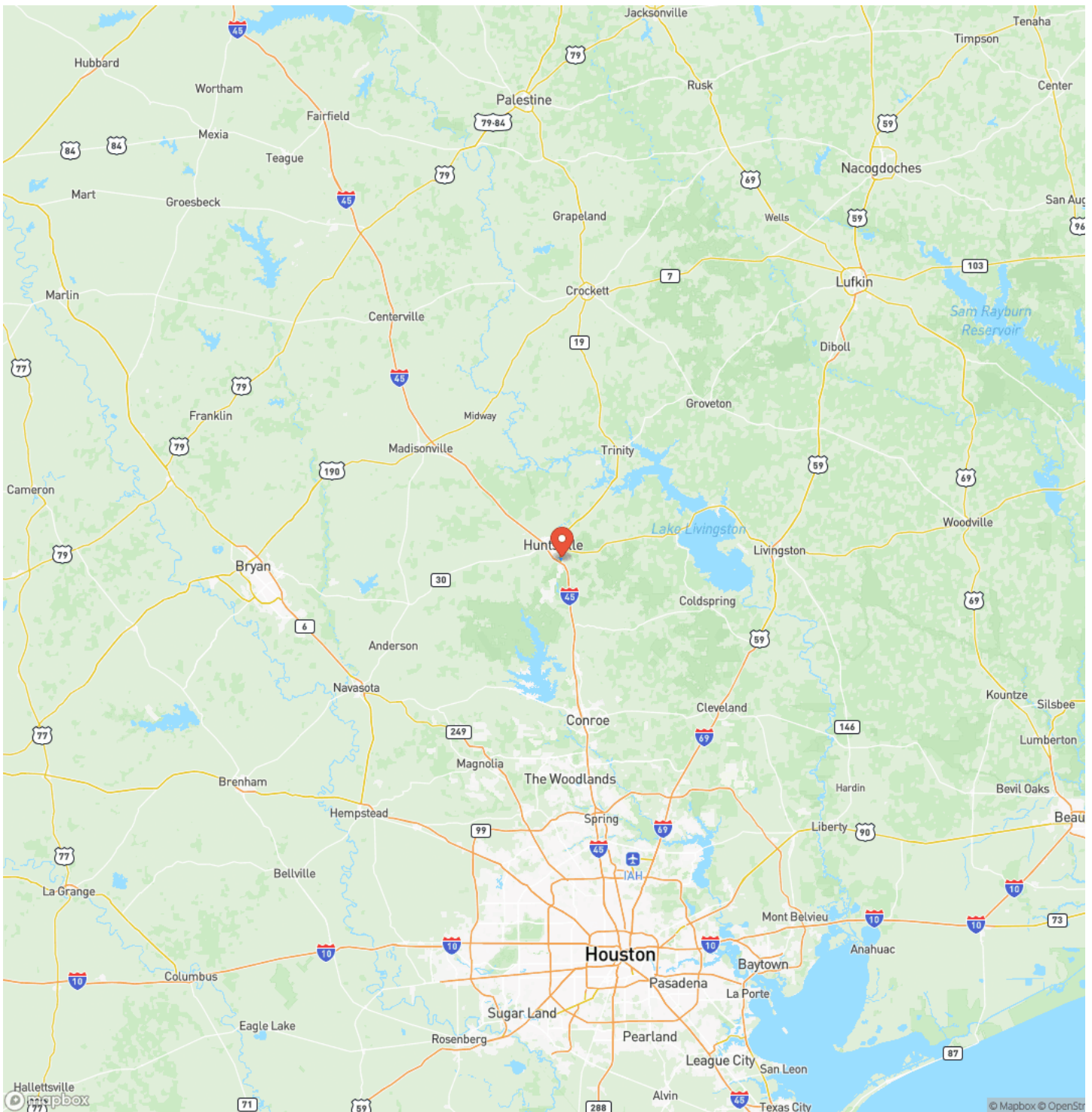
## Locator Map



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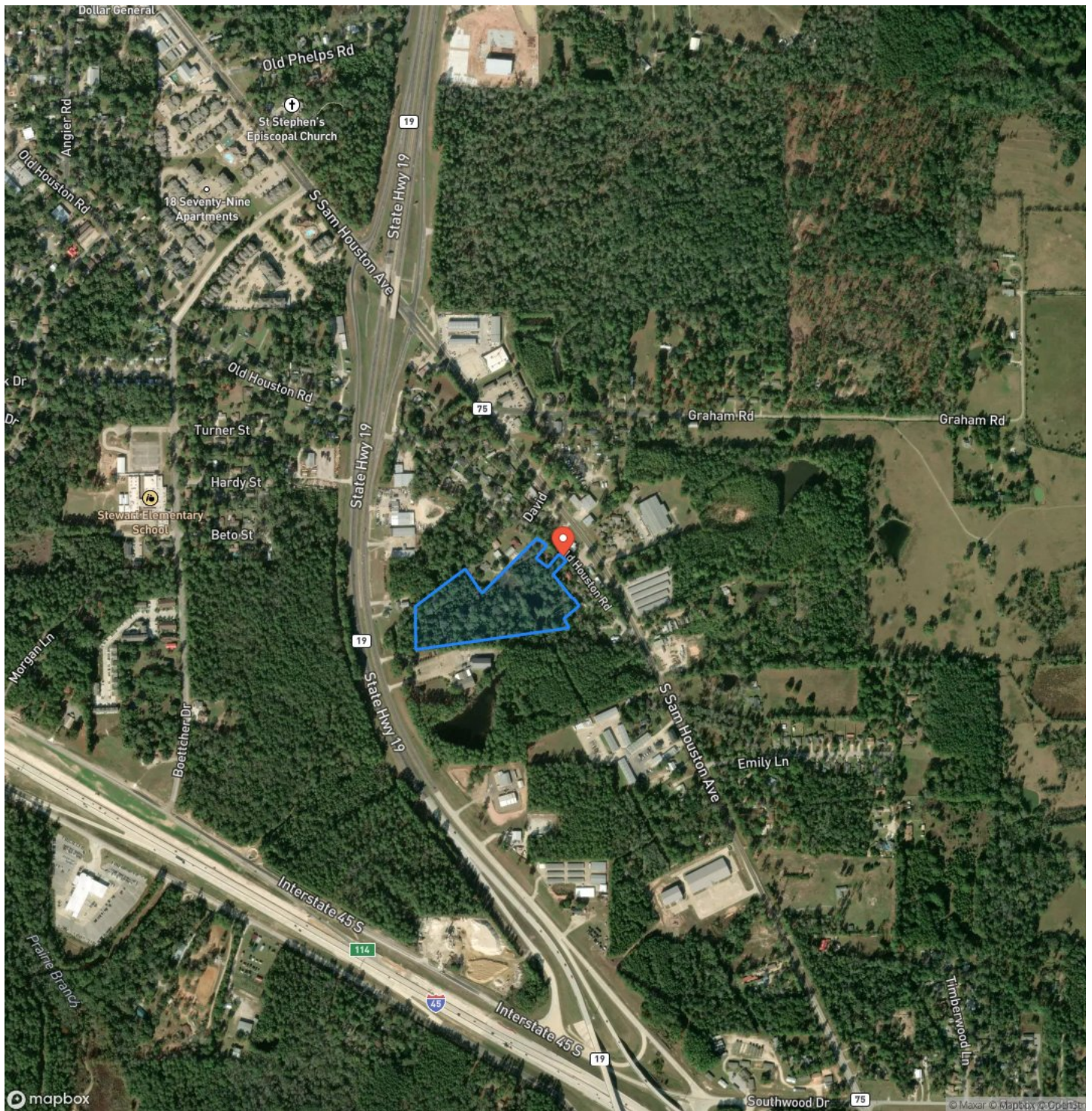


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## Satellite Map



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## 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



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**<https://homelandprop.com/>**

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## **DISCLAIMERS**

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**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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