

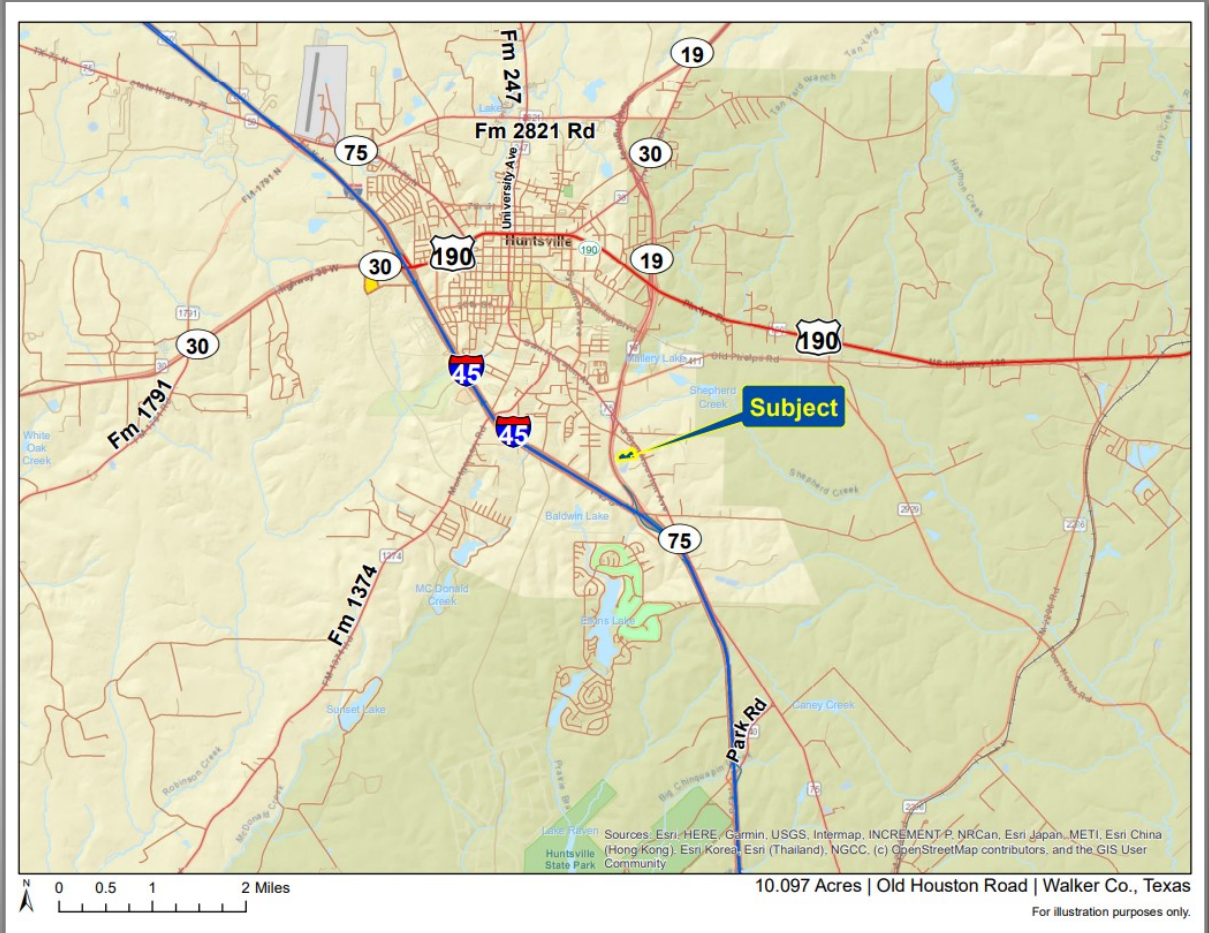
DISCLAIMER: The information contained herein has been obtained from sources that we deem reliable. Homeland Properties, Inc. makes no guarantees or representations to the completeness or accuracy of the data. Property information can be subject to change and/or omissions. The property owner reserves the right to sell/withdraw this listing or change the price at anytime without notice during the marketing period.

FOR MORE INFORMATION CONTACT:

JC Hearn CCIM, ALC, RENE Homeland Properties
936-581-4049 / jchearn@homelandprop.com

KEY FEATURES

- This accessibility development site offers paved road frontage on Old Houston Rd. with easy access to Interstate 45, State Hwy 19, and State Hwy 75 S.
- Currently zoned for industrial use, the site accommodates a variety of applications.
- Utilities, including electricity, water, and sewer are available. 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.



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COMMERCIAL

COMMERCIAL LAND FOR SALE

10.097 Acres Old Houston Rd
Huntsville, Texas



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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*

Agent Remarks

Buyer &/or agents must notify Homeland Properties of intent to view/tour & make advance appointment. A minimum of 24 hours' notice is required. Buyers must be accompanied by broker or agent. Licensed co-brokers are welcome to show this property by advance appointment and will receive a co-broker fee if the co-broker accompanies their buyer from the first contact to the closing of a sale. Prequalification or Proof of funds are required with all offers. Please send offers to jchearn@homelandprop.com.



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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.



Sam Houston
State University



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