

1.22 Acres | 1206 20th St  
1206 20th Street  
Huntsville, TX 77340

**\$995,000**  
1.220± Acres  
Walker County



**MORE INFO ONLINE:**  
[www.homelandprop.com](http://www.homelandprop.com)



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**Huntsville, TX / Walker County**

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**SUMMARY**

**Address**

1206 20th Street

**City, State Zip**

Huntsville, TX 77340

**County**

Walker County

**Type**

Commercial

**Latitude / Longitude**

30.7128865 / -95.551939

**Dwelling Square Feet**

11109

**Acreage**

1.220

**Price**

\$995,000

**Property Website**

<https://homelandprop.com/property/1-22-acres-1206-20th-st-walker-texas/74238/>



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## **PROPERTY DESCRIPTION**

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**Rare Investment Opportunity!**

**Prime investment location only seconds from Sam Houston State University.**

**This property currently has 15 multifamily units and approximately .6 acre of additional land making it an attractive investment or covered land play. The property currently has 12" & 8" sewer lines onsite with additional 6" sewer line along street frontage. 12" water line available on 20th St. One of the few remaining sites allowing for High-density Residential.**

**Do not miss this opportunity. Contact us today!**

## **PROPERTY FEATURES**

- **Located only seconds from Sam Houston Ave & Sam Houston State University (one of the fastest growing colleges in Texas).**
- **Current Income from Multifamily Units.**
- **All Utilities Available**
- **One of the few remaining sites of this size available near SHSU (approximately 1.22 acres)**
- **Close to Retail, Restaurants, & Parks making it attractive to tenants/customers.**

## **MARKET HIGHLIGHTS**

**Huntsville, Tx 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 and spending in this location.**

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**Demographics 1 Mile 3 Mile 5 Mile**

**Total Population 2024 17,096 40,780 51,031**

**Total Daytime Population 18,797 40,079 48,521**

**Average HH Income \$37,340 \$53,105 \$65,429**

**\*Demographic data derived from 2024 STDB**

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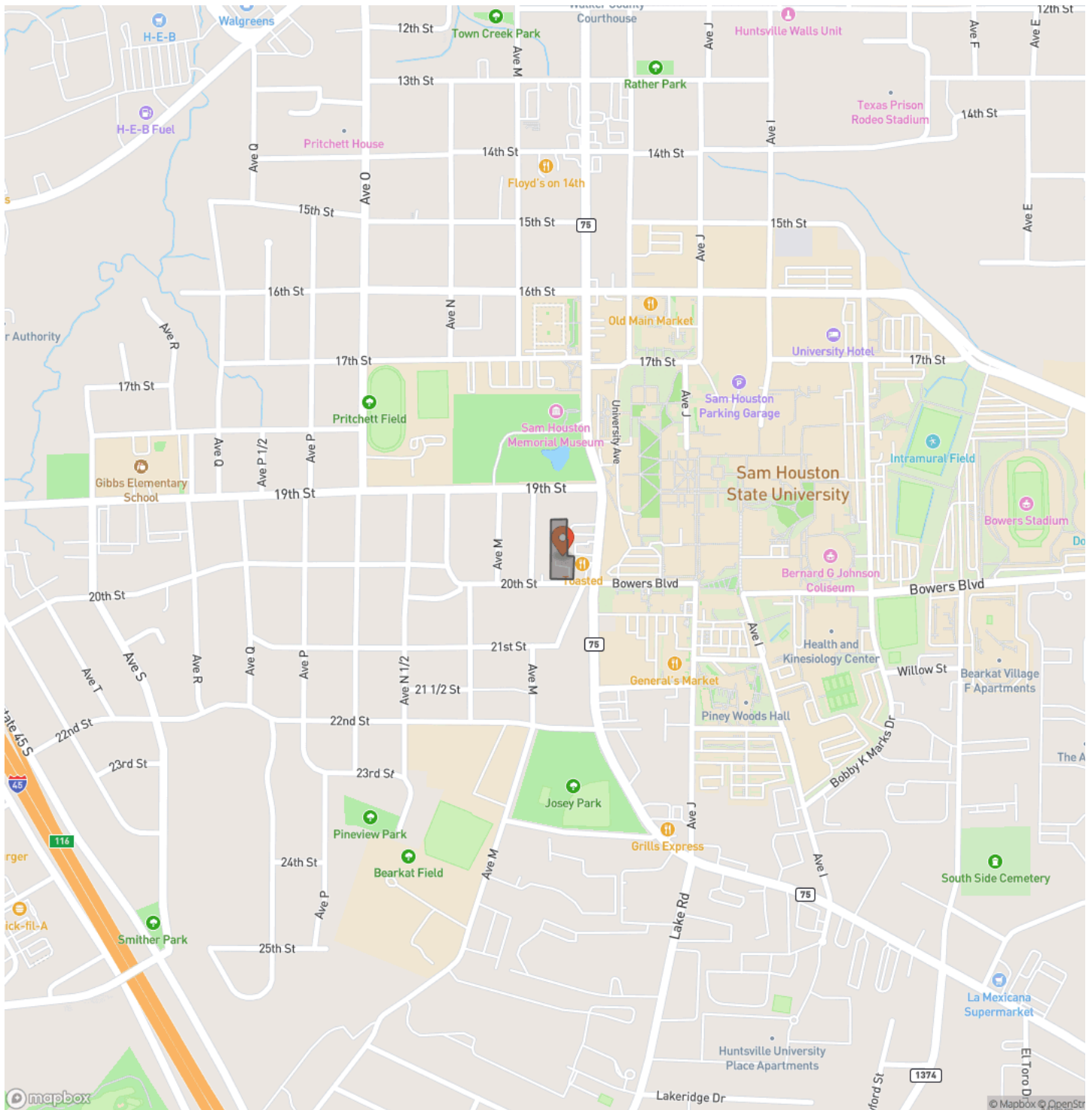
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## Locator Map



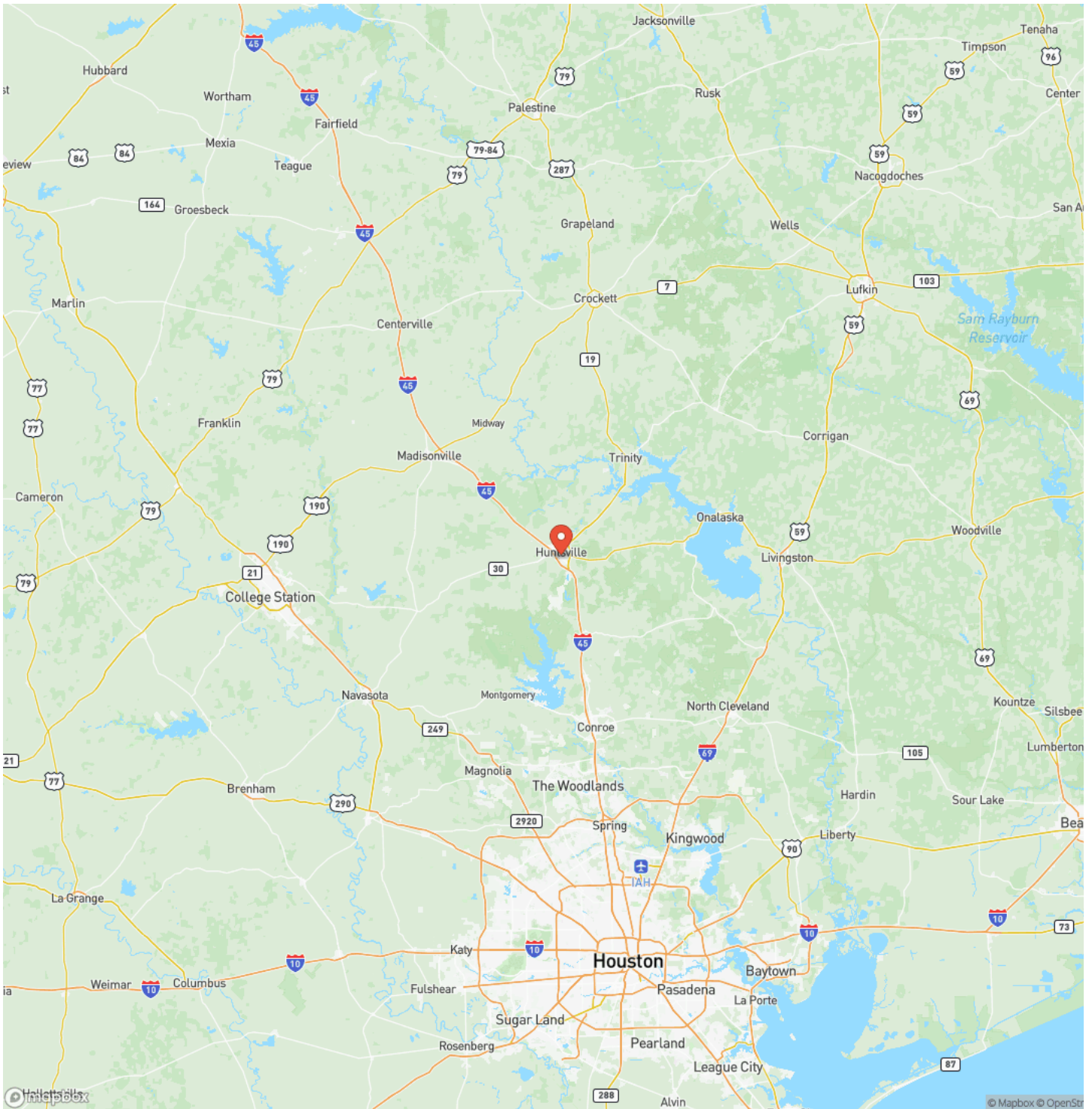
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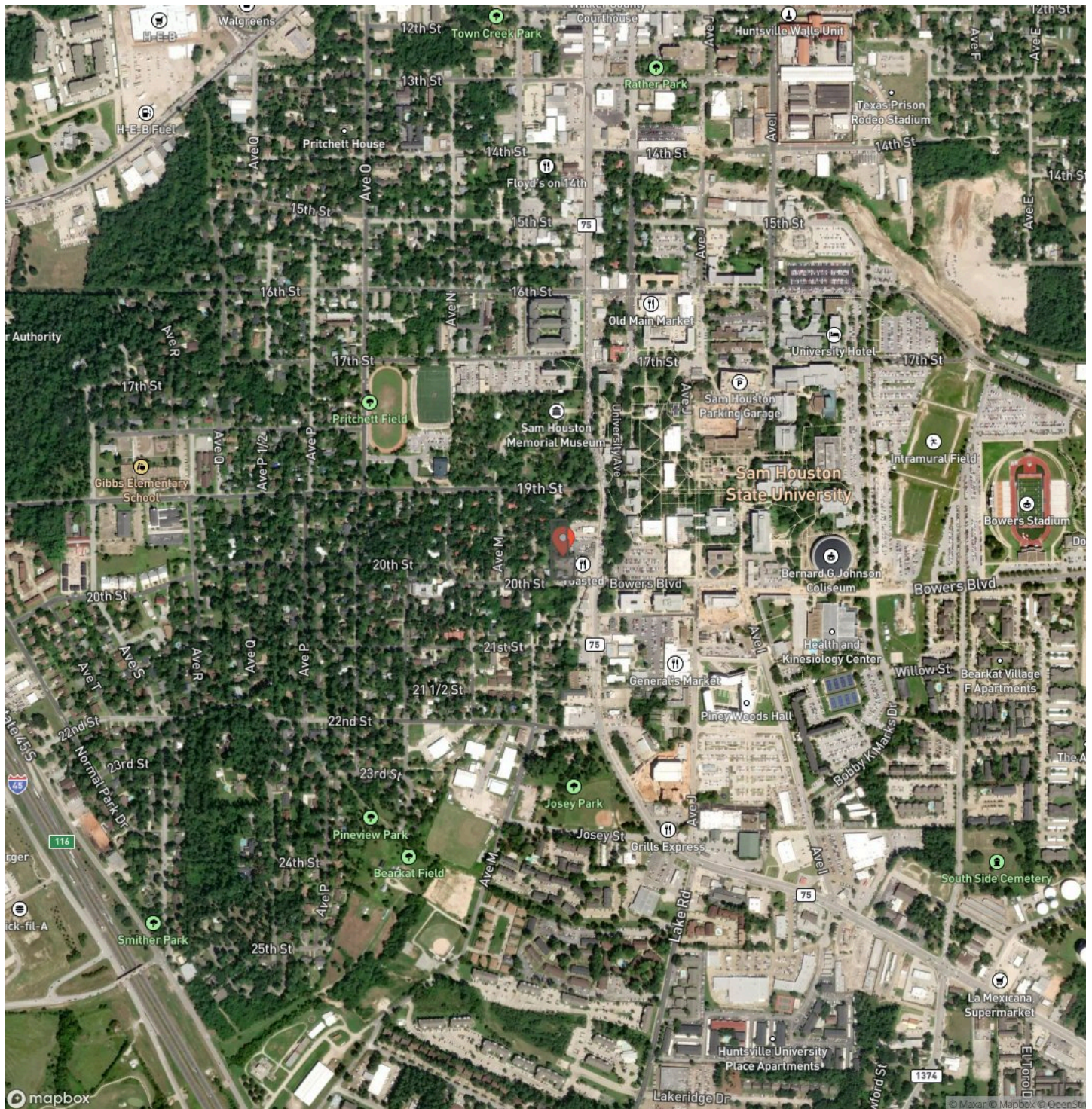


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## Satellite Map





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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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## 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.





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



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