

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

\$995,000
1.220± Acres
Walker County



**1.22 Acres | 1206 20th St
Huntsville, TX / Walker County**

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/>



PROPERTY DESCRIPTION

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.

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**



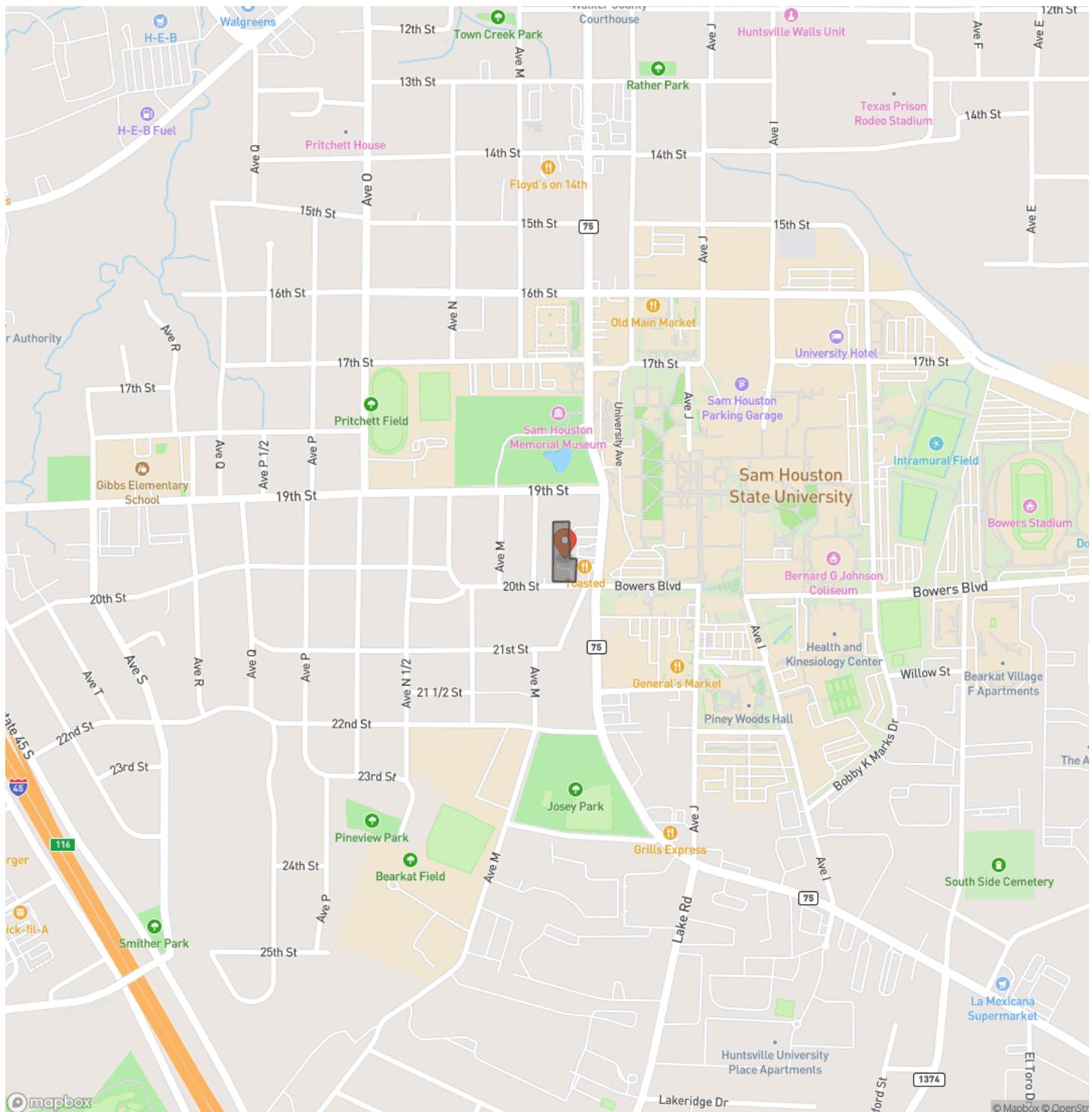
MORE INFO ONLINE:

www.homelandprop.com

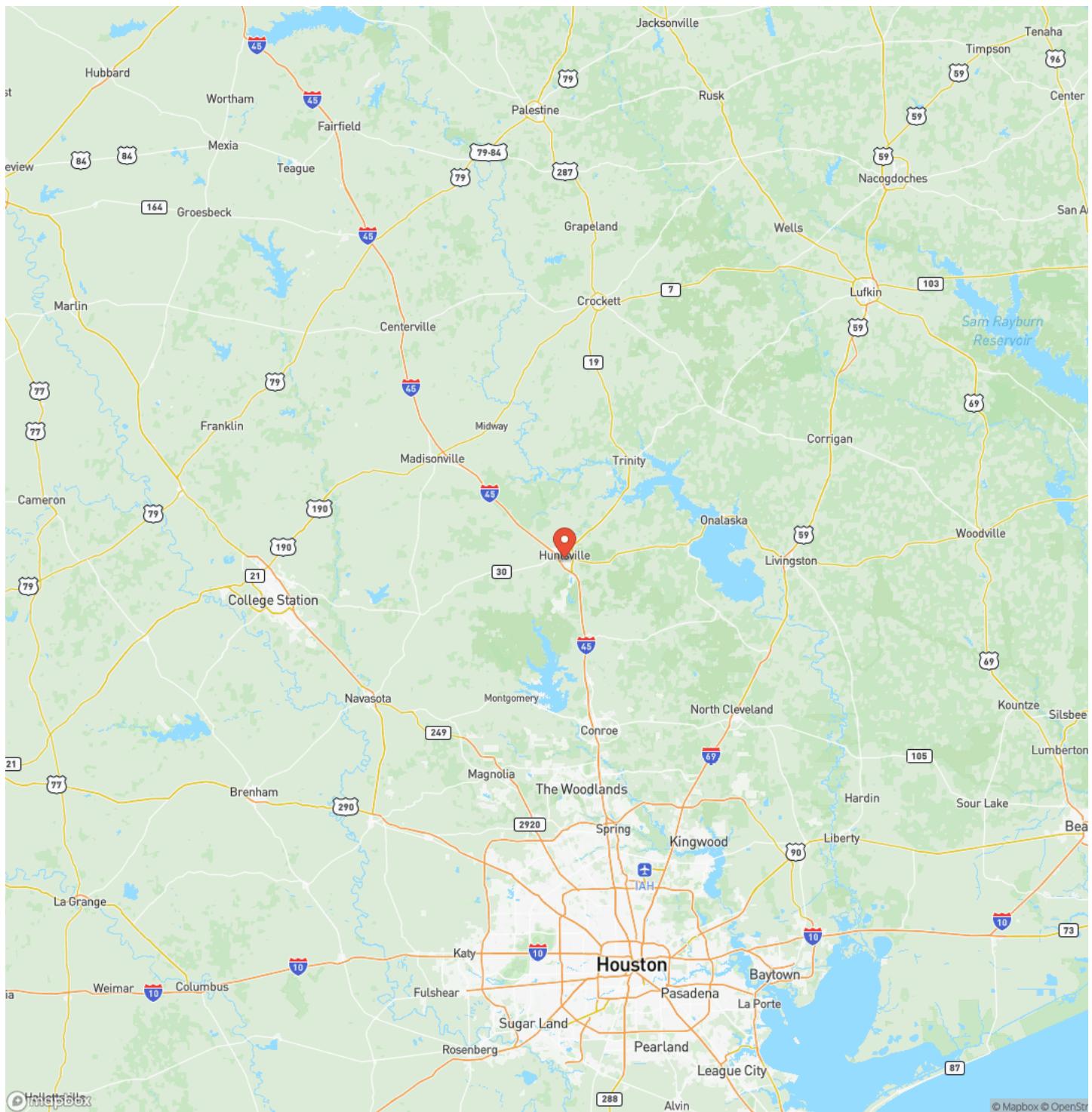
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Locator Map

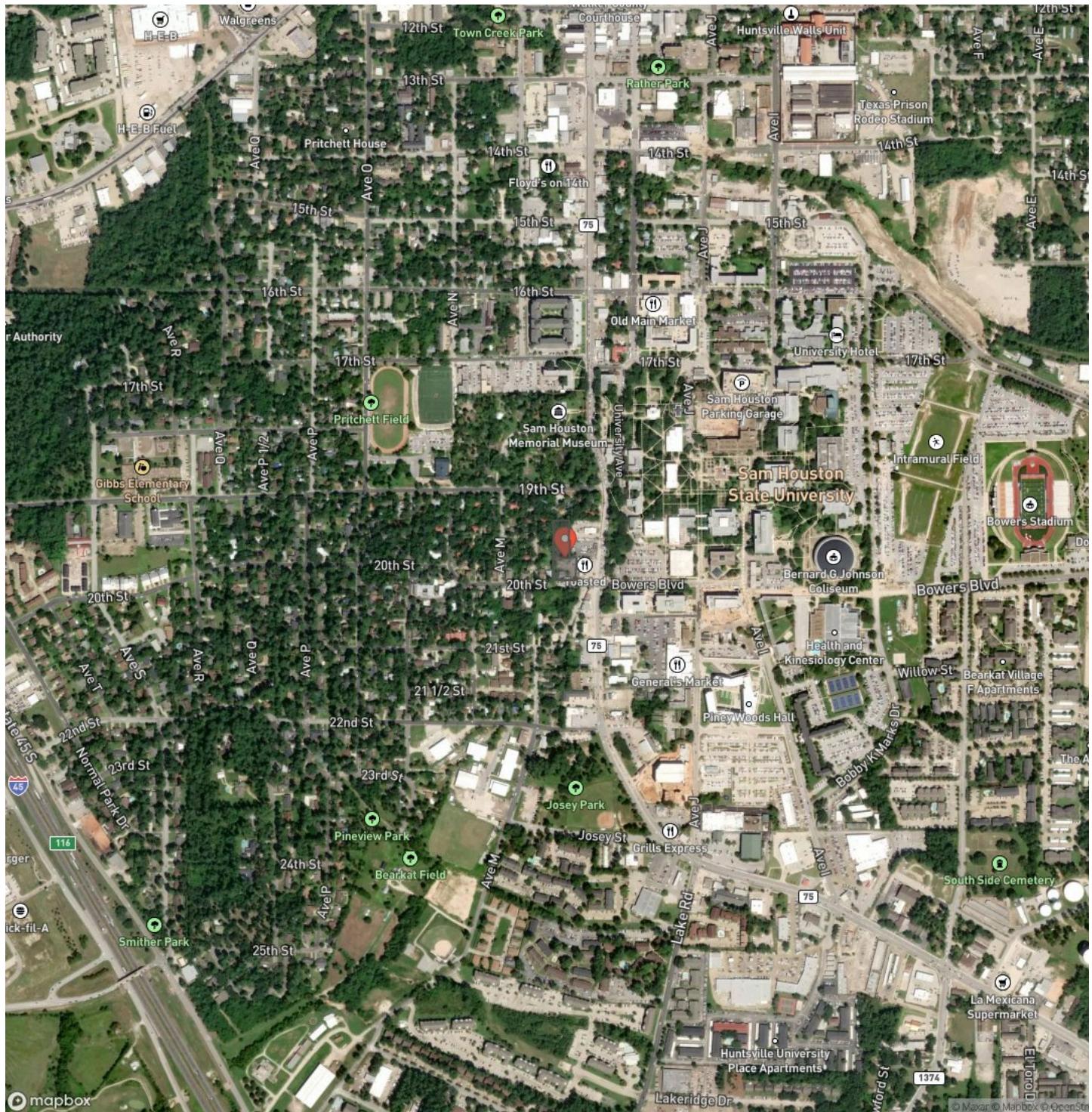


Locator Map



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Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

JC Hearn

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1600 Normal Park Dr

City / State / Zip

NOTES



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NOTES



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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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