

11 Acres | I-45 Frontage & Powell Rd.  
I-45 Frontage Road & Powell Road  
Huntsville, TX 77340

**\$4,312,440**  
11± Acres  
Walker County



11 Acres | I-45 Frontage & Powell Rd.

Huntsville, TX / Walker County

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**SUMMARY**

**Address**

I-45 Frontage Road & Powell Road

**City, State Zip**

Huntsville, TX 77340

**County**

Walker County

**Type**

Commercial, Business Opportunity

**Latitude / Longitude**

30.689869 / -95.544084

**Acreage**

11

**Price**

\$4,312,440

**Property Website**

<https://homelandprop.com/property/11-acres-i-45-frontage-powell-rd-walker-texas/90124/>



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**PROPERTY DESCRIPTION**

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**Excellent location in the path of progress with good visibility on Interstate 45N (50,339 AADT) at the entrance to Huntsville.**

**This property's location allows good access and includes a hard corner with dual frontage on I-45 Frontage Rd. (3,300 AADT) and Powell Rd.**

**Water, sewer, & electricity on site with 12" water main and 15" sewer main in proximity.**

**Location and zoning make it a candidate for Industrial development.**

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

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**The seller will also consider a ground lease of the property to approved parties.**

**Please contact the listing agent to apply.**

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**Utilities:** Electricity Available, Water Available, Cable Available, Phone Available

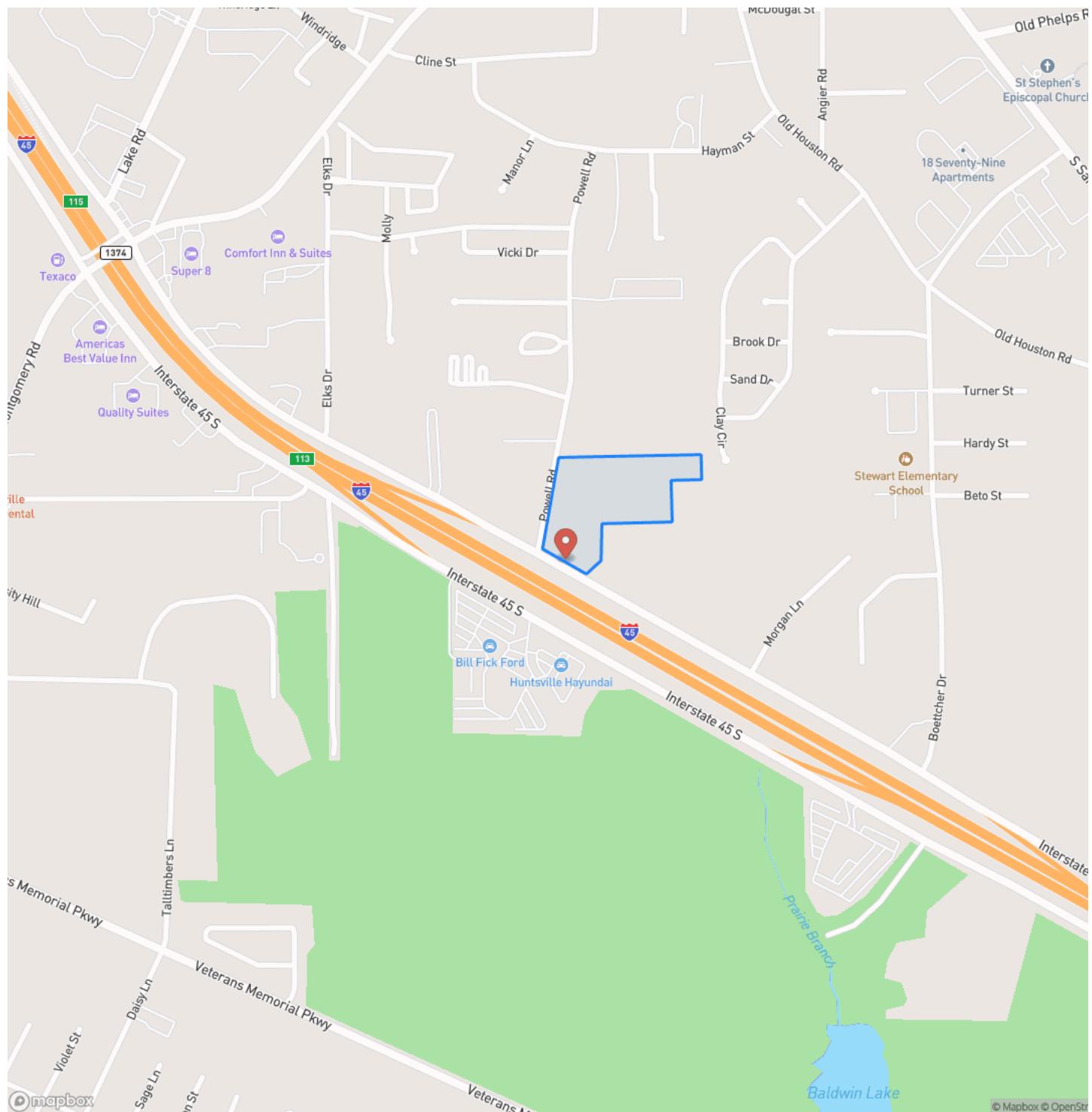
**School District:** Huntsville ISD

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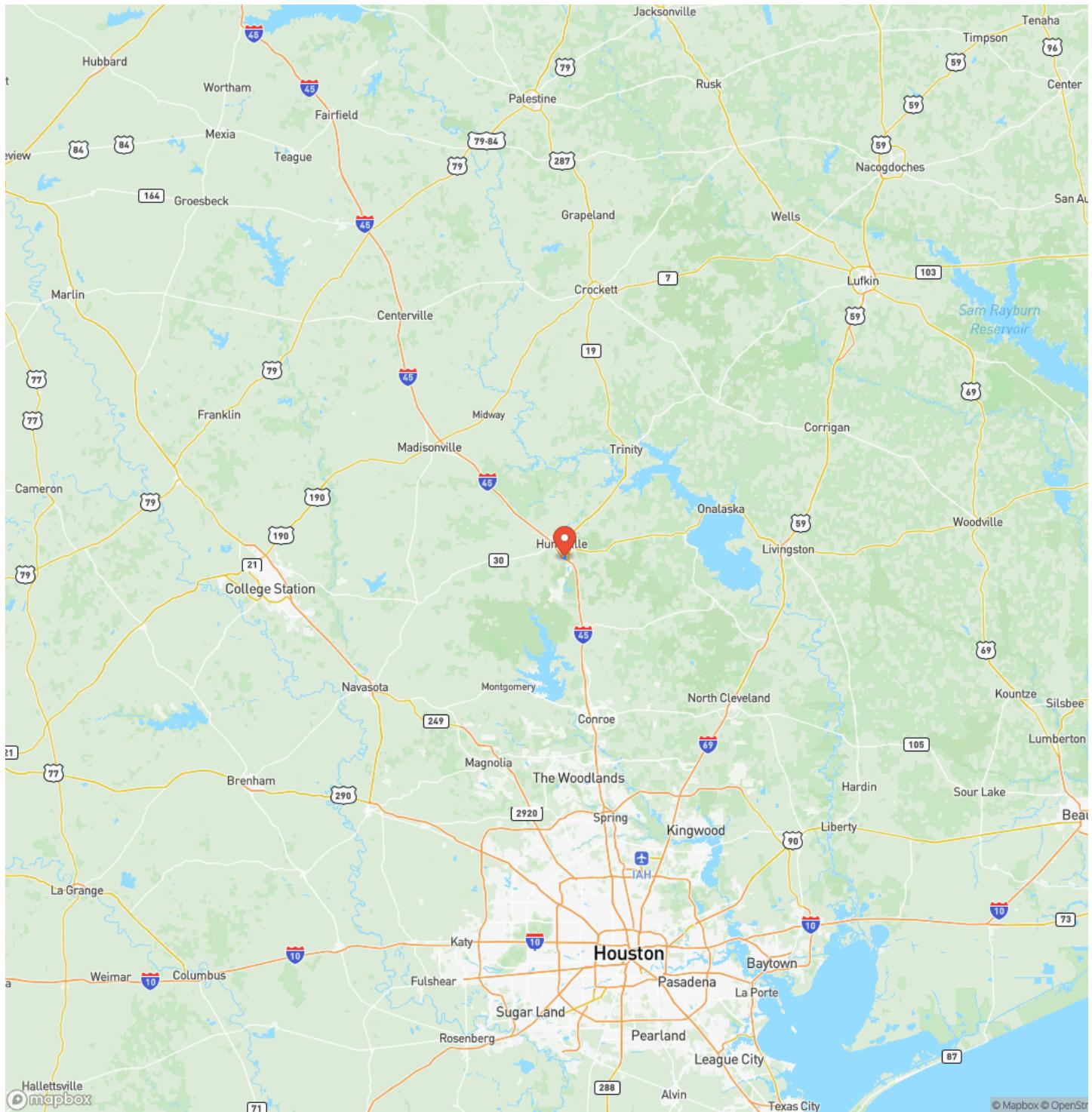
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## Locator Map



## 11 Acres | I-45 Frontage & Powell Rd. Huntsville, TX / Walker County

## Locator Map

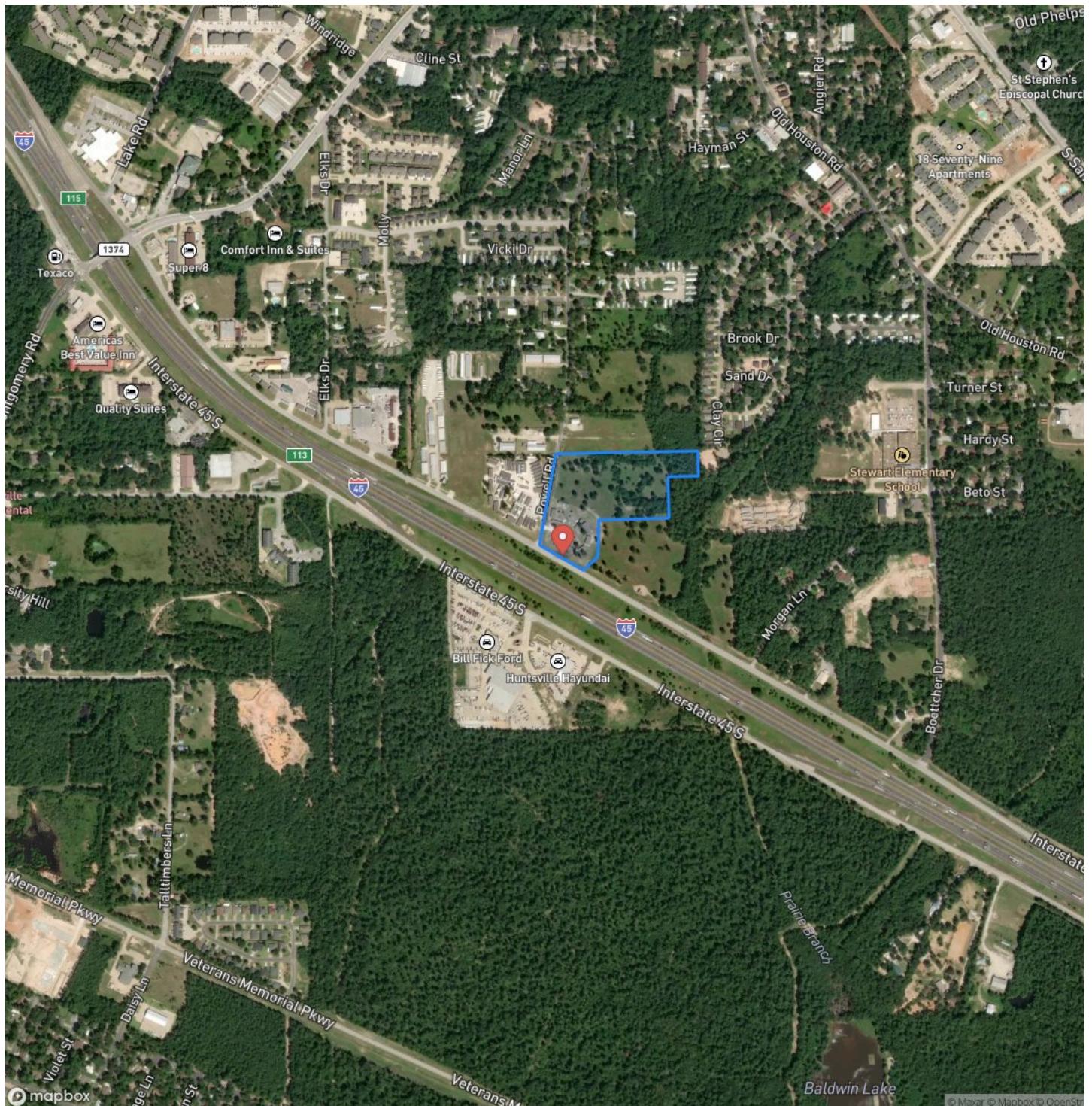


## **MORE INFO ONLINE:**

[www.homelandprop.com](http://www.homelandprop.com)

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## Satellite Map



## 11 Acres | I-45 Frontage & Powell Rd. 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



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

**Tax Disclaimer:** Approximately \$5/Acre/Year with Timber Exemption. 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.



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