

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

\$4,312,440
11± Acres
Walker County



MORE INFO ONLINE:
www.homelandprop.com

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

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

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!

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

Please contact the listing agent to apply.

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

School District: Huntsville ISD



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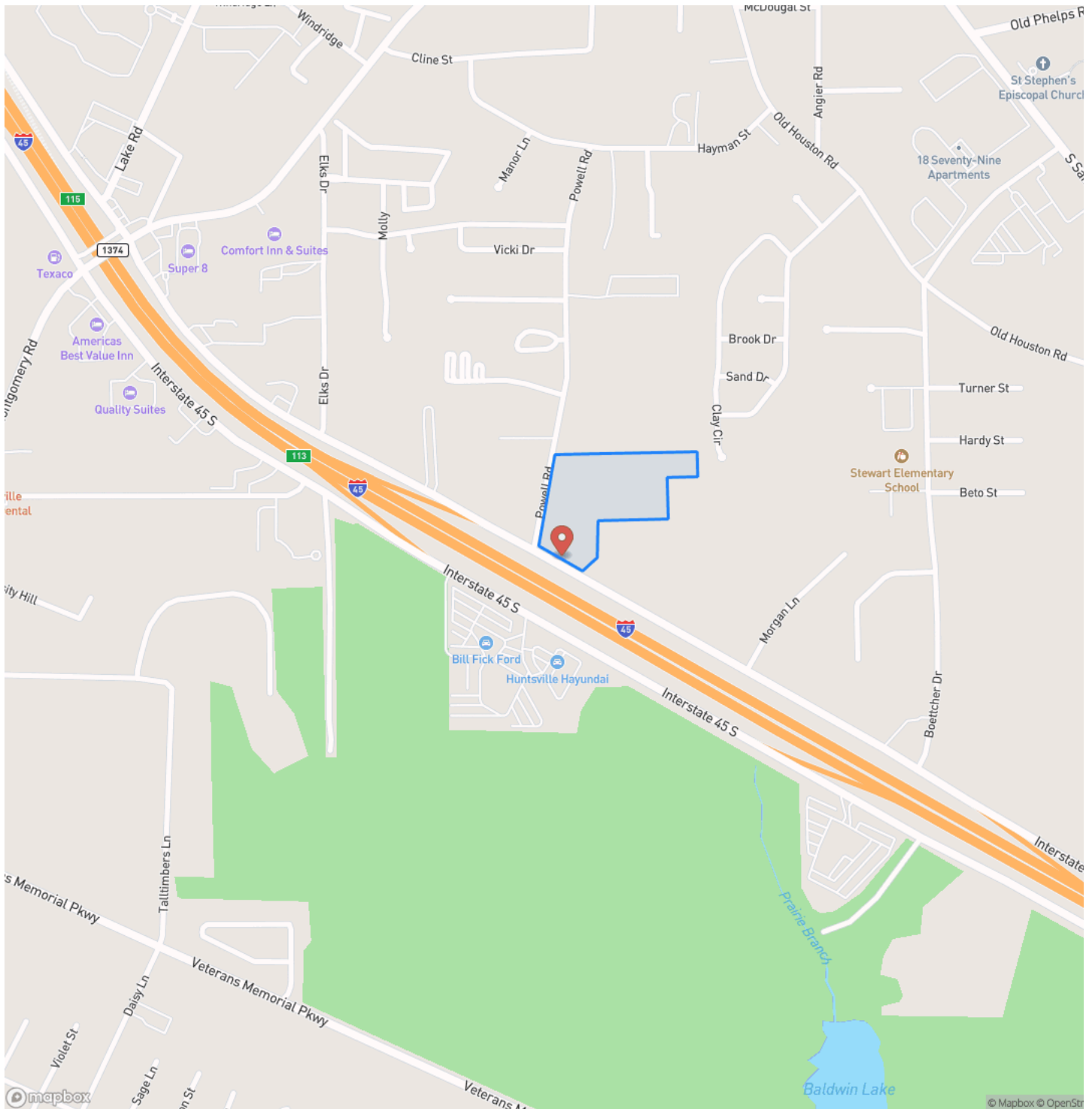
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Locator Map

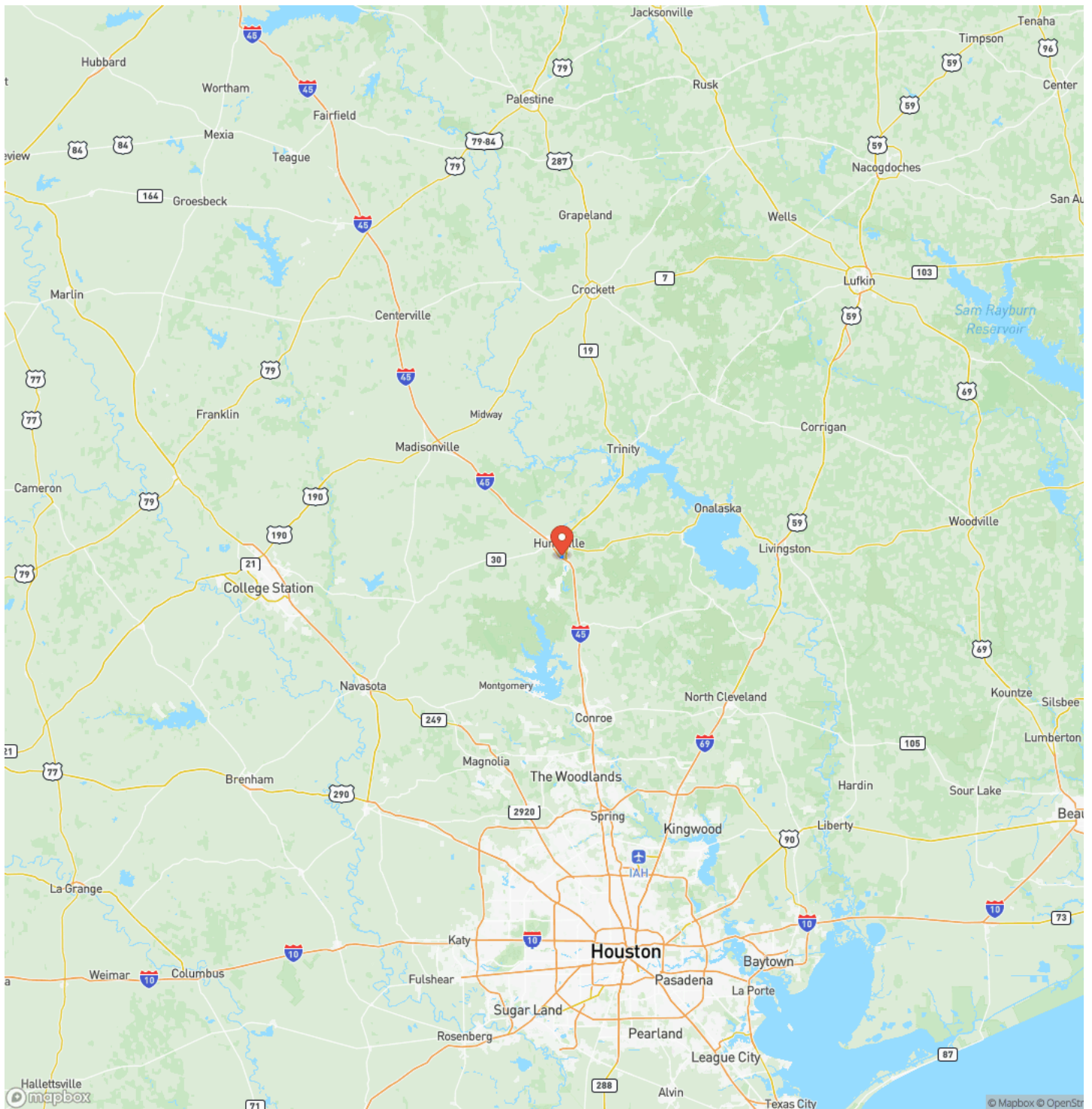


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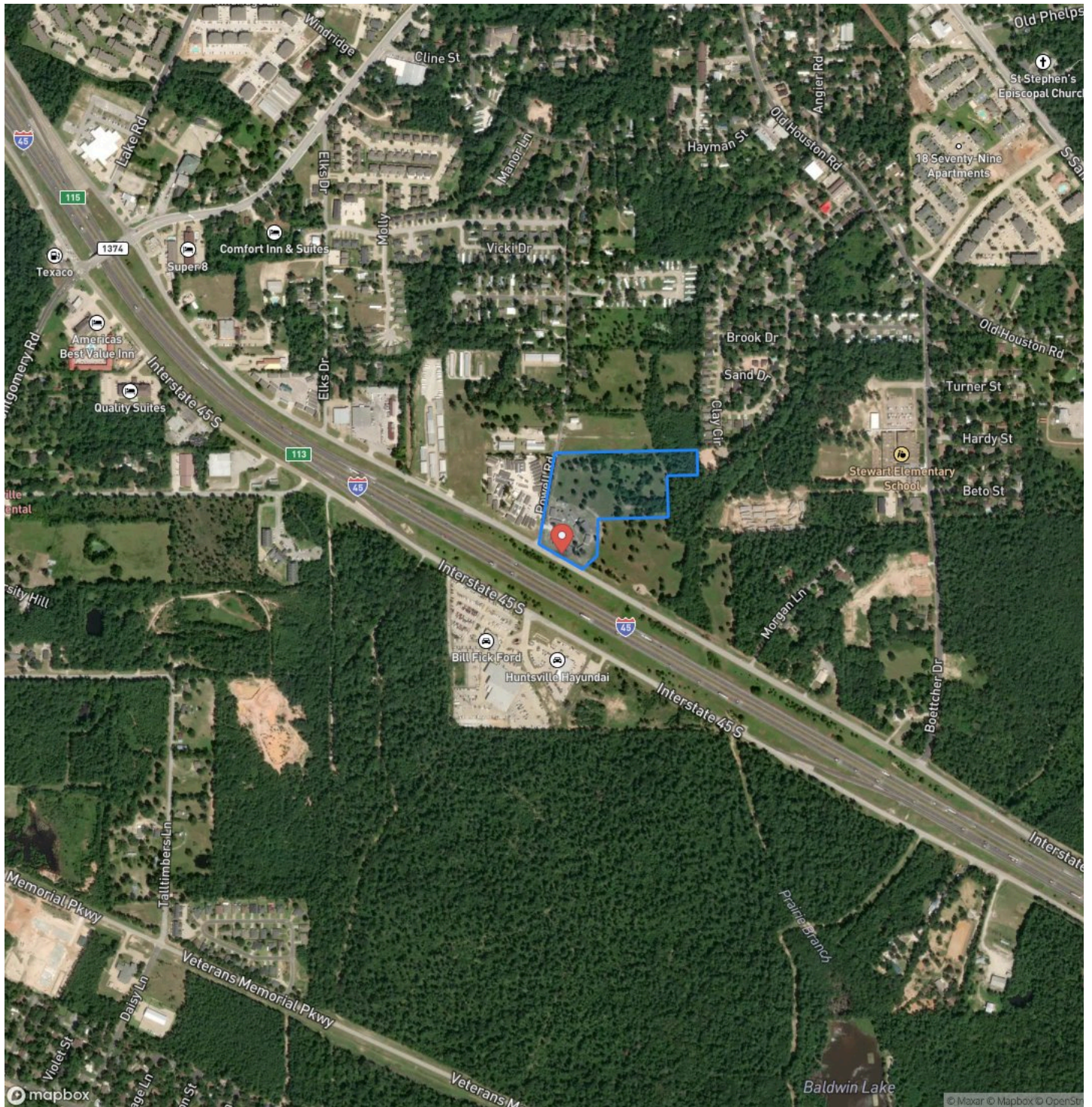
Locator Map



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Satellite Map



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