

85 & 89 Kalyn Road | Walker County
85 & 89 Kalyn Road
Huntsville, TX 77340

\$450,000
2± Acres
Walker County



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Huntsville, TX / Walker County

SUMMARY

Address

85 & 89 Kalyn Road

City, State Zip

Huntsville, TX 77340

County

Walker County

Type

Undeveloped Land

Latitude / Longitude

30.7022028375 / -95.4224810602

Dwelling Square Feet

7024

Acreage

2

Price

\$450,000

Property Website

<https://homelandprop.com/properties/85-89-kalyn-road-walker-county>



PROPERTY DESCRIPTION

Unique Investment Opportunity!

This established 8-unit multifamily property is located only minutes from Huntsville. It includes 5 mobile homes (2/1) and 3 site-built homes (2-2/2 & 1-2/1) on 2 acres of property with paved road frontage. Both the 2 bedroom/2 full bath homes were built in 2017 with the remaining units from the 1980s. All units are currently on community water, but there is also an existing well onsite. Three units utilize aerobic septic with the remaining 5 on conventional. The seller has been actively involved in maintaining the property, and there have been updates to many of the older units. There is strong rental demand in this area at this price point; units rent quickly.

Do not miss this opportunity. Contact us today!

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 housing and economic growth in this area.

DEMOGRAPHICS: 1 Mile 3 Mile 5 Mile

Total Population 2023 521 2,160 4,182

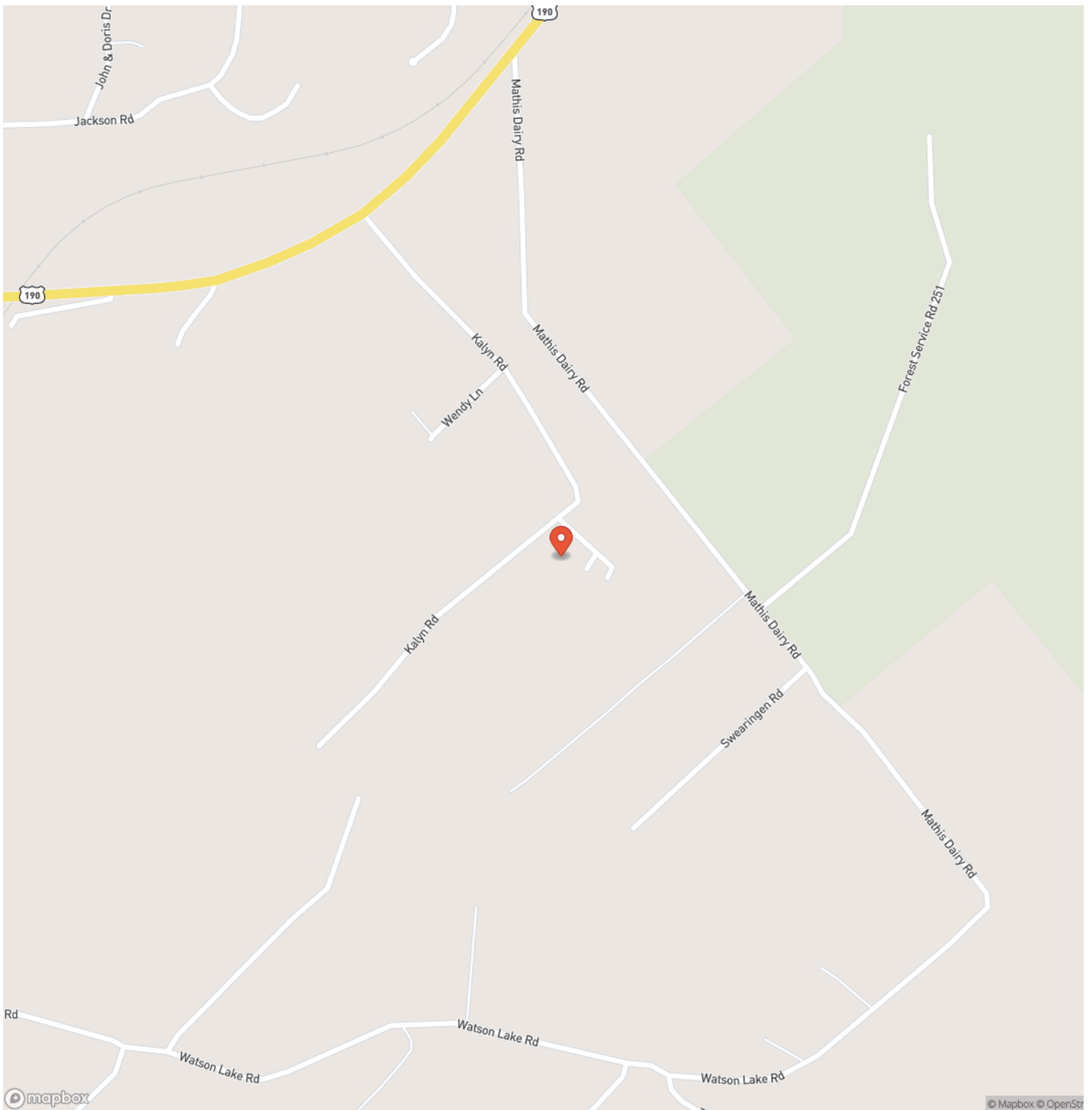
Total Daytime Population 328 1,377 2,900

Average HH Income \$67,116 \$63,947 \$67,157

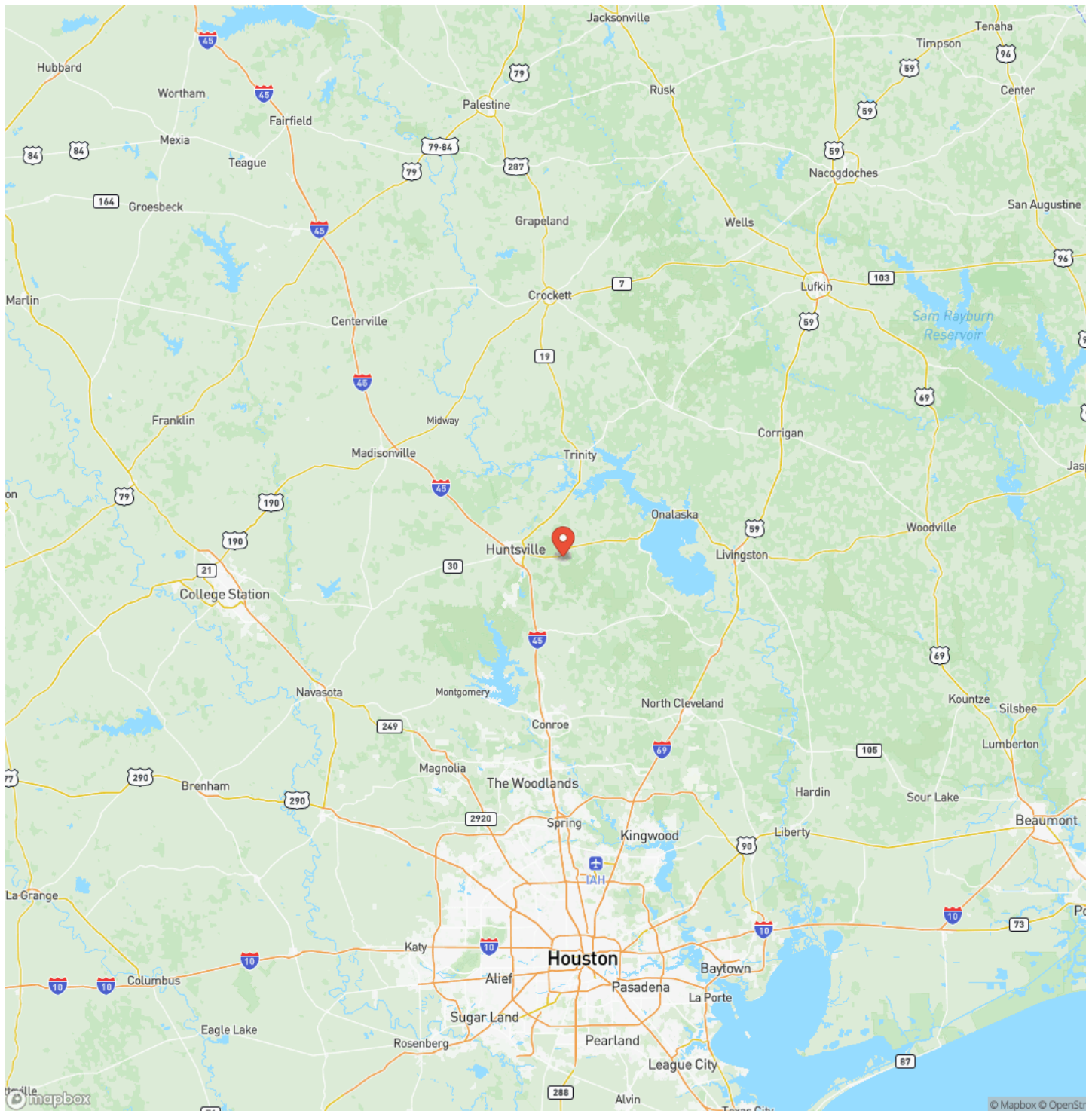
**Demographic data derived from 2023 STDB*



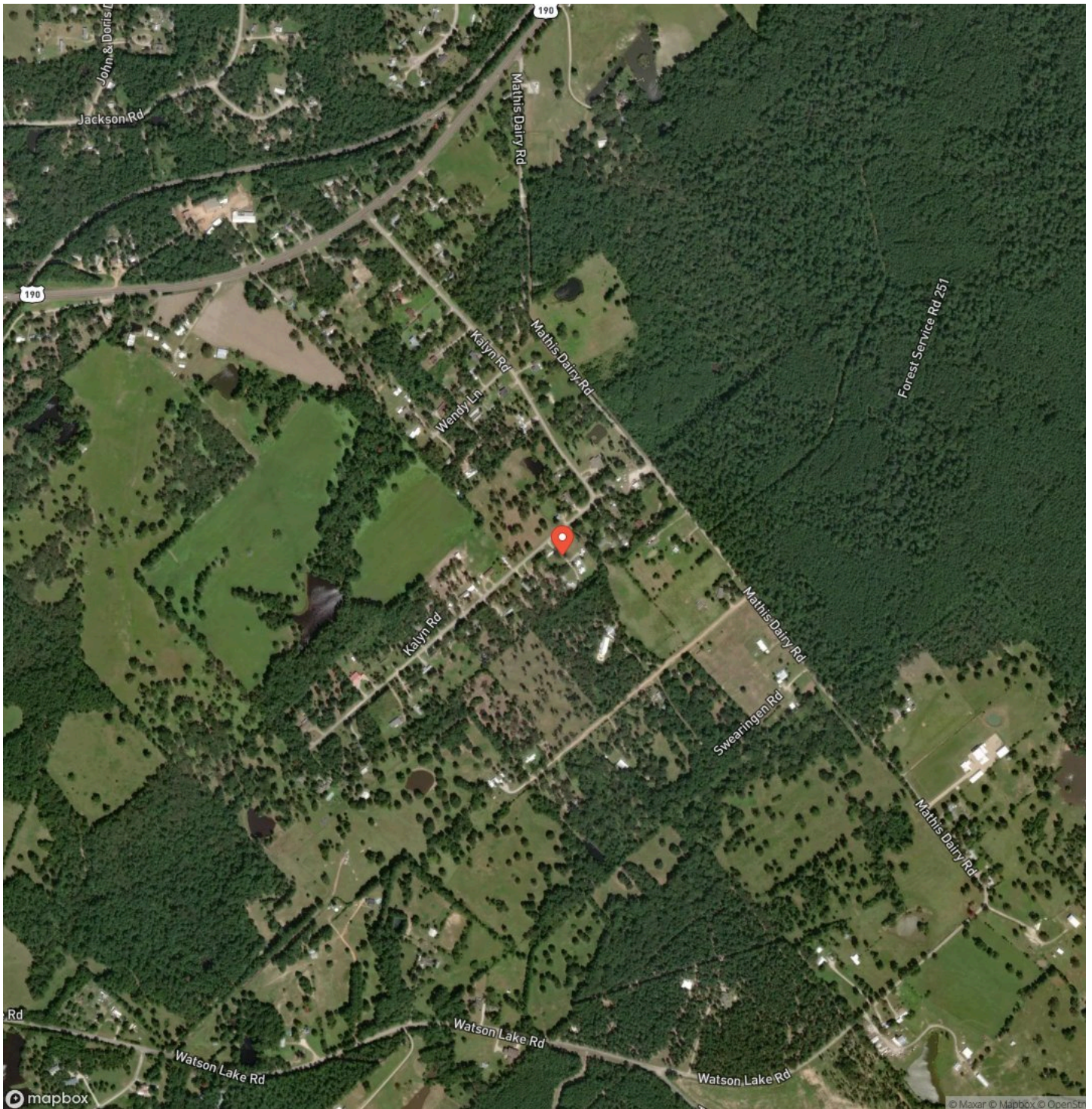
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

JC Hearn

Mobile

(936) 581-4049

Email

JCHearn@homelandprop.com

Address

City / State / Zip

Huntsville, TX 77340

NOTES

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DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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