

50 Acres | Highway 190 & Highway 19
Highway 190
Huntsville, TX 77340

\$2,021,733
50.67± Acres
Walker County



**50 Acres | Highway 190 & Highway 19
Huntsville, TX / Walker County**

SUMMARY

Address

Highway 190

City, State Zip

Huntsville, TX 77340

County

Walker County

Type

Undeveloped Land, Commercial

Latitude / Longitude

30.71523 / -95.523122

Taxes (Annually)

\$646

Acreage

50.67

Price

\$2,021,733

Property Website

<https://homelandprop.com/property/50-acres-highway-190-highway-19/walker/texas/97408/>



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PROPERTY DESCRIPTION

TRANSITIONAL large, corner, acreage tract within the City of Huntsville, Texas. Big access, frontage, and exposure at the US 190/SH 19 intersection! Utilities available subject to usage and capacity. Hill top middle front sloping to Tanyard Creek along NE boundary. Very developable for residential, multi family, commercial, multi-use. Wooded with mixed tree species to shape the perfect landscape. Annual Average Daily Traffic (AADT) Traffic Counts for 2024 were 11,678 along Highway 190 and 15,252 along Highway 19 at this intersection.

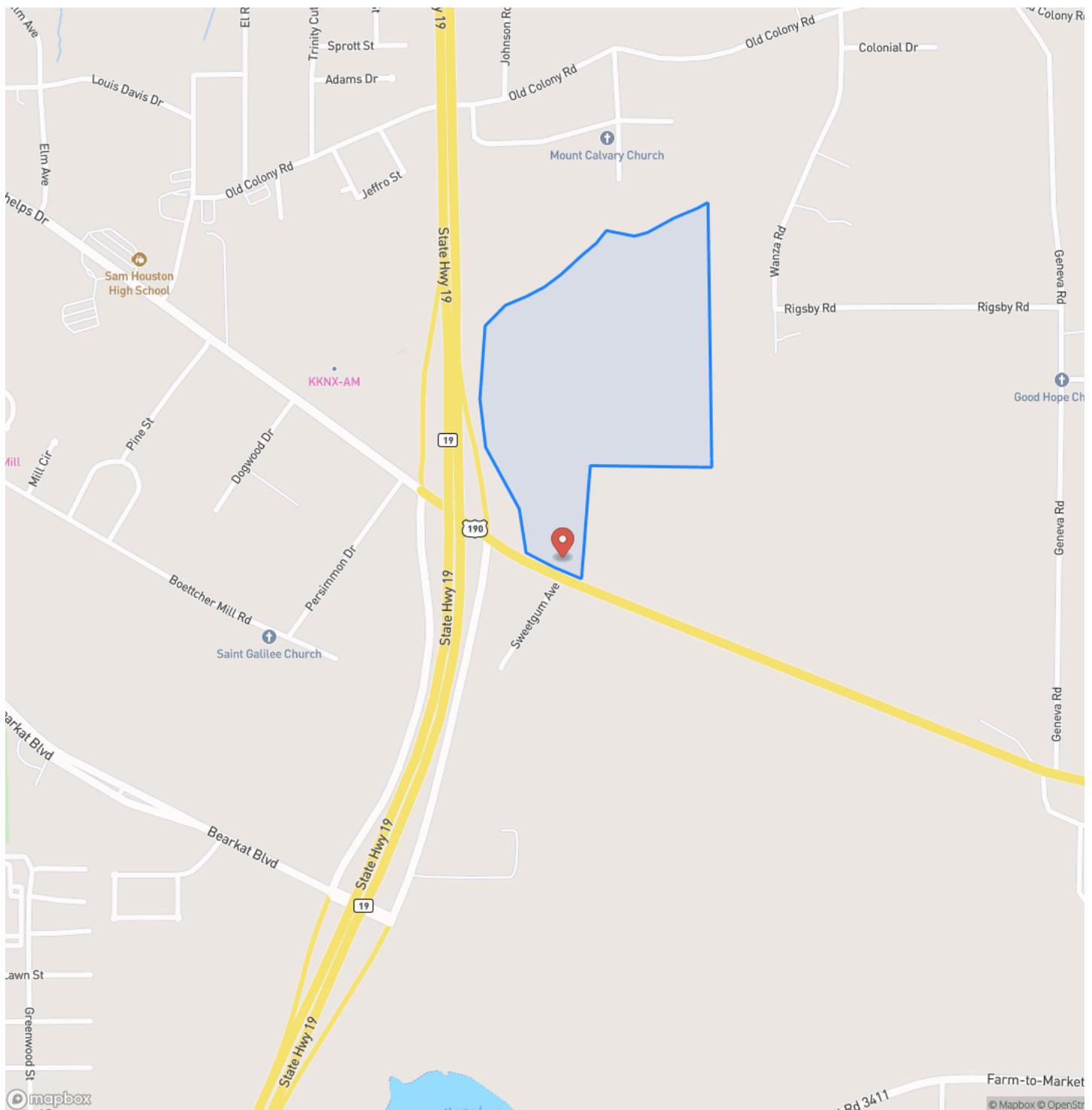
Utilities: Electric available, Water available, Sewer available

Utility Providers: Sam Houston Electric Cooperative, City of Huntsville WSC

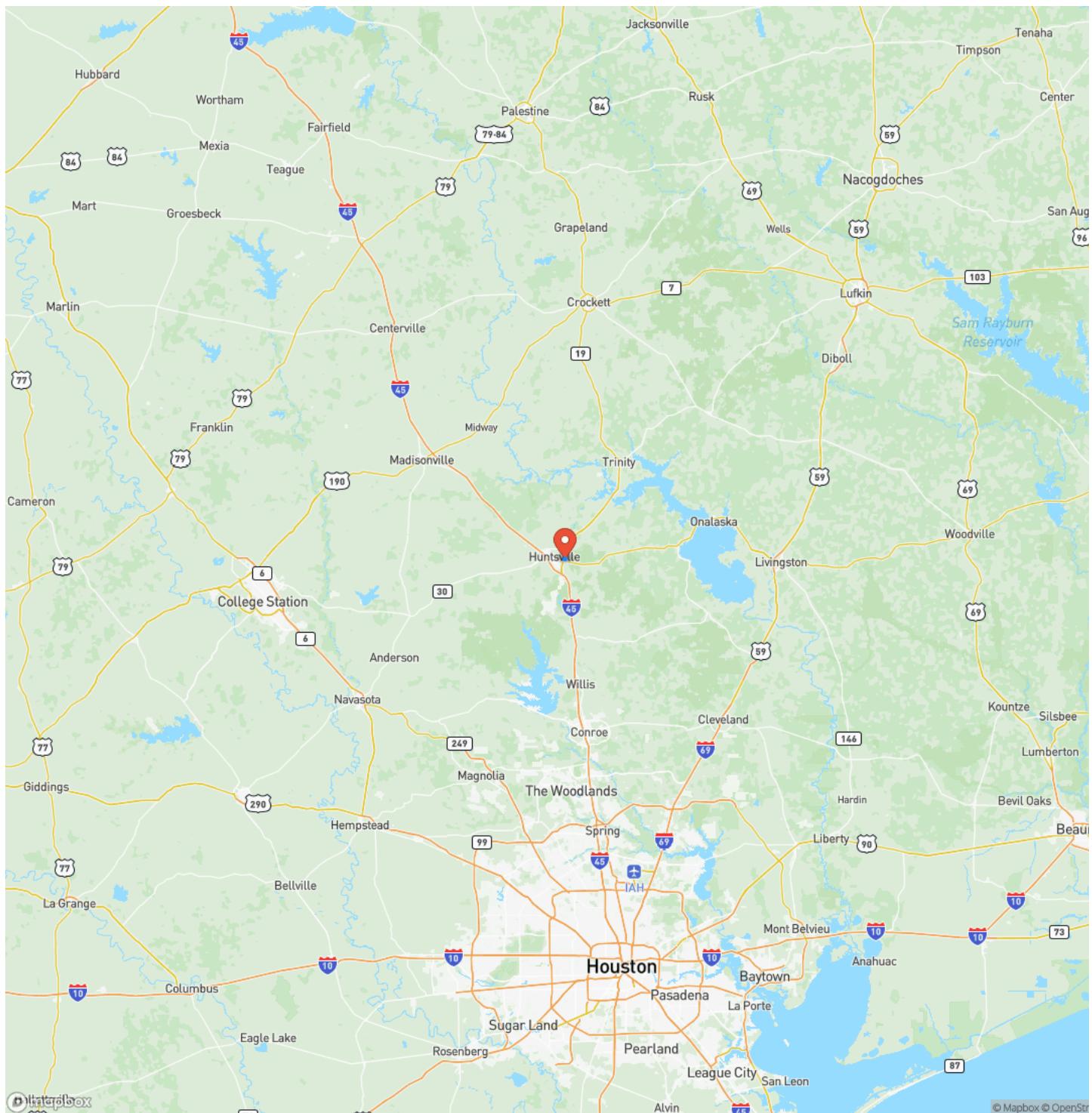
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Locator Map

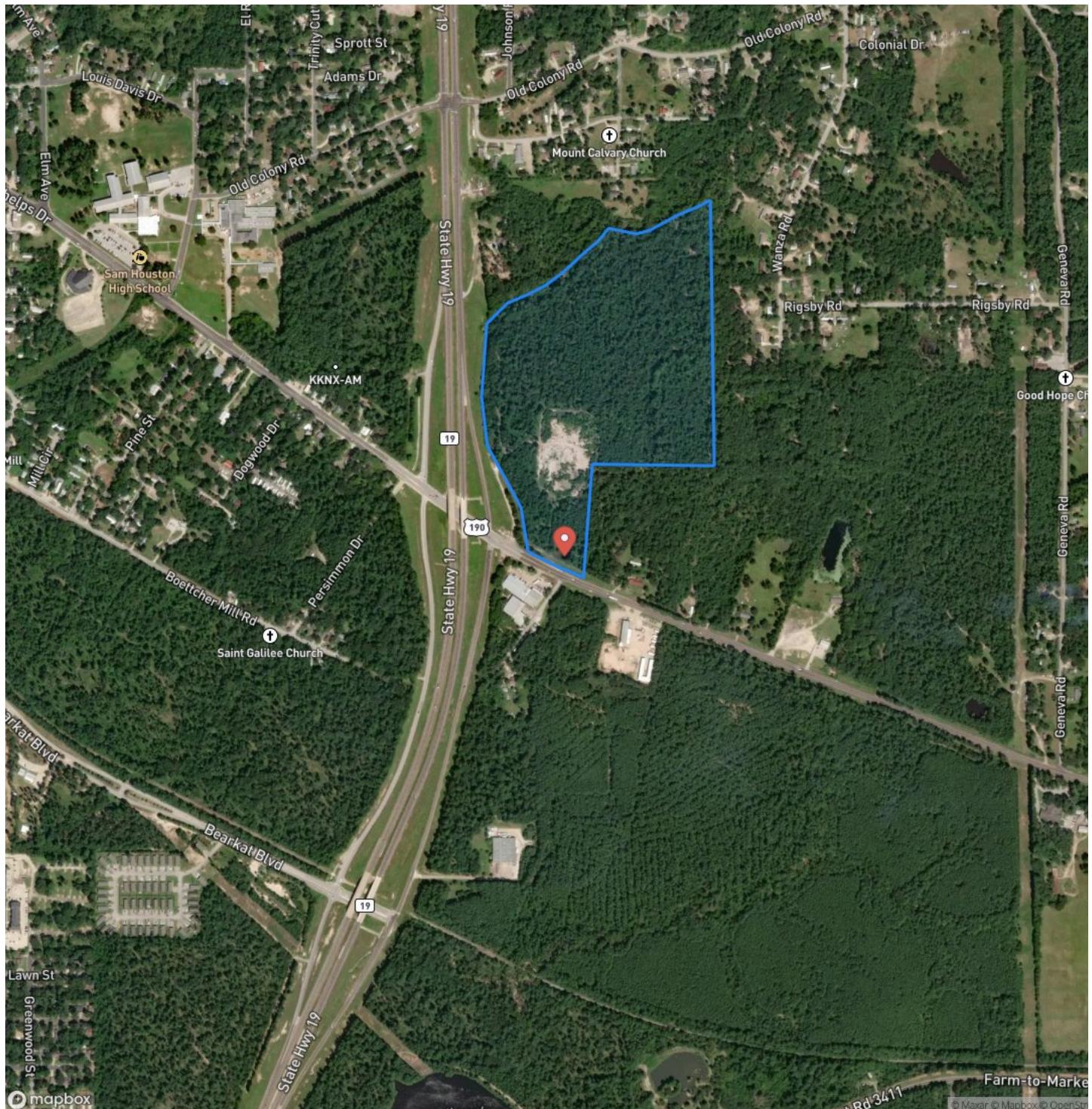


Locator Map



50 Acres | Highway 190 & Highway 19
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Satellite Map



50 Acres | Highway 190 & Highway 19 Huntsville, TX / Walker County

LISTING REPRESENTATIVE

For more information contact:



Representative

Andy Flack

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Email

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Address

1600 Normal Park Dr

City / State / Zip

Huntsville, TX 77340

NOTES



MORE INFO ONLINE:

www.homelandprop.com

NOTES



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DISCLAIMERS

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Acreage, Survey & Easement Disclaimer: HomeLand Properties, Inc. provides no warranties as to the size area or quantity of acres of the Property in this listing. Any representations shown in this listing of number of acres, dimensions of the Property, or shape of the Property, should be considered approximate and are not guaranteed accurate. For any property being divided out of a larger tract of land, a survey shall be required to be purchased, subject to negotiation between Seller and Buyer. Seller reserves the right to require the use of Seller's preferred surveyor. Easements may exist on the Property that are not currently visible and apparent and/or marked in the field. The approximate front corners are marked with red/yellow tape.

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. Utilities.

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