

6.57 Acres | State Highway 19  
2965 State Highway 19  
Huntsville, TX 77320

**\$715,691**  
6.570± Acres  
Walker County



**MORE INFO ONLINE:**  
[www.homelandprop.com](http://www.homelandprop.com)



**6.57 Acres | State Highway 19  
Huntsville, TX / Walker County**

**SUMMARY**

**Address**

2965 State Highway 19

**City, State Zip**

Huntsville, TX 77320

**County**

Walker County

**Type**

Commercial

**Latitude / Longitude**

30.7966895697 / -95.4602392789

**Taxes (Annually)**

5649

**Acreage**

6.570

**Price**

\$715,691

**Property Website**

<https://homelandprop.com/property/6-57-acres-state-highway-19-walker-texas/73979/>



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## **PROPERTY DESCRIPTION**

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**Exceptional Development Opportunity in a Highly Visible Location!** Located near Huntsville, TX, this property is in a developing area with great visibility on State Highway 19, which sees an average of 15,833 vehicles daily. It boasts multiple existing driveways and paved frontage on SH 19 South, making it a highly accessible site. Area utilities include community water, telephone services, and electricity already on location. The lack of zoning restrictions presents an opportunity for a range of businesses, such as Gas Stations, Retail Centers, Industrial Complexes, or Storage Facilities, especially considering the nearby residential/commercial developments. The property features level topography and multiple points of existing driveway access, ensuring straightforward development potential. Seize this unique opportunity to invest in a property with immense possibilities. For more details and to explore this opportunity. Contact us today!

**MARKET HIGHLIGHTS:** Huntsville, TX, offers an exceptional quality of life and is renowned as the home of Sam Houston State University, one of the fastest-growing universities in Texas. This vibrant city also hosts major employers including the Texas Department of Criminal Justice (TDCJ), Region 6 Educational Service Center, Walmart, Weatherford, and many others. These institutions contribute to making Huntsville an increasingly valuable investment market. With a student population exceeding 21,000, Sam Houston State University plays a pivotal role in driving demand and economic activity in the area. This number is on a steady incline, further boosting local spending and enhancing the city's appeal as a dynamic market location.

**DEMOGRAPHICS:** 1 Mile 3 Mile 5 Mile Total Population 2023 376 2,511 7,023 Total Daytime Population 403 1,924 5,463 Average HH Income \$75,108 \$75,614 \$86,697 \*Demographic data derived from 2023 ESRI

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

**School District:** Huntsville ISD



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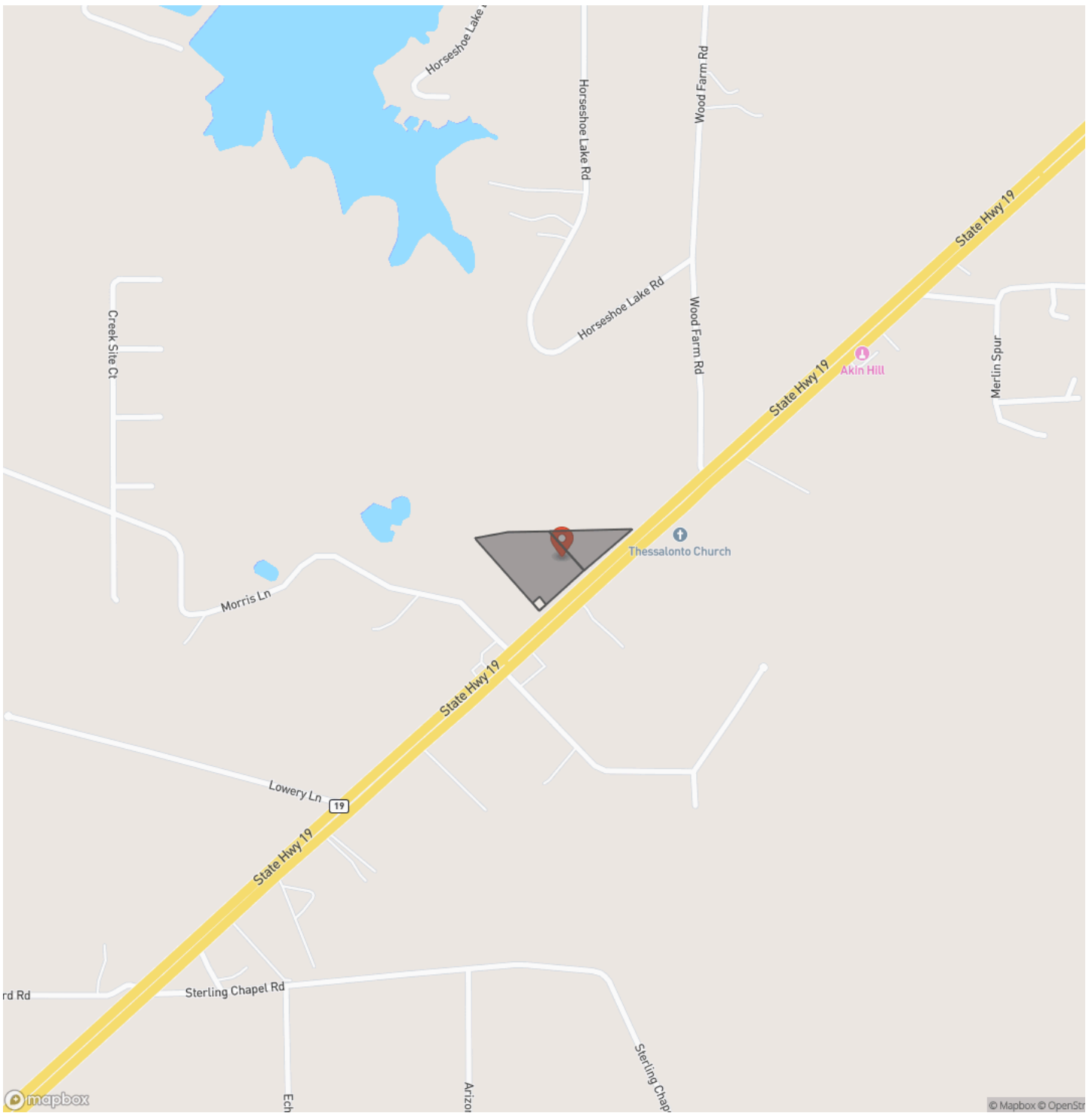
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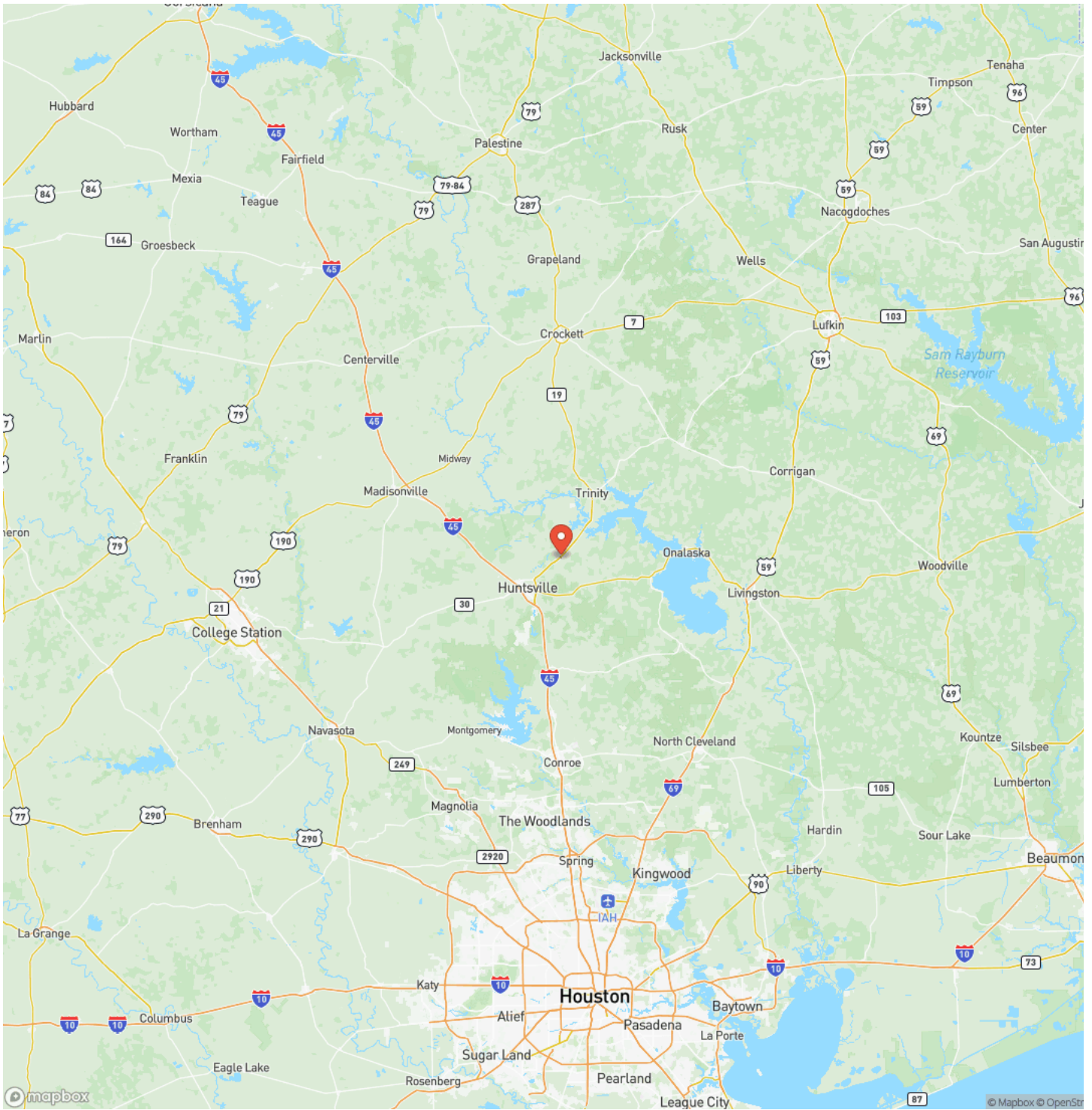
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## Locator Map



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# Locator Map





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## Satellite Map









## **DISCLAIMERS**

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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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