

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

\$525,987
4.830± Acres
Walker County



4.83 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

30.796089 / -95.460261

Taxes (Annually)

1893

Acreage

4.830

Price

\$525,987

Property Website

<https://homelandprop.com/property/4-83-acres-state-highway-19-walker-texas/79454/>



MORE INFO ONLINE:

www.homelandprop.com

PROPERTY DESCRIPTION

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 an existing driveway 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 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**

The neighboring property owner has the right of first refusal to purchase the property.

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

School District: Huntsville ISD



MORE INFO ONLINE:

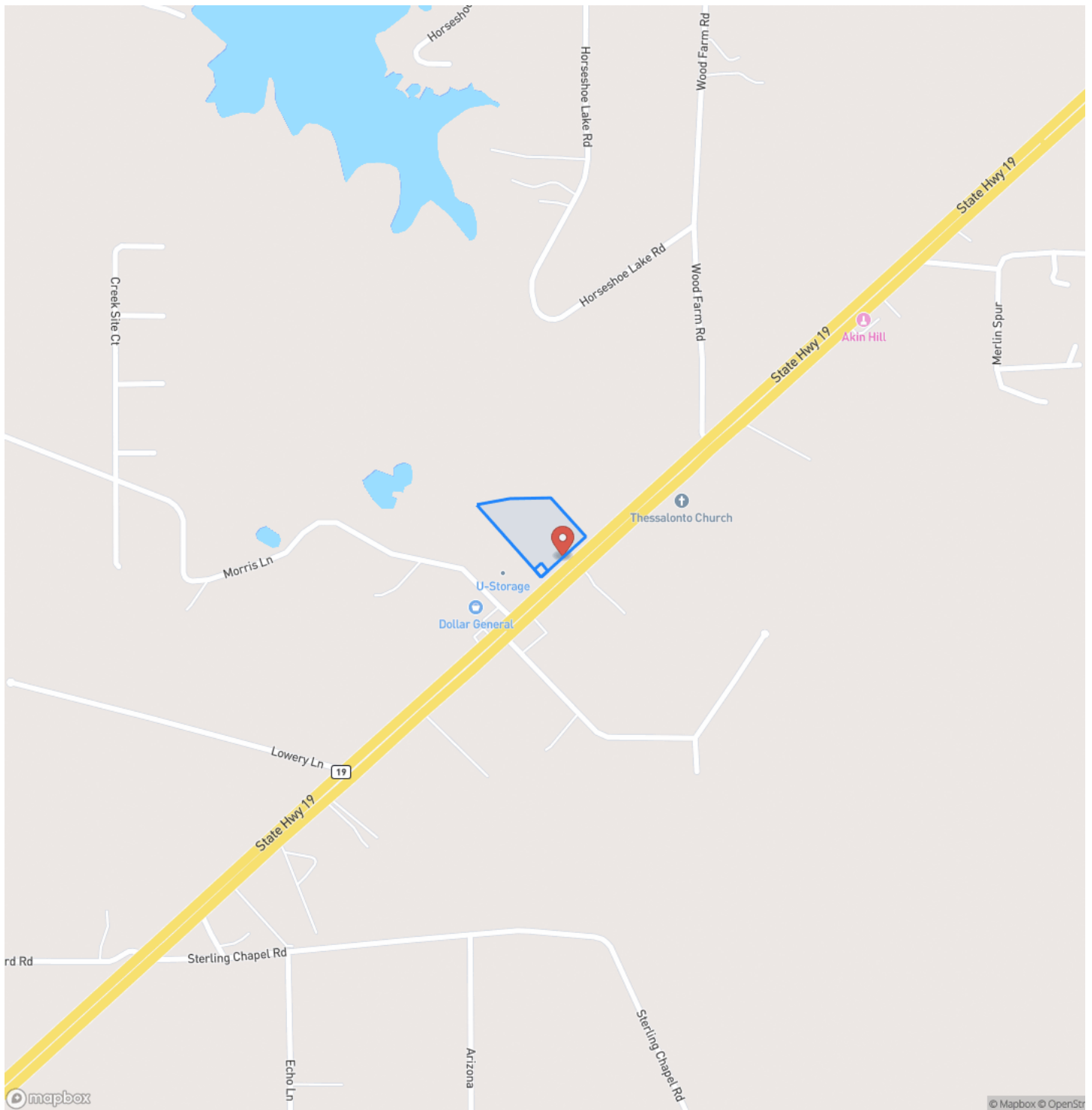
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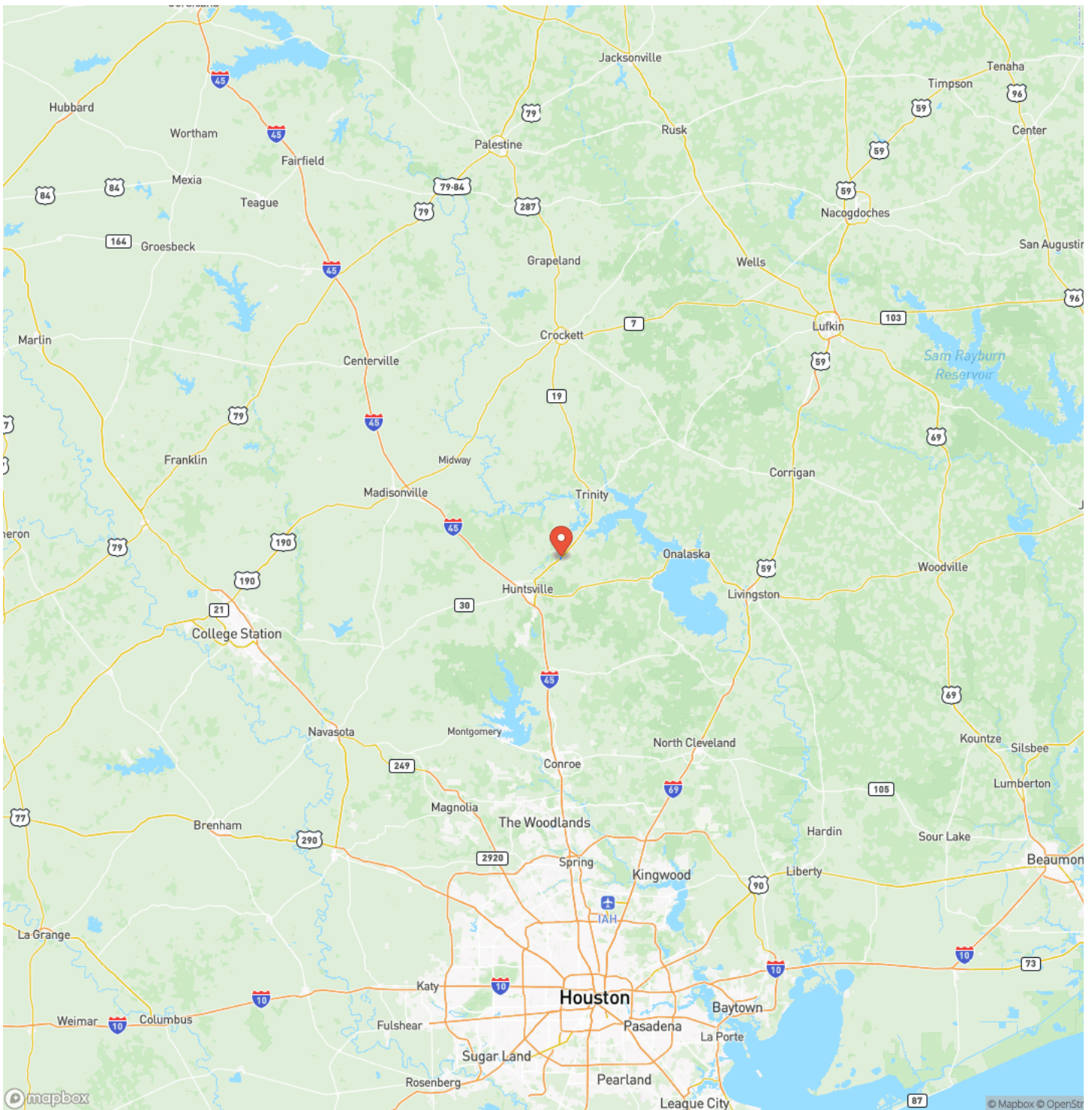
Locator Map



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Locator Map

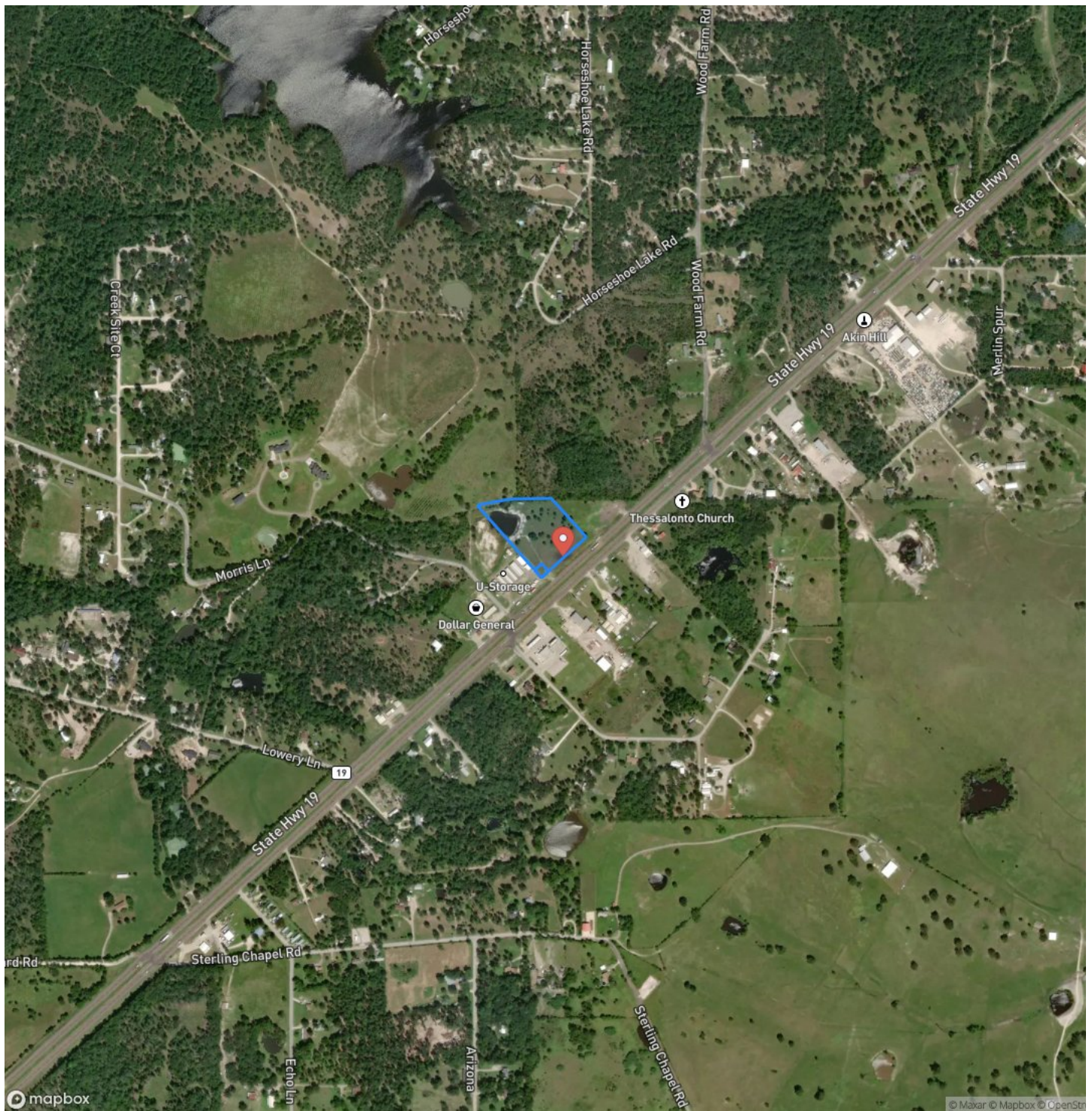


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Satellite Map



**4.83 Acres | State Highway 19
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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



MORE INFO ONLINE:

www.homelandprop.com

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.



DISCLAIMERS

Listing Disclaimer

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Title and Survey Disclaimer

Expense subject to negotiation. Seller requires use of seller's preferred surveyor/title company.

Mineral Disclaimer

Oil and gas minerals have been reserved by prior owners. Other reservations subject to title and/or sellers contract when applicable.

Easement Disclaimer

Visible and apparent and/or marked in field.

Tax Disclaimer

Properties may qualify for future exemption subject to usage.

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.



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www.homelandprop.com

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