

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/73480/>



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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



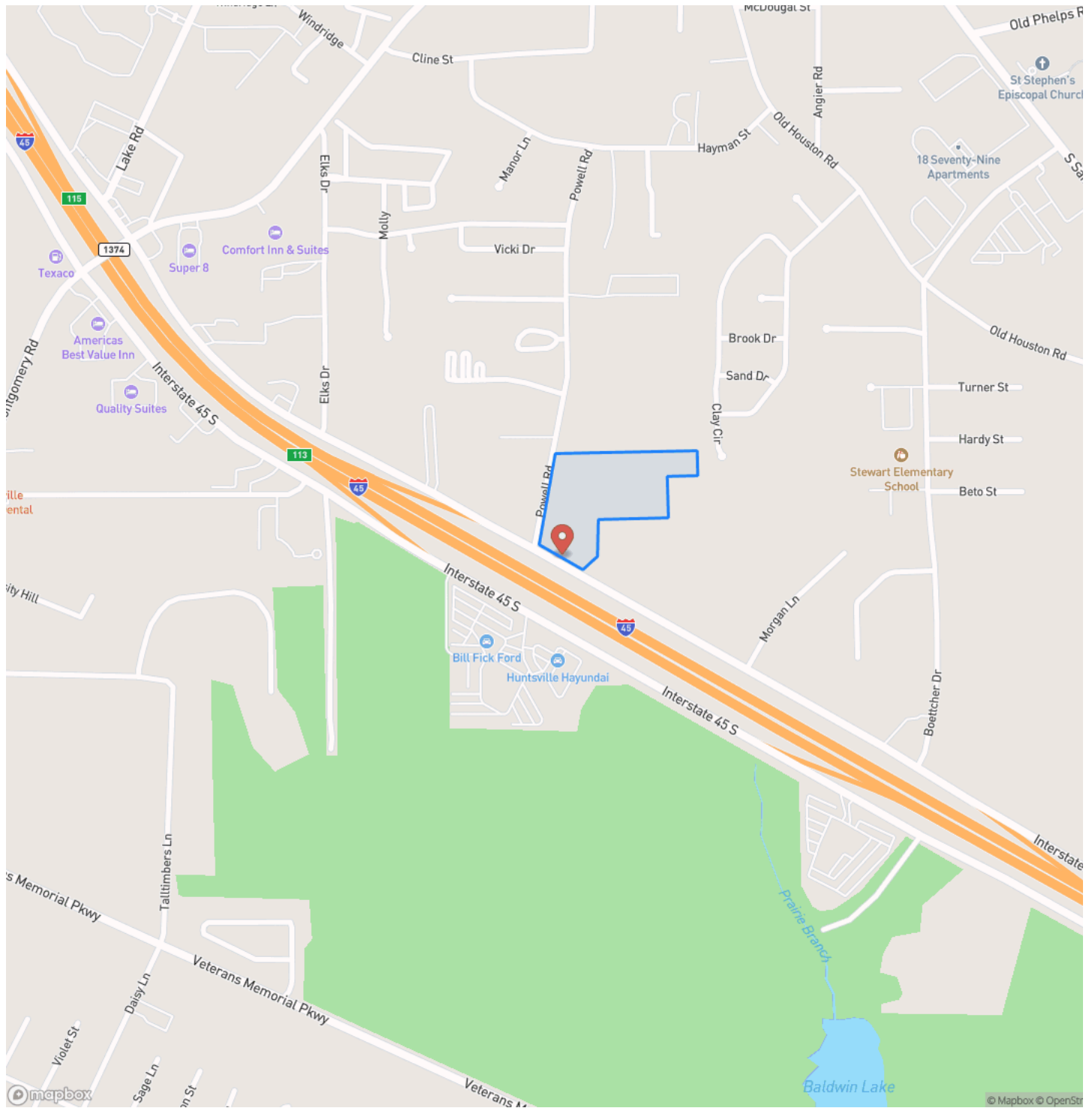
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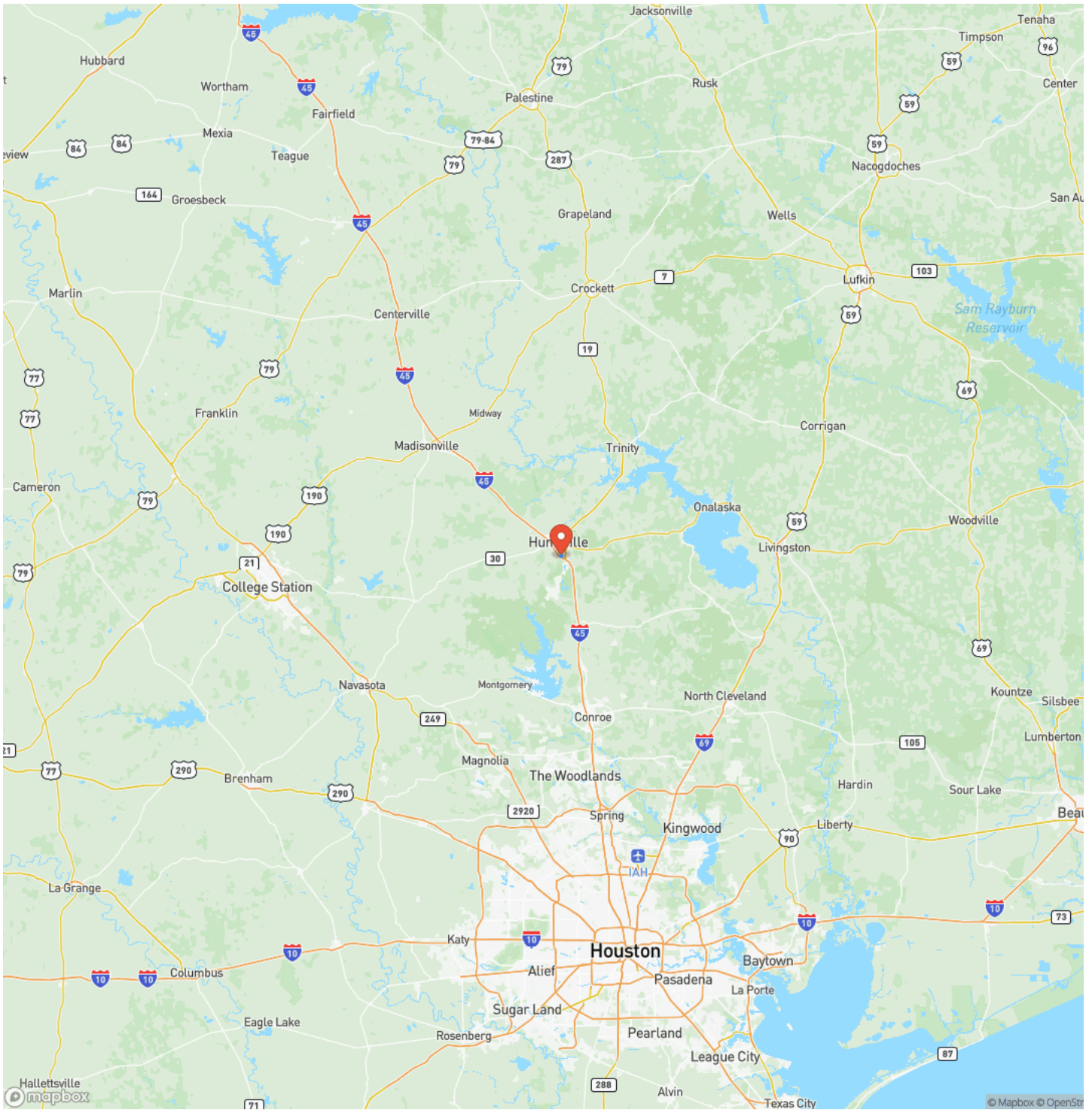
Locator Map



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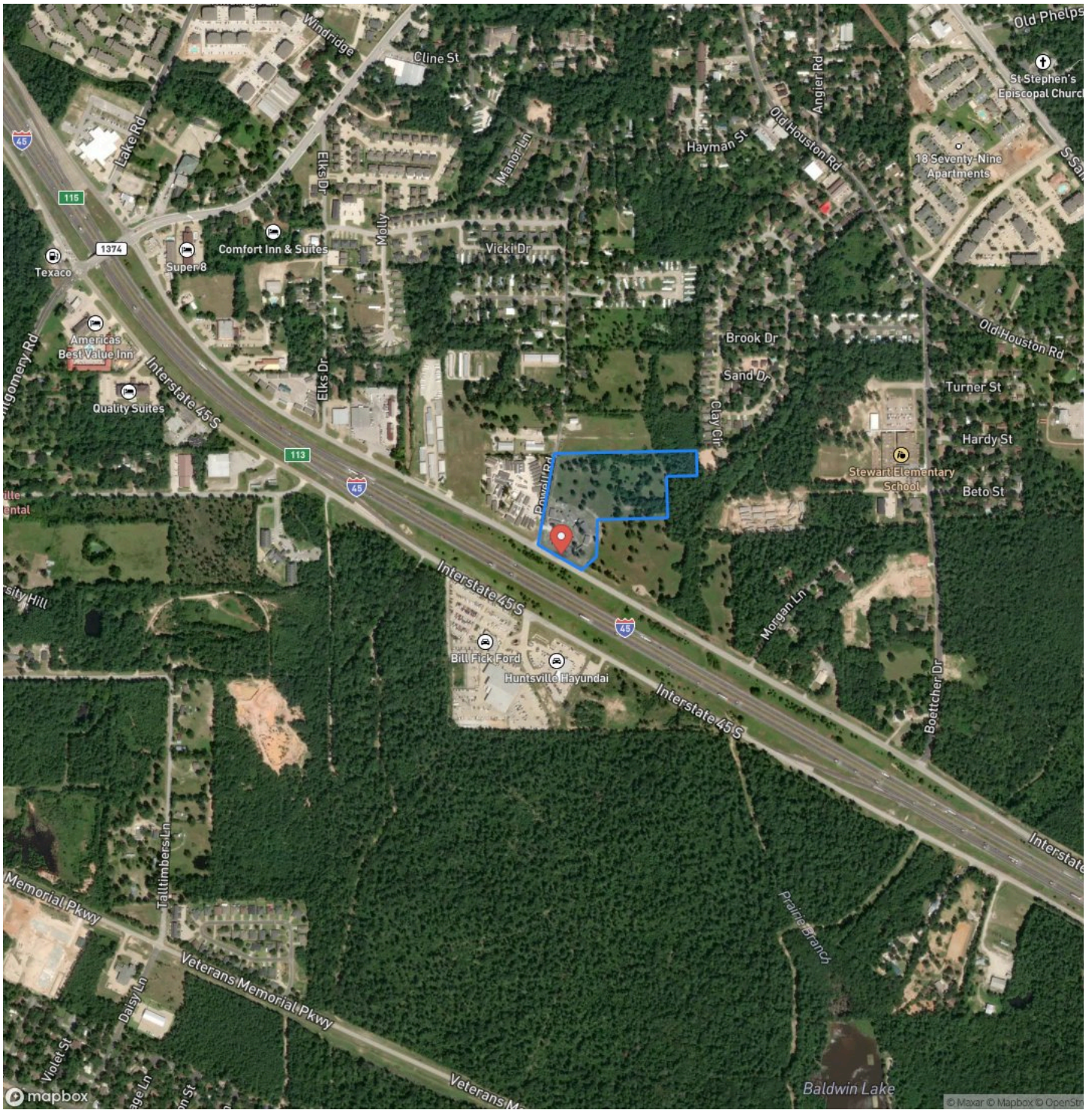
Locator Map



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Satellite Map



LISTING REPRESENTATIVE
For more information contact:



Representative
JC Hearn

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(936) 295-2500

Email
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Address
1600 Normal Park Dr

City / State / Zip
Huntsville, TX 77340

NOTES

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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