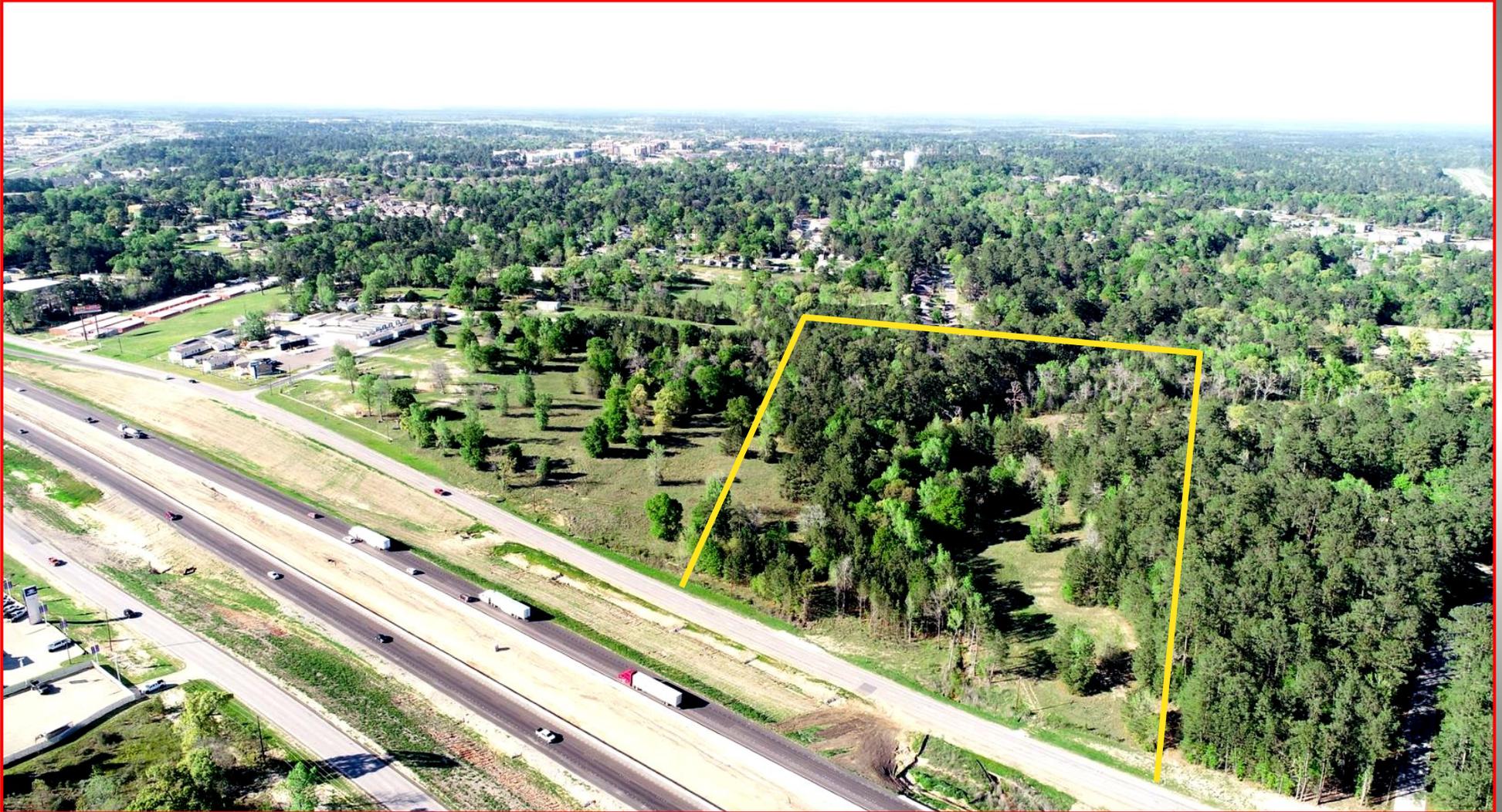


**HOMELAND  
PROPERTIES**

# COMMERCIAL

**COMMERCIAL DEVELOPMENT PROPERTY**

6.5 ACRES IH 45 SOUTH  
HUNTSVILLE, TEXAS 77340



DISCLAIMER: The information contained herein has been obtained from sources that we deem reliable. Homeland Properties, Inc. makes no guarantees or representations to the completeness or accuracy of the data. Property information can be subject to change and/or omissions. The property owner reserves the right to sell/withdraw this listing or change the price at anytime without notice during the marketing period.

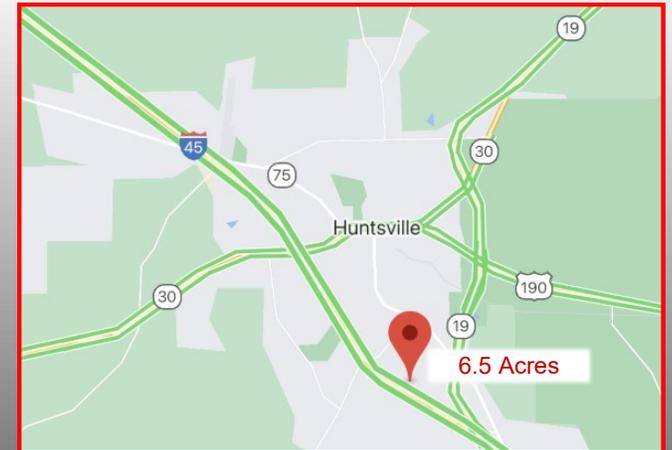
**FOR MORE INFORMATION CONTACT:**

JC Hearn CCIM, ALC, RENE Homeland Properties  
936-581-4049 / [jchearn@homelandprop.com](mailto:jchearn@homelandprop.com)



### PROPERTY FEATURES

- 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 frontage on I-45 Frontage Rd. (3,300 AADT).
- Water, sewer, & electricity onsite with 8" water main and 24" sewer main on location.
- This site's zoning makes it a candidate for Retail, Multifamily, Industrial, or Mixed-Use development.
- The seller will also consider a ground lease of the property to approved parties. Please contact the listing agent to apply.
- Do not miss this opportunity. Contact us today!



DISCLAIMER: The information contained herein has been obtained from sources that we deem reliable. Homeland Properties, Inc. makes no guarantees or representations to the completeness or accuracy of the data. Property information can be subject to change and/or omissions. The property owner reserves the right to sell/withdraw this listing or change the price at anytime without notice during the marketing period.

**FOR MORE INFORMATION CONTACT:**

JC Hearn CCIM, ALC, RENE Homeland Properties  
936-581-4049 / jchearn@homelandprop.com



DISCLAIMER: The information contained herein has been obtained from sources that we deem reliable. Homeland Properties, Inc. makes no guarantees or representations to the completeness or accuracy of the data. Property information can be subject to change and/or omissions. The property owner reserves the right to sell/withdraw this listing or change the price at anytime without notice during the marketing period.

**FOR MORE INFORMATION CONTACT:**

JC Hearn CCIM, ALC, RENE Homeland Properties  
936-581-4049 / [jchearn@homelandprop.com](mailto:jchearn@homelandprop.com)

**MARKET HIGHLIGHTS**

Located in the path of progress, this is one of the few remaining properties available that is undeveloped with good visibility and access to the interstate. I-45 continues to grow, causing increased traffic count and population in this area.

Huntsville, Tx 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 a list of other major employers such as TDCJ, Region 6 Educational Service Center, Walmart, Weatherford, and many others making it an increasingly valuable market for investment.

**DEMOGRAPHICS**

<b>Total Daytime Population</b>	<b>Total Population 2022</b>	<b>Median Household Income</b>
1 mile 4,824	1 mile 5,921	1 mile \$39,420
3 mile 35,052	3 mile 33,426	3 mile \$46,726
5 mile 43,090	5 mile 48,512	5 mile \$55,412

\*Demographic data derived from 2022 STDB