

1.22 Acres | 1206 20th St
1206 20th Street
Huntsville, TX 77340

\$995,000
1.220± Acres
Walker County



MORE INFO ONLINE:
www.homelandprop.com

1.22 Acres | 1206 20th St
Huntsville, TX / Walker County

SUMMARY

Address

1206 20th Street

City, State Zip

Huntsville, TX 77340

County

Walker County

Type

Commercial

Latitude / Longitude

30.7128865 / -95.551939

Dwelling Square Feet

11109

Acreage

1.220

Price

\$995,000

Property Website

<https://homelandprop.com/property/1-22-acres-1206-20th-st-walker-texas/74238/>



MORE INFO ONLINE:

www.homelandprop.com

1.22 Acres | 1206 20th St
Huntsville, TX / Walker County

PROPERTY DESCRIPTION

Rare Investment Opportunity!

Prime investment location only seconds from Sam Houston State University.

This property currently has 15 multifamily units and approximately .6 acre of additional land making it an attractive investment or covered land play. The property currently has 12" & 8" sewer lines onsite with additional 6" sewer line along street frontage. 12" water line available on 20th St. One of the few remaining sites allowing for High-density Residential.

Do not miss this opportunity. Contact us today!

PROPERTY FEATURES

- **Located only seconds from Sam Houston Ave & Sam Houston State University (one of the fastest growing colleges in Texas).**
- **Current Income from Multifamily Units.**
- **All Utilities Available**
- **One of the few remaining sites of this size available near SHSU (approximately 1.22 acres)**
- **Close to Retail, Restaurants, & Parks making it attractive to tenants/customers.**

MARKET HIGHLIGHTS

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

Sam Houston State University has a growing population of 21,000+ students which continues to increase the demand and spending in this location.

Demographics 1 Mile 3 Mile 5 Mile

Total Population 2024 17,096 40,780 51,031

Total Daytime Population 18,797 40,079 48,521

Average HH Income \$37,340 \$53,105 \$65,429

***Demographic data derived from 2024 STDB**



MORE INFO ONLINE:

www.homelandprop.com



MORE INFO ONLINE:
www.homelandprop.com

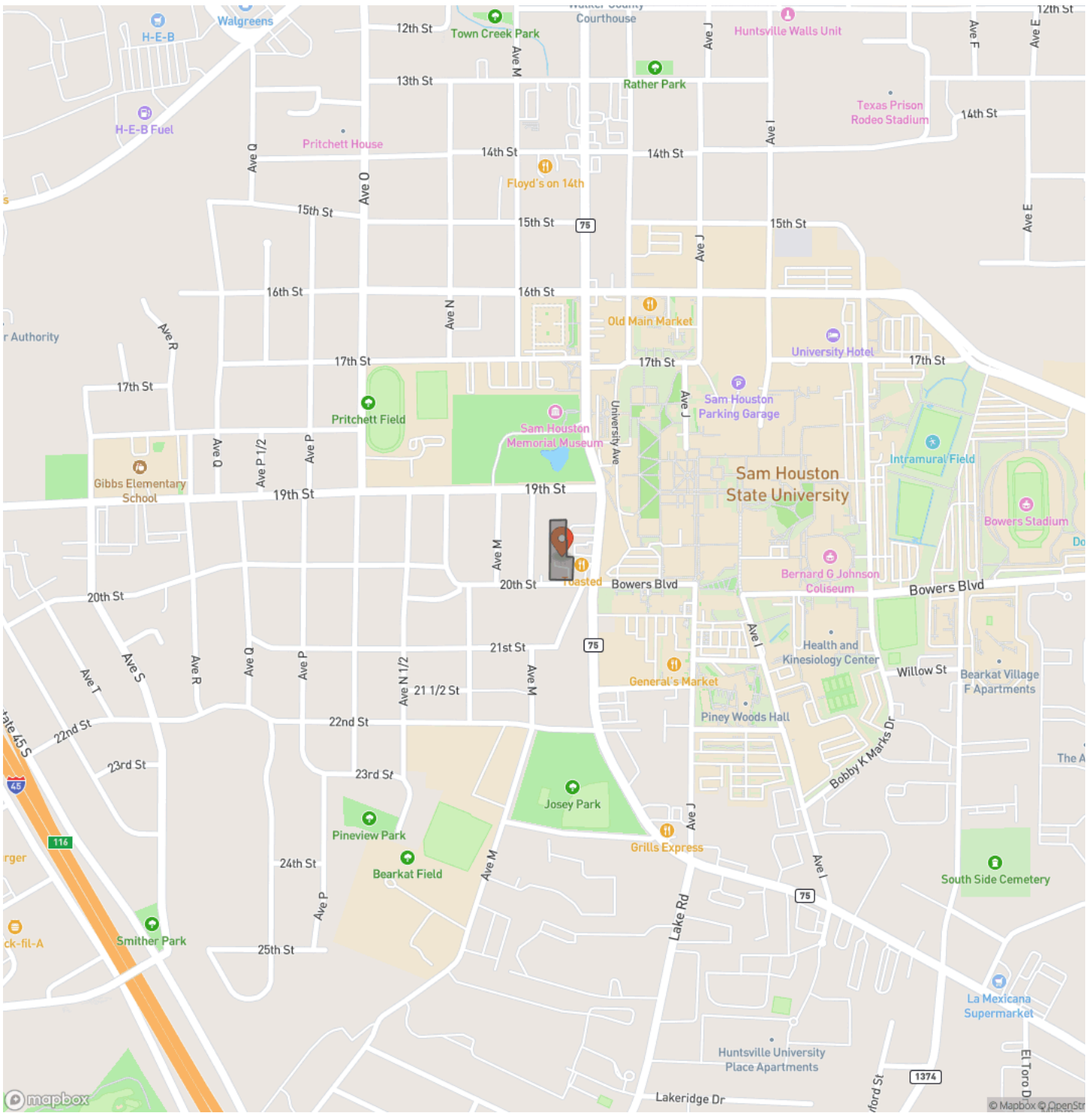
1.22 Acres | 1206 20th St
Huntsville, TX / Walker County



MORE INFO ONLINE:
www.homelandprop.com

1.22 Acres | 1206 20th St
Huntsville, TX / Walker County

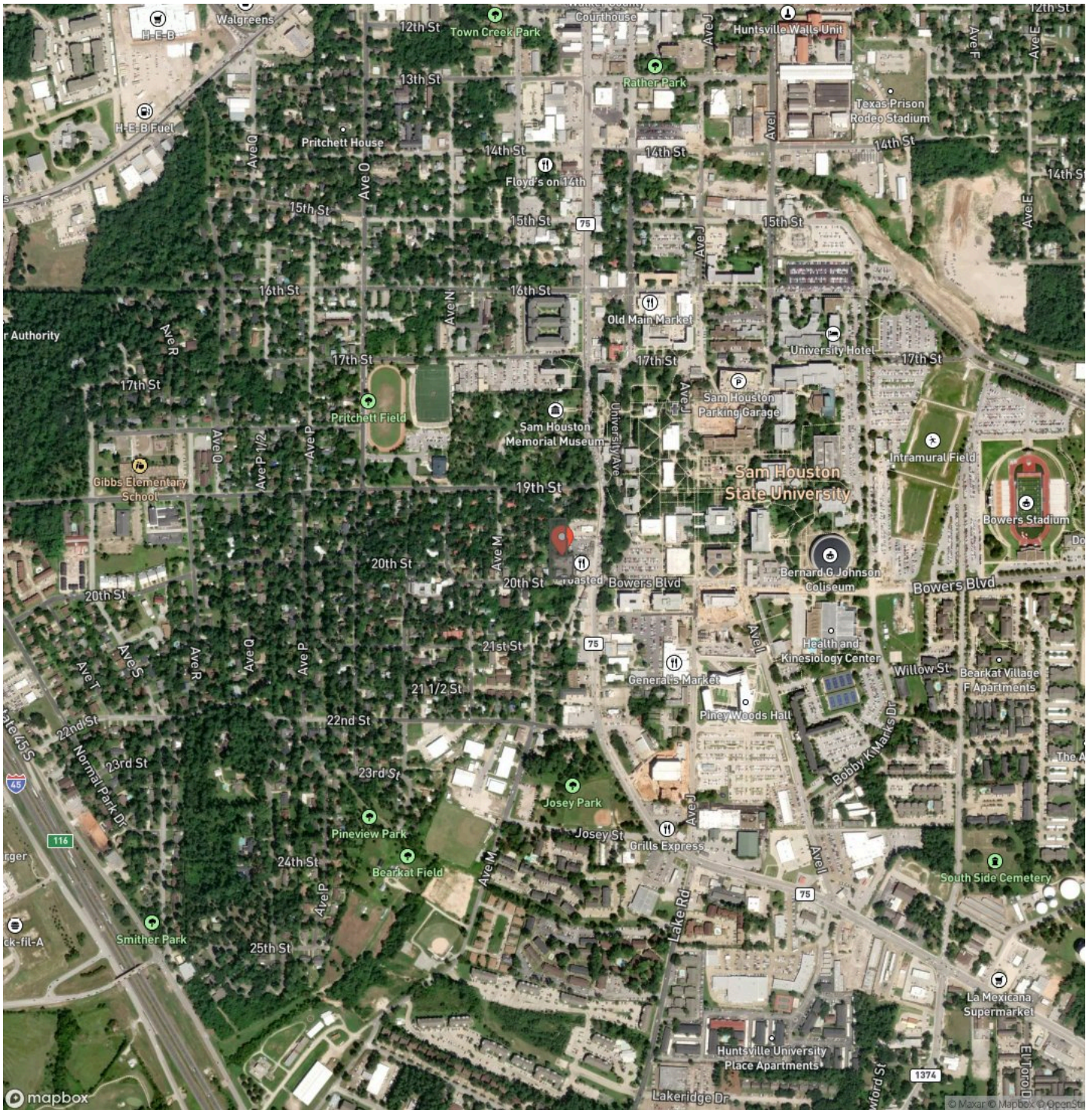
Locator Map



MORE INFO ONLINE:
www.homelandprop.com

1.22 Acres | 1206 20th St
Huntsville, TX / Walker County

Satellite Map



MORE INFO ONLINE:
www.homelandprop.com

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.



MORE INFO ONLINE:

www.homelandprop.com

HomeLand Properties, Inc.
1600 Normal Park Dr.
Huntsville, TX 77340
(936) 295-2500
www.homelandprop.com



MORE INFO ONLINE:
www.homelandprop.com