

9.22 Acres | State Highway 75 South
State Highway 75 South
Huntsville, TX 77340

\$602,435
9.220± Acres
Walker County



MORE INFO ONLINE:
www.homelandprop.com

**9.22 Acres | State Highway 75 South
Huntsville, TX / Walker County**

SUMMARY

Address

State Highway 75 South

City, State Zip

Huntsville, TX 77340

County

Walker County

Type

Commercial, Undeveloped Land

Latitude / Longitude

30.688548 / -95.526171

Taxes (Annually)

6849

Acreage

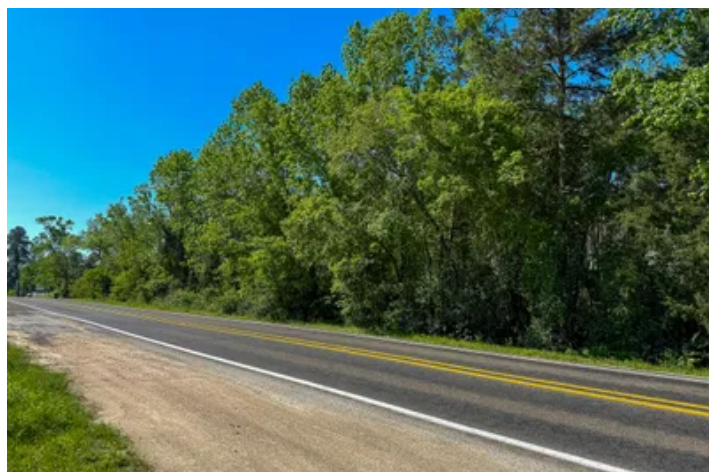
9.220

Price

\$602,435

Property Website

<https://homelandprop.com/property/9-22-acres-state-highway-75-south-walker-texas/80094/>



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PROPERTY DESCRIPTION

Exceptional Development Opportunity!

This accessibility development site offers paved road frontage on State Highway 75 S with easy access to Interstate 45 (42,256 AADT) and State Highway 19 (19,310 AADT).

Currently zoned for industrial use, the site accommodates a variety of applications. Utilities, including electricity, water, and sewer are available with 12" water lines and 8" sewer lines found in proximity.

Strategically positioned near major traffic generators such as Downtown Huntsville, Sam Houston State University, and Interstate 45, this property is ideally situated for a wide range of development opportunities.

Do not miss this opportunity. Contact us today!

MARKET HIGHLIGHTS:

Huntsville, Texas 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 for economic growth in this area.

DEMOGRAPHICS:	1 Mile	3 Mile	5 Mile
Total Population 2024	2,005	31,684	48,939
Total Daytime Population	1,799	33,933	46,183
Average HH Income	\$66,804	\$58,414	\$62,571

*Demographic data derived from ESRI 2024

Utilities: Electric available, Water available, Gas available

Utility Providers: Entergy, City of Huntsville, Centerpoint

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Locator Map

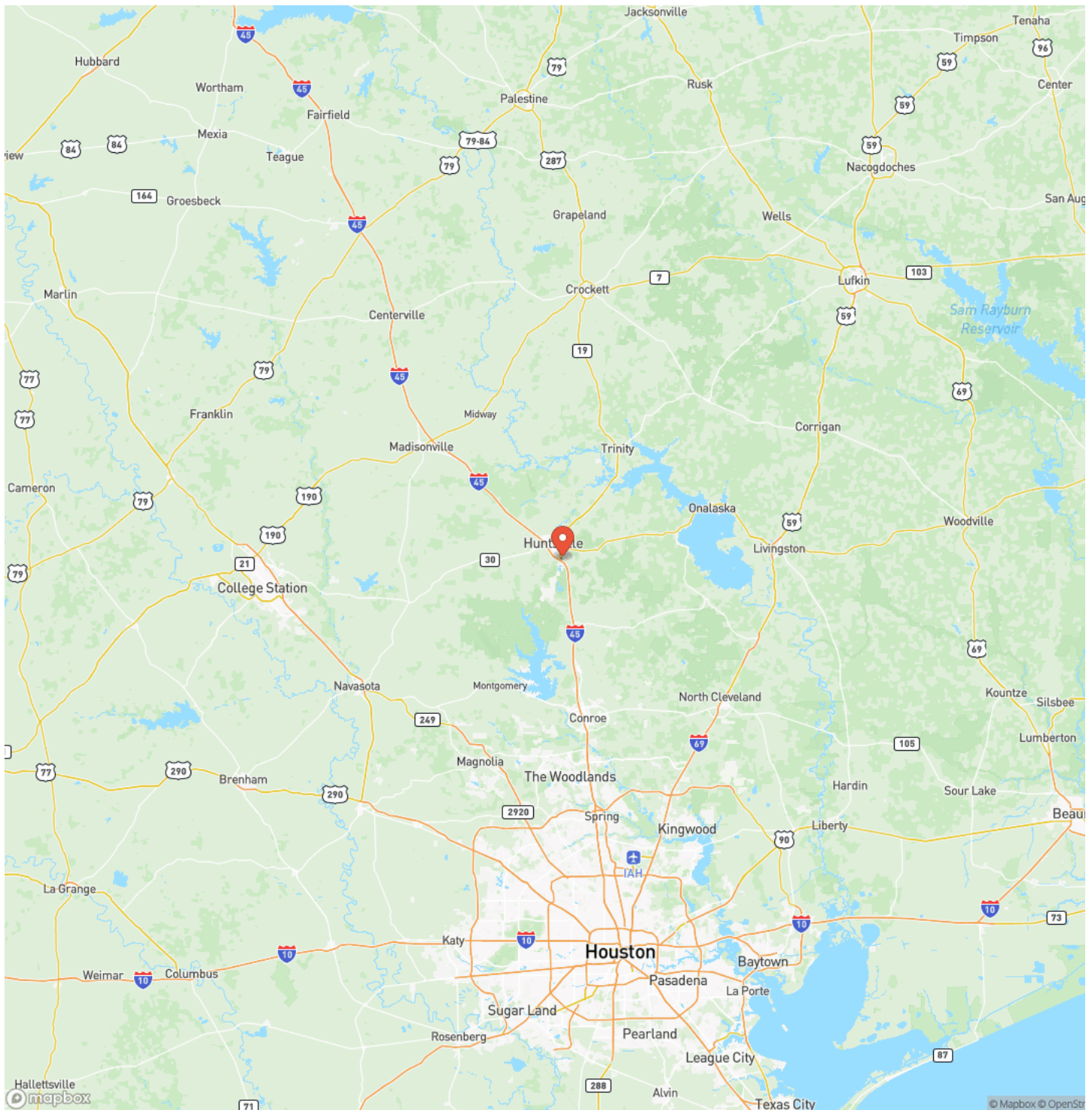


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Locator Map

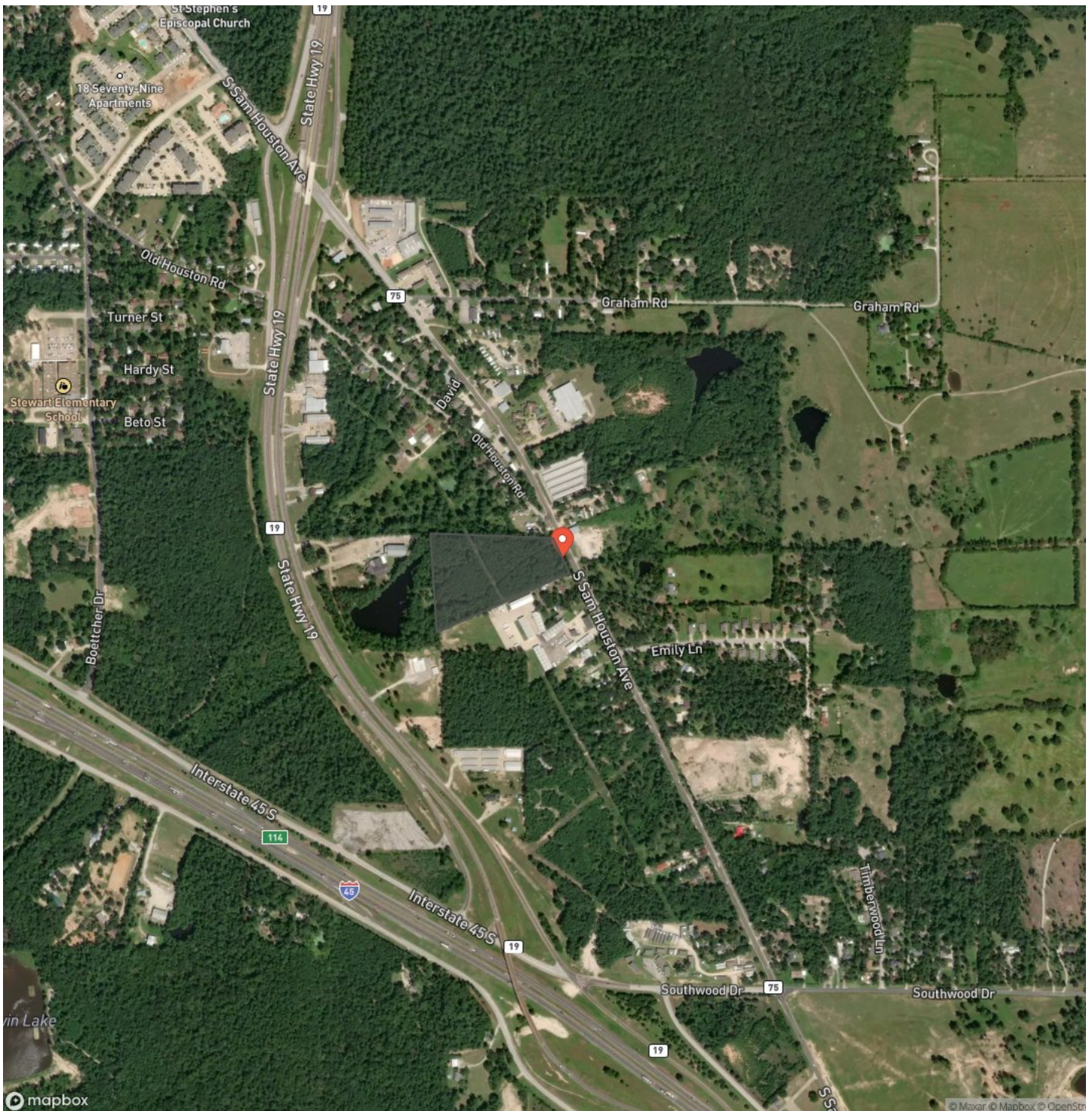


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Satellite Map



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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



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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.



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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.

Easement Disclaimer: Visible and apparent and/or marked in field.



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