

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	1 Mile	3 Mile	5 Mile
Total Population	5,921	33,426	48,512
Total Daytime Population	4,824	35,052	43,090
Average HH Income	\$39,420	\$46,726	\$55,412

*Demographic data derived from 2022 STDB