



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



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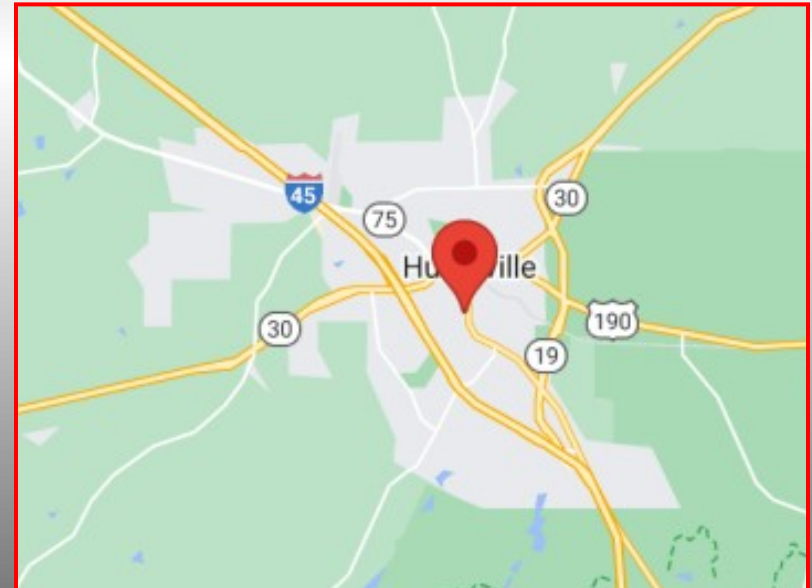
PROPERTY DESCRIPTION

Rare Investment Opportunity! Prime development location only seconds from Sam Houston State University. This 2.19 acres currently has 15 multifamily units and 5 single family homes making it an attractive covered land play. Develop now or hold the property for income while it appreciates. The property currently has 12" & 8" sewer lines onsite with additional 6" sewer lines along both street frontages. 12" water line available on 20th St. as well as a 6" on Ave L ½. This site's zoning allows multiple use types making it a great candidate for multifamily, retail, office, or a mixed-use development.

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 universities in Texas).
- Current income from 5 Single Family Homes and 15 Multifamily Units.
- All Utilities Available to the Site.
- One of the few remaining sites of this size available near SHSU (2.19 acres).
- Close to Retail, Restaurants, & Parks making it attractive to tenants or customers.



MARKET HIGHLIGHTS

Huntsville, Tx offers an excellent quality of life and is home to Sam Houston State University which is one of the fastest growing universities in the state. It also has a number 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.

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 2022	14,168	40,379	49,553
Total Daytime Population	16,087	36,964	44,657
Average Household Income	\$50,094	\$55,851	\$63,665

*Demographic data derived from 2022 STDB



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