

# COMMERCIAL DEVELOPMENT PROPERTY 3.404 ACRES

VETERANS MEMORIAL PKWY, HUNTSVILLE, TEXAS 77340



## COMMERCIAL

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**HOMELAND  
PROPERTIES**

**COMMERCIAL**

**Exceptional Development Opportunity** in a highly visible location

**Located directly in the path of progress**

This property is in a highly desirable location on Veterans Memorial Parkway, which sees an average of 5100+ vehicles daily. It has great visibility and proximity to West Hill Mall, Walmart Supercenter, Ravenwood Village Shopping Center, and general retail.

**City Utilities** include 12" water line, 8" sewer line, and electricity already on location. The limited zoning restrictions present an opportunity for a range of businesses, such as Gas Stations, Retail Centers, Office, or Flex Space Facilities, especially with the demand created by the nearby residential/commercial developments.

**Level Topography** and 400+ ft of frontage on Veterans Memorial Parkway, ensuring straightforward development potential.



***Multiple properties in this area are just now coming available. These prime locations won't last long!***

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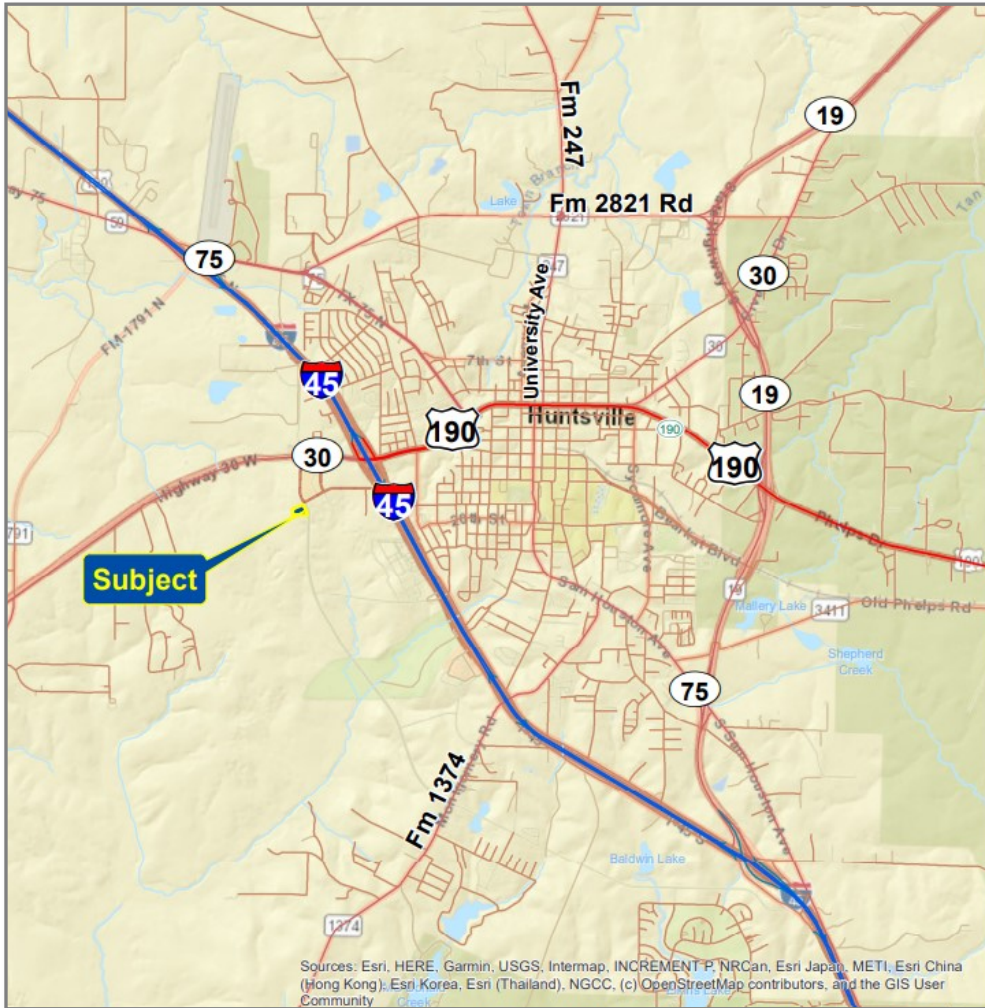
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# LOCATION FEATURES 3.404 ACRES

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### MARKET HIGHLIGHTS

Huntsville, TX, offers an exceptional quality of life and is renowned as the home of Sam Houston State University, one of the fastest growing universities in Texas. This vibrant city also hosts major employers including the Texas Department of Criminal Justice (TDCJ), Region 6 Educational Service Center, Walmart, Weatherford, and many others. These institutions contribute to making Huntsville an increasingly valuable investment market.

With a student population exceeding 21,000, Sam Houston State University plays a pivotal role in driving demand and economic activity in the area. This number is on a steady incline, further boosting local spending and enhancing the city's appeal as a dynamic market location.

	1 Mile	3 Miles	5 Miles
<b>Total Population 2023</b>	3036	39,366	49,543
<b>Total Daytime Population</b>	5,548	37,729	45,763
<b>Average Household Income</b>	\$58,467	\$45,177	\$53,200

\*Demographic data derived from 2023 ESRI

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*Contact me today for more details to explore this opportunity with immense possibilities!*



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