



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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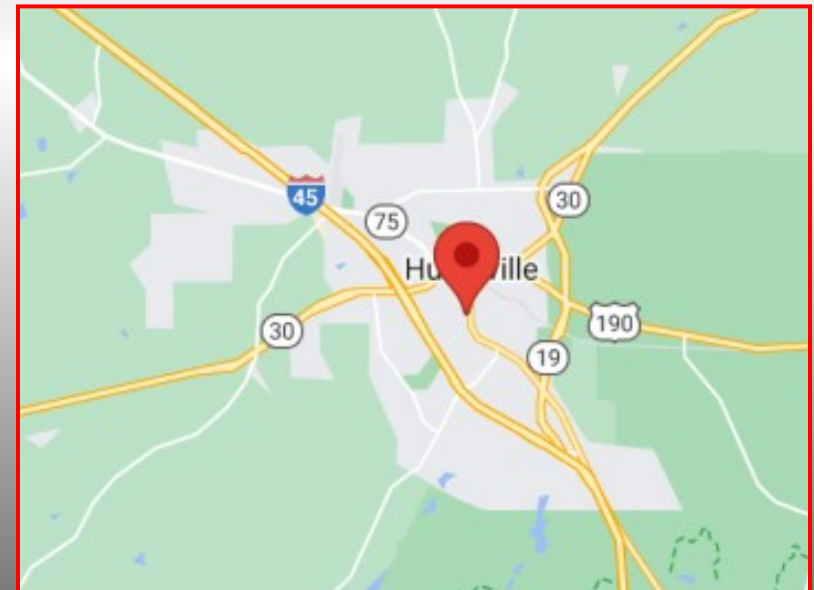
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PROPERTY DESCRIPTION

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. 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 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 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 2024	17,096	40,780	51,031
Total Daytime Population	18,797	40,079	48,521
Average Household Income	\$37,340	\$53,105	\$65,429

*Demographic data derived from 2024 STDB



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