

**HOMELAND
PROPERTIES**

COMMERCIAL

COMMERCIAL DEVELOPMENT PROPERTY

6+/- ACRES I-45 SOUTH
HUNTSVILLE, TEXAS 77340



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.

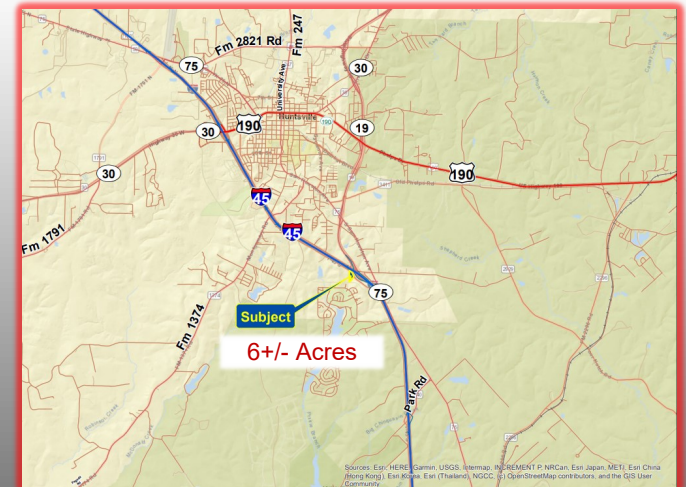
FOR MORE INFORMATION CONTACT:

JC Hearn CCIM, ALC, RENE Homeland Properties
936-581-4049 / jchearn@homelandprop.com



PROPERTY FEATURES

- Excellent location in the path of progress with good visibility on Interstate 45 S (48,354 AADT) at the entrance to Huntsville.
- This property's location allows good access and includes existing driveway on I-45 Frontage Rd. (2,290 AADT).
- Location and current zoning make it a candidate for Retail, Multifamily, Industrial, or Mixed-Use development.
- Existing 1746 ft2 shop building with electrical, water & sewer.
- 12" water main and 12" sewer main along property.
- Do not miss this opportunity. Contact us today!



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MARKET HIGHLIGHTS

Located in the path of progress, this is one of the few remaining properties available for development 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). Sam Houston State University, less than 5 miles away, has a growing population of 21,000+ students which continues to increase the demand and spending in this location. Huntsville 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 investment market.

DEMOGRAPHICS

Total Daytime Population	Total Population 2023	Median Household Income
1 mile 2,189	1 mile 2,779	1 mile \$70,994
3 mile 23,862	3 mile 25,813	3 mile \$47,220
5 mile 42,566	5 mile 45,036	5 mile \$50,714

*Demographic data derived from 2023 STDB