

**HOMELAND
PROPERTIES**

COMMERCIAL

COMMERCIAL DEVELOPMENT PROPERTY

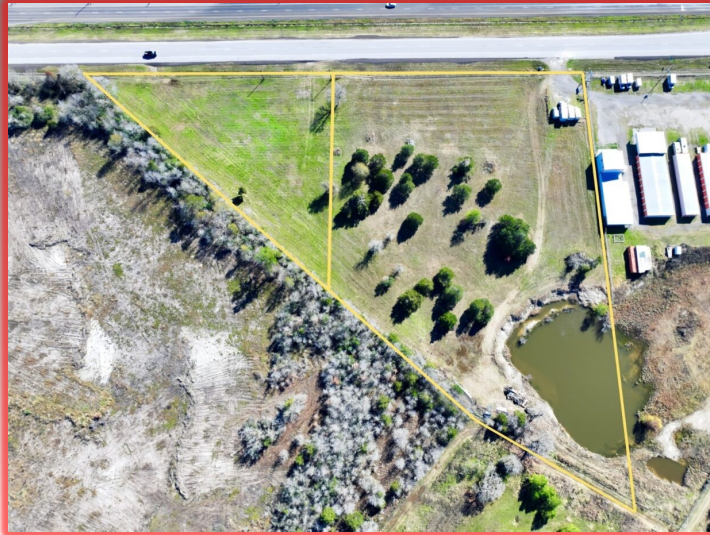
6.57 ACRES SH 19
HUNTSVILLE, TEXAS 77320



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.

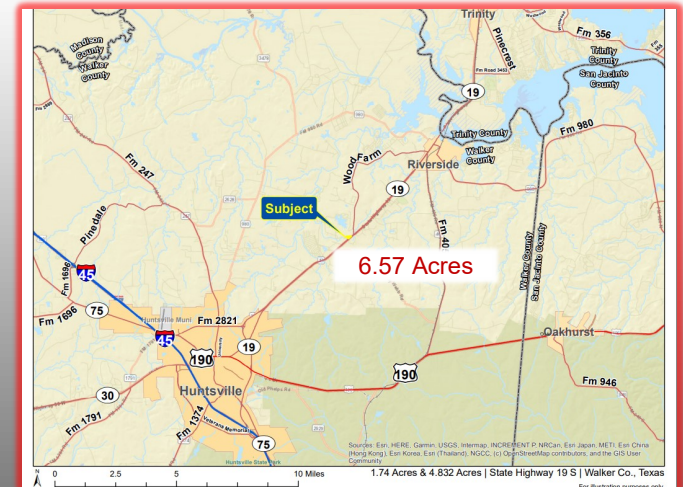
FOR MORE INFORMATION CONTACT:

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



PROPERTY FEATURES

- Rare Development Opportunity!
- Excellent location in the path of progress with good visibility on SH 19 (15,833 AADT) at the entrance to Huntsville.
- This property's location has excellent visibility and paved frontage on SH 19 S.
- Community water available & electricity onsite.
- This site's zoning makes it a prime candidate for a Gas Station, Retail, Industrial, or Storage development
- Do not miss this opportunity. Contact us today!



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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.

DEMOGRAPHICS	Total Daytime Population	Total Population 2023	Median Household Income
1 Mile	403	376	\$75,108
3 Mile	1,924	2,511	\$75,614
5 Mile	5,463	7,023	\$86,697

*Demographic data derived from 2023 ESRI