



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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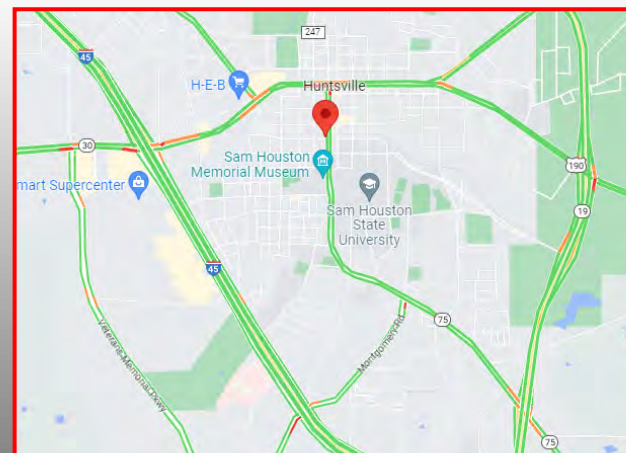
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PROPERTY DESCRIPTION

Prime location only seconds from Sam Houston State University! This property offers a well-constructed 2 story brick building with TPO membrane roof, 17 offices, 4 restrooms, kitchen, conference room, lobby, & large presentation room. It also includes a 3 bed, 2- bathroom house and large parking area. This location has great exposure with frontage on Sam Houston Ave. (12,747 AADT), 15th St., and Avenue M. City zoning allows for multiple use types and has 12" water/12" sewer in close proximity. Previous specialty use, current office/retail, and potential for so much more. All utilities on over 1+ acre in the city.

PROPERTY FEATURES

- Excellent location in the path of progress with great visibility on Sam Houston Avenue (12,747 AADT) 15th Street and Avenue M on 1.17 acres.
- This property's location allows good access and includes 2 hard corners with multiple frontages on Sam Houston Avenue (12,747 AADT), 15th Street and Avenue M.
- Existing buildings with multifamily development potential!
- Water, sewer, and electricity on site with 12" water main and 12" sewer main in close proximity.
- Location and zoning make it a candidate for Retail, Office, Multifamily, or a Cover Land Play.
- Do not miss this opportunity. Contact us today!



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MARKET HIGHLIGHTS

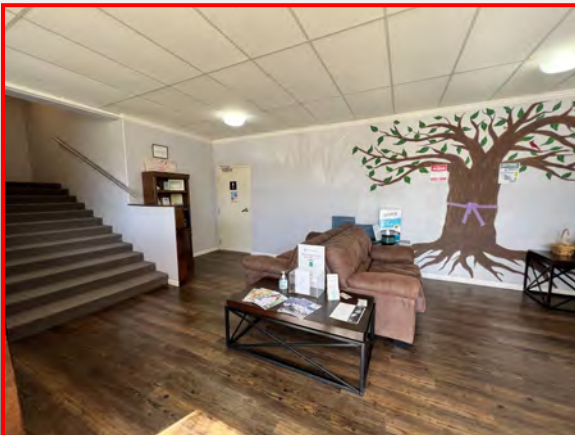
Located only seconds from the college, this is one of the few remaining properties that has the potential for redevelopment or to be utilized as built. Sam Houston State University continues to grow increasing the traffic count, population, and spending in this area.

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). It 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 market for investment.

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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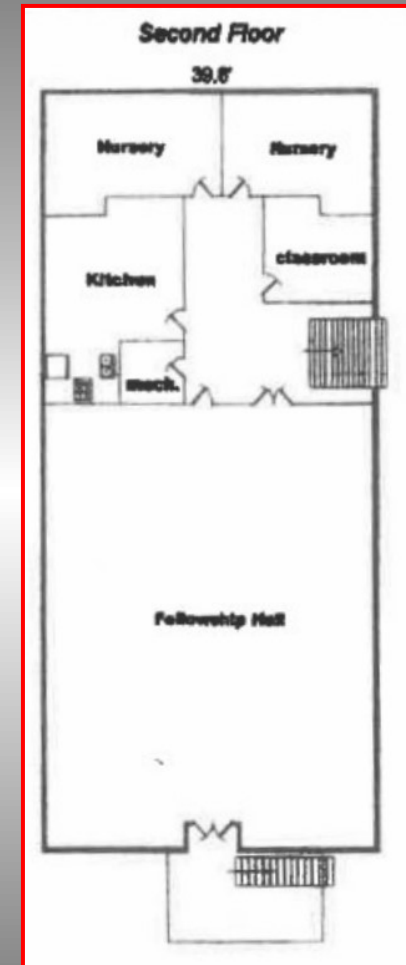
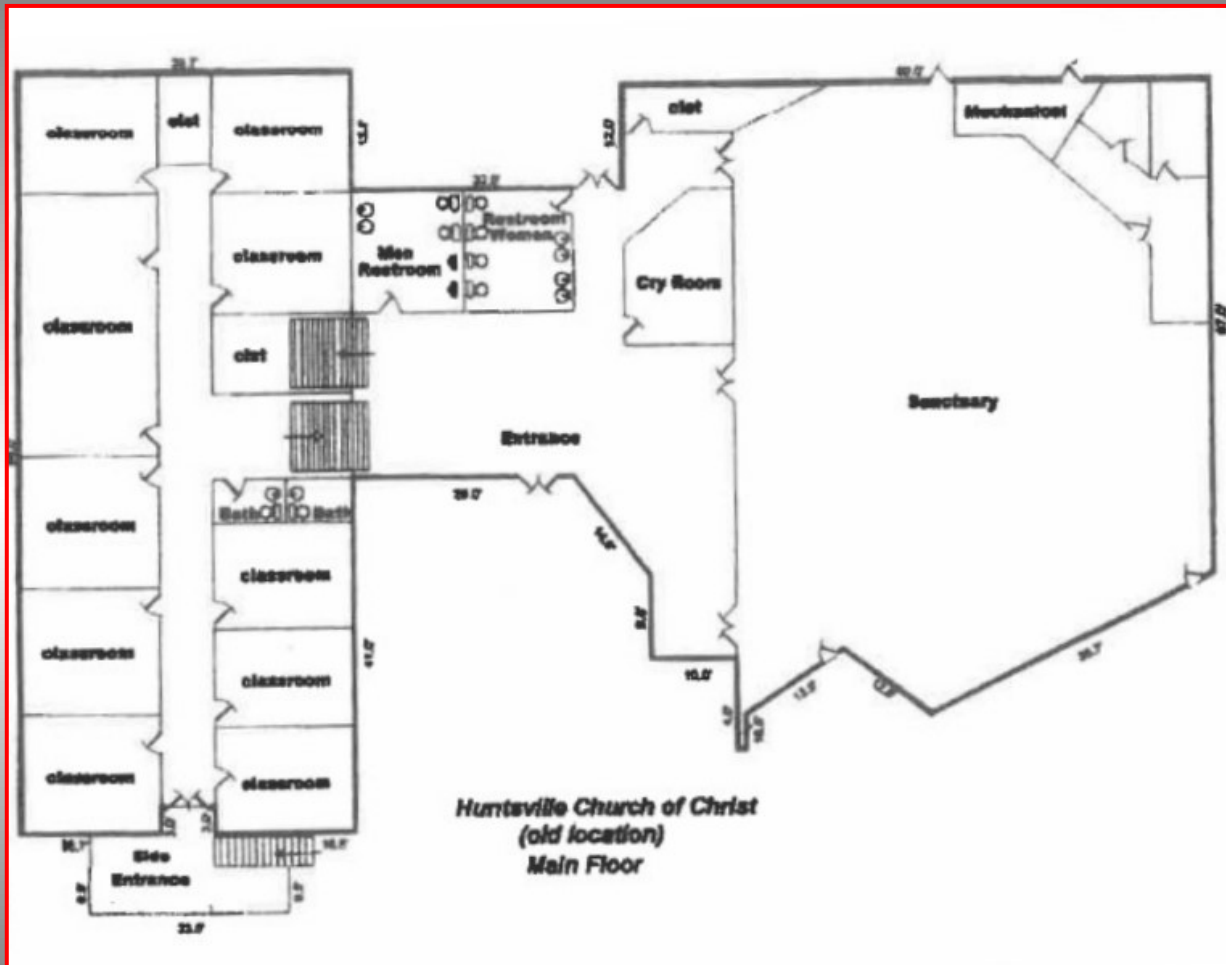


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