

ADAM OLSEN

(713) 614-2670
2800 POST OAK BLVD SUITE 4100
HOUSTON, TX 77056

**PRIME 3.8± ACRE MIXED-USE
DEVELOPMENT OPPORTUNITY**

3010 SAM HOUSTON AVE | HUNTSVILLE, TX 77340



OFFERING SUMMARY

SALE PRICE

\$2,750,000

PROPERTY TYPE

LAND

LOT SIZE

3.8 ACRES

PROPERTY HIGHLIGHTS

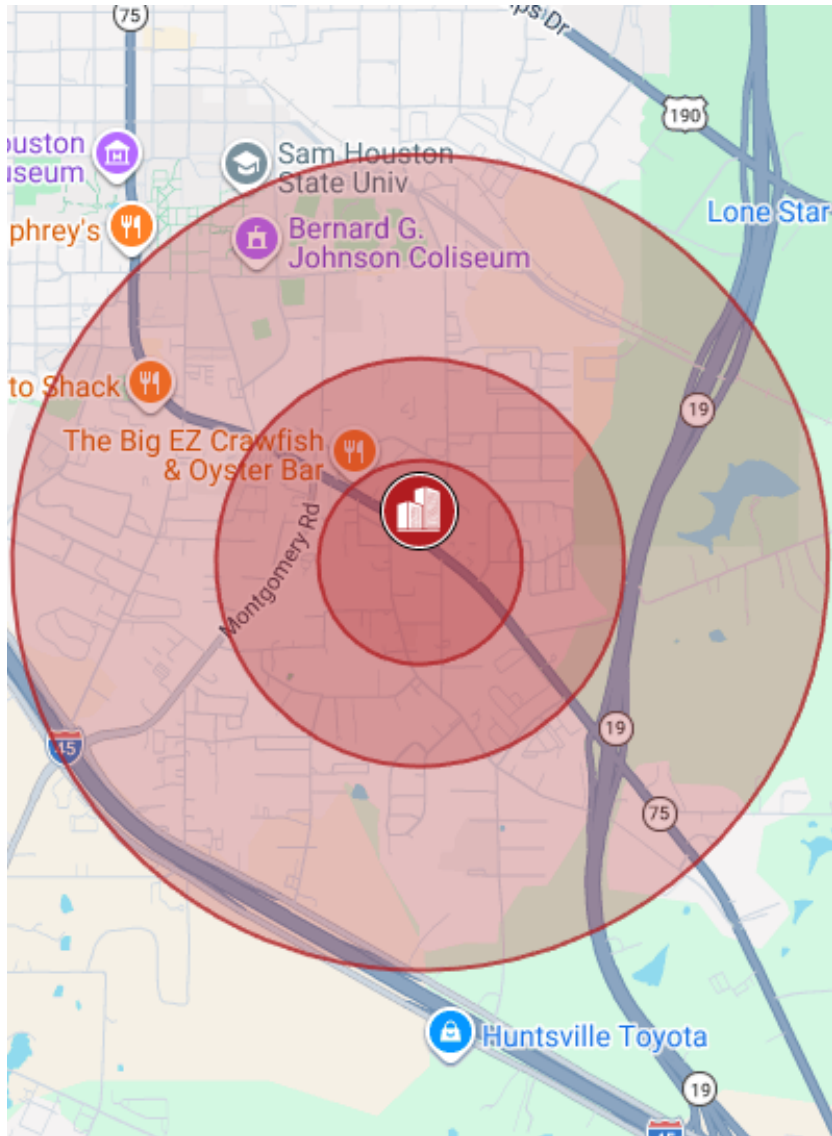
- 3.8± Acres of Mixed-Use zoned land on Sam Houston Avenue
- 20,000+ Vehicles Per Day of frontage exposure
- Direct access to I-45, SH 19, SH 30 and US 190
- Road frontage on 3 roads: Angier, Old Houston, & Sam Houston Ave
- Minutes from Sam Houston State University (21,000+ students)
- MU zoning supports retail, restaurant, office, multifamily/student housing or mixed-use development
- One of the last sizable development tracts available on this established corridor



Property Photos



Demographics



3.8± acres of Mixed-Use development land along Sam Houston Avenue with 20,000+ VPD, convenient access to I-45, SH 19, SH 30 and US 190, and proximity to Sam Houston State University. The MU zoning creates flexibility for commercial, retail, office, service and residential components, making the site well suited for a mixed-use project, multifamily/student housing, retail center, restaurant development, office/service complex or combination development.

	0.25 Miles	0.5 Miles	1 Miles
Total population	610	3,153	12,385
Persons per household	2.8	2.5	2.5
Total household	219	1,263	4,861
Average household income	\$44,163	\$39,236	\$38,317
Average age	27.3	25.4	24.9
Average age male	29.2	26.4	25.3
Average age female	27.1	26	26.5

Demographics data derived from AlphaMap

Market Overview

The property is positioned along Sam Houston Avenue, an established Huntsville corridor with exposure to more than 20,000 vehicles per day and convenient access to I-45, SH 19, SH 30, and US 190. Its proximity to Sam Houston State University, which serves more than 21,000 students, supports consistent activity from residents, students, employees, and visitors.

Surrounded by retail, dining, services, and established neighborhoods, the 3.8± acre tract offers strong potential for future development. With Mixed-Use zoning and frontage along Sam Houston Avenue, Angier Road, and Old Houston Road, the site may be well suited for retail, restaurant, office, service, multifamily/student housing, or mixed-use concepts.



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