

# OFFERING MEMORANDUM

0 DAVIDSON ROAD  
HUNTSVILLE, TX 77320

This unrestricted, partially wooded 9.17 acre-tract featuring an artesian mineral water well is the perfect investment opportunity!



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# PROPERTY SUMMARY

0 Davidson Road Huntsville, TX 77320

**SALE PRICE:** Subject To Offer

**LOT SIZE:** 9.17 Acres

**PROPERTY TYPE:** Commercial,  
Residential, Retail

This unrestricted, partially wooded 9.17 acre-tract featuring an artesian mineral water well is the perfect investment opportunity! Not only does the sell include the property, but it also includes the well operating permit, renewable after the year of 2045. The current well permit allows 23 million gallons of free-flowing, clean artesian drinking water to be pumped per year and can be increased if desired!

With millions of gallons in inventory, if you're looking for a great income producing property, this is this one for you





# PROPERTY HIGHLIGHTS

## Unrestricted Opportunity! 9.17 Acres in Huntsville, Tx

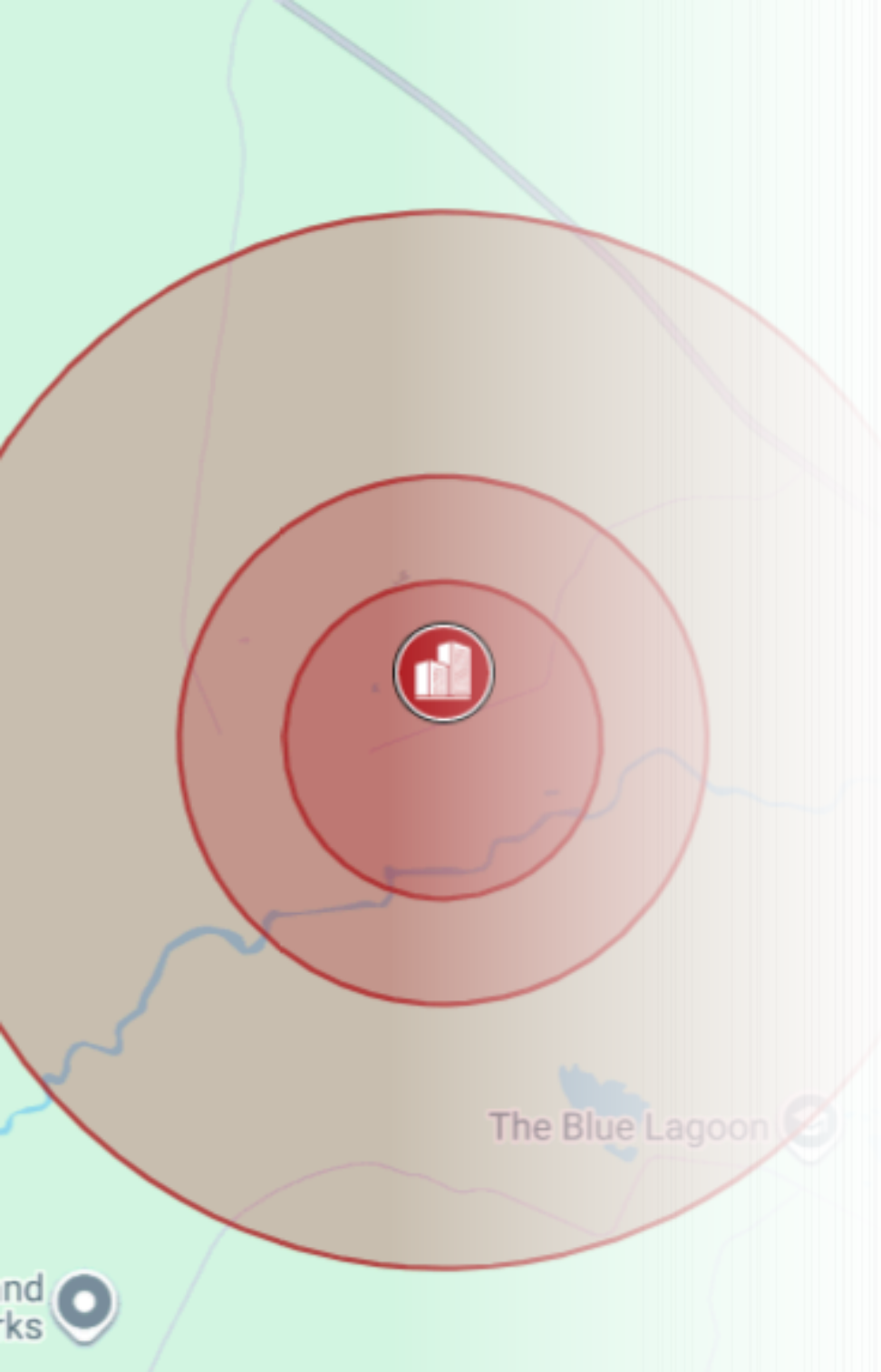
- Owner Financing Available
- Permitted water well for 23 million gallons a year - bottled water.
- Includes the well operating permit, renewable after the year of 2045
- Supply for construction companies (dust suppression, concrete mixing), water municipality / Parallel with the Ozarka Well & on the same aquifer
- Located in the Huntsville Area area
- Generous lot size
- Flexible zoning
- Proximity to major highways



# AREA OVERVIEW

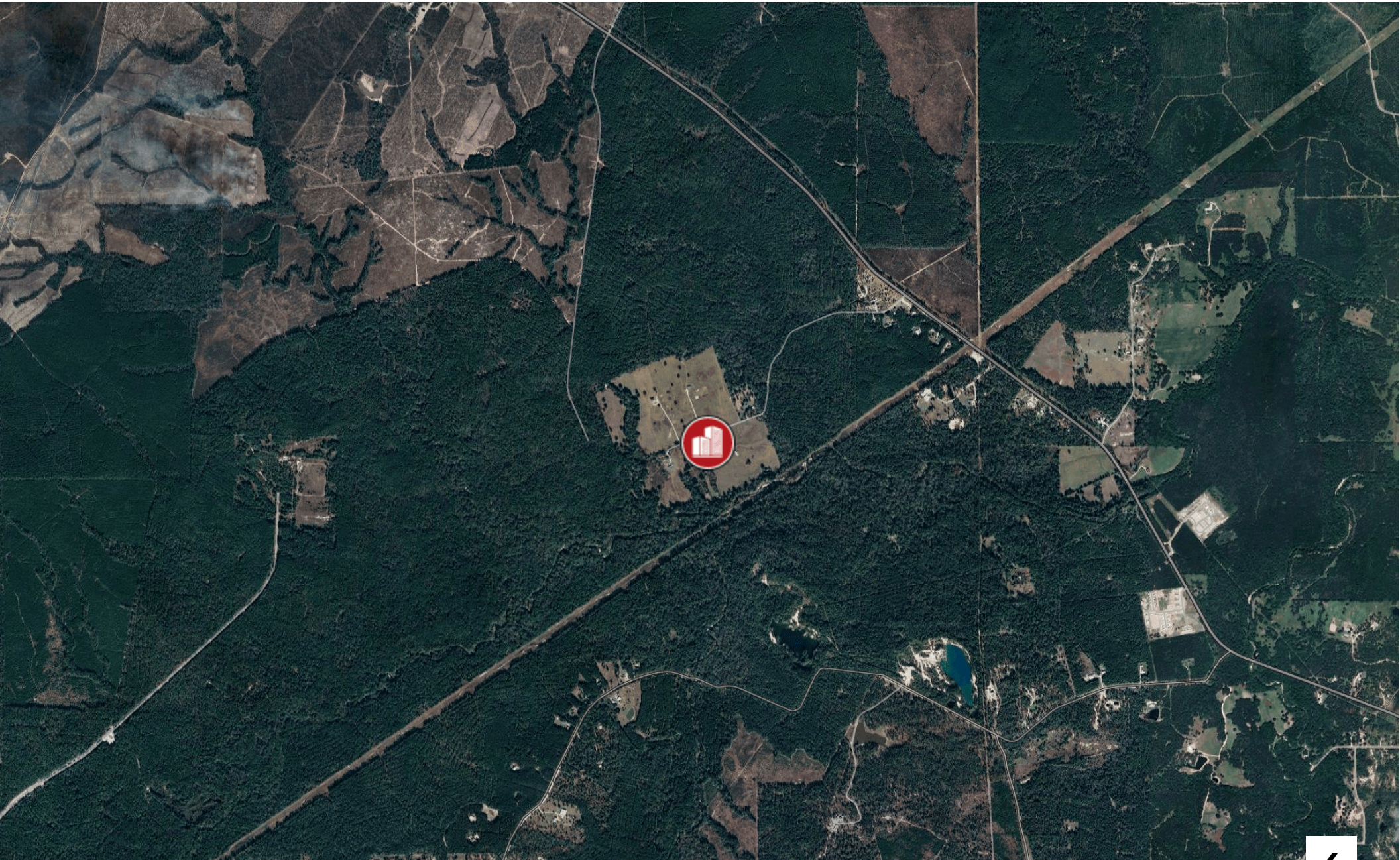
Situated in the vibrant market of Huntsville Area, this location offers proximity to a variety of attractive amenities and points of interest. Nearby, the Huntsville State Park provides a natural retreat for outdoor enthusiasts, while the Sam Houston National Forest offers additional recreational opportunities. The area is also home to educational institutions such as Sam Houston State University, contributing to a steady influx of potential customers.

	0.3 Miles	0.5 Miles	1 Miles
Total households	1	7	28
Total population	3	17	69
Persons per household	3	2.4	2.5
Average household income	\$61,010	\$61,488	\$62,835
Average house value	\$213,635	\$214,835	\$218,221
Average age	42	42	42
Average age male	40	40	41
Average age female	43	43	43





# LOCATION MAP







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