

ADAM OLSEN

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

**PRIME 0.97± ACRE DEVELOPMENT SITE ON
HIGH-TRAFFIC SAM HOUSTON AVENUE**

3002 SAM HOUSTON AVE HUNTSVILLE, TX 77340



OFFERING SUMMARY

SALE PRICE

\$995,000

PROPERTY TYPE

LAND

LOT SIZE

0.97 ACRES

PROPERTY HIGHLIGHTS

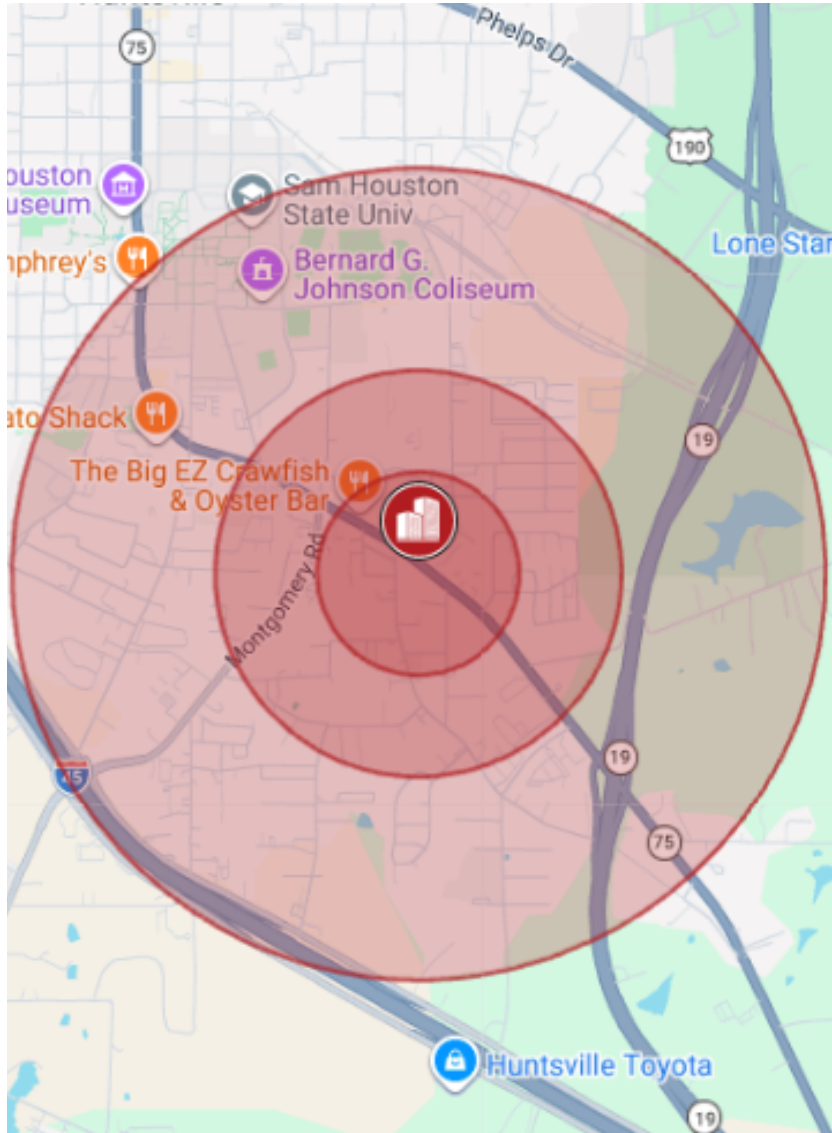
- 0.97± Acres (±42,253 SF) with dual access on Sam Houston Avenue / SH 75 and Old Houston Road
- 20,000+ VPD along the corridor per TxDOT
- Direct access to I-45, SH 30 and US 190
- Minutes from Sam Houston State University (21,000+ students) and downtown Huntsville
- Ideal for retail, restaurant, medical, office or service development
- Dual frontage supports flexible site planning and easier ingress/egress



Property Photos



Demographics



The location puts you minutes from Sam Houston State University, home to more than 21,000 students, as well as downtown Huntsville and a dense mix of residential, retail, and dining that keeps the corridor active year-round. Add in convenient connections to I-45, SH 30, and US 190, and this tract is positioned to capture both local traffic and regional pass-through demand.

	0.25 Miles	0.5 Miles	1 Miles
Total population	666	3,326	12,794
Persons per household	2.8	2.5	2.6
Total household	235	1,336	4,985
Average household income	\$40,487	\$37,993	\$38,087
Average age	26.3	24.9	24.7
Average age male	28.1	25.8	25.1
Average age female	26.1	25.4	26.5

Demographics data derived from AlphaMap

Market Overview

3002 Sam Houston Avenue is positioned along a high-traffic commercial corridor in Huntsville, benefiting from approximately 20,000 vehicles per day and convenient connections to I-45, SH 30, and US 190. Its proximity to Sam Houston State University, downtown Huntsville, and surrounding residential, retail, and dining areas supports consistent local and regional traffic.

With approximately 0.97 acres and dual access from Sam Houston Avenue and Old Houston Road, the property offers flexibility for future development. The site may be well suited for retail, restaurant, medical, office, or service-oriented concepts, subject to city approval.



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