

FOR SALE

0 MOFFETT SPRINGS RD, HUNTSVILLE, TX 77340

±96.6 ACRES OF LAND

\$1.38 PSF

**OWNER WILLING
TO DIVIDE SITE!**

**I-45
±44,725 AADT (24)**

SITE

CHRIS JOYCE

Principal

Chris@TexasCRES.com

(936) 577-0836

W. DOUGLASS LARSON

Principal/Associate Broker

Doug@TexasCRES.com

(713) 824-3799

JOEL C. ENGLISH

Managing Broker/Principal

Joel@TexasCRES.com

(713) 473-7200



PROPERTY HIGHLIGHTS



Location

0 Moffett Springs Rd.
Huntsville, TX 77340



Asking Price

\$1.38 PSF



Size

±96.6 Acres

**DIVISIBLE
TRACTS
AVAILABLE**

Contact Us

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- **Prime ±96.6-acre tract** positioned in the heart of Huntsville's rapidly expanding growth corridor
- **Versatile development potential** – ideal for a single-family residential subdivision, master-planned community, or industrial park
- **Exceptional frontage & visibility:**
 - ±0.52 miles along I-45 with direct visibility to high traffic volumes
 - ±380 yards of frontage on Moffett Springs Rd for strong secondary access
- **Utilities:**
 - City of Huntsville water available up to the end of the I-45 feeder and across I-45
 - Sewer forced main located at the front of the property
 - City Council has reviewed PID (Public Improvement District) and MUD (Municipal Utility District) options – purchaser to verify access and approvals with the City of Huntsville
- **Strategic location** just minutes from:
 - Sam Houston State University (21,000+ students)
 - Expanding industrial employers and logistics users leveraging I-45 connectivity
 - A growing residential base fueling demand for housing and services
- **Excellent long-term investment value** with Huntsville's sustained population and commercial growth

PROPERTY PICTURES



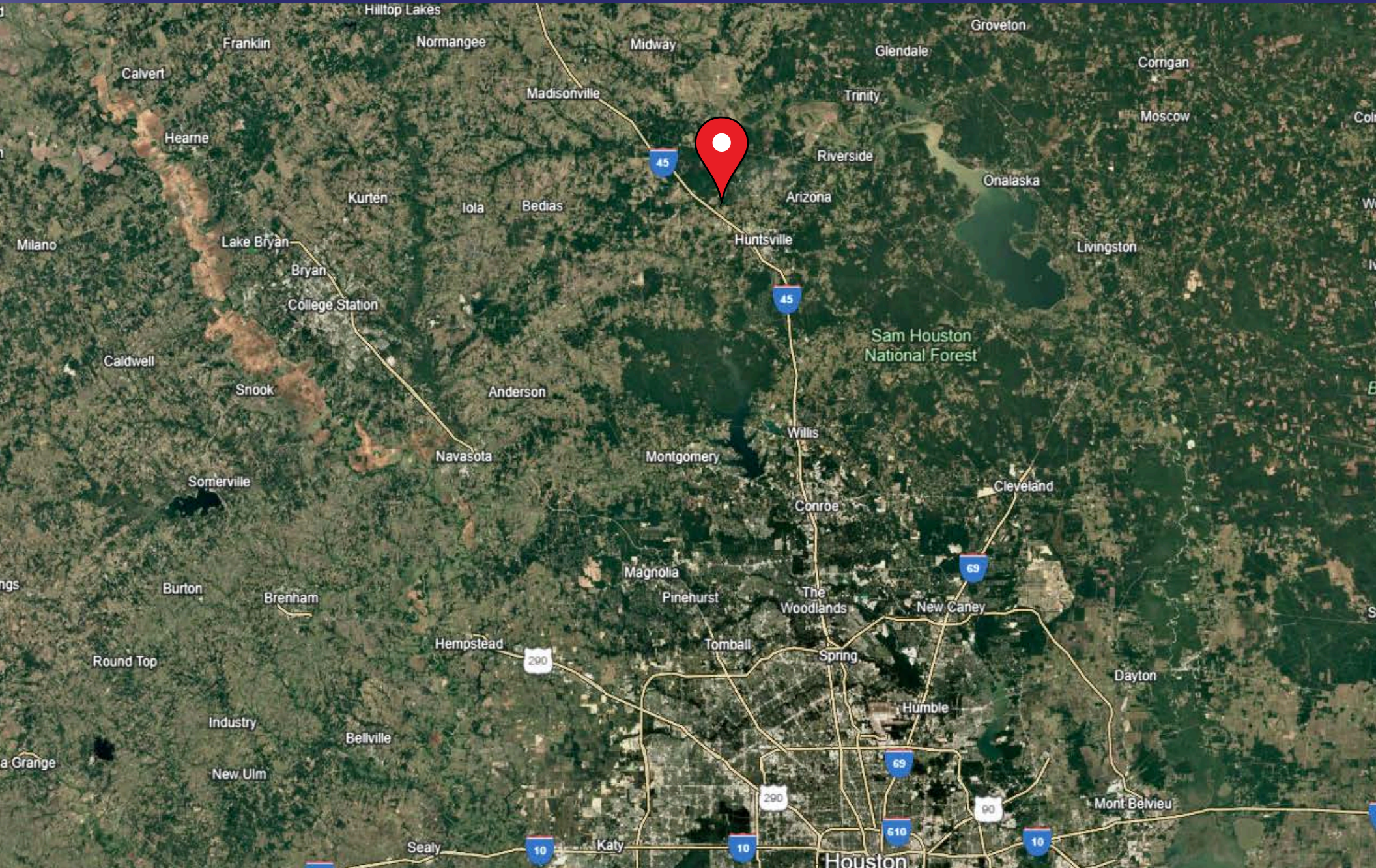
PROPERTY AERIAL



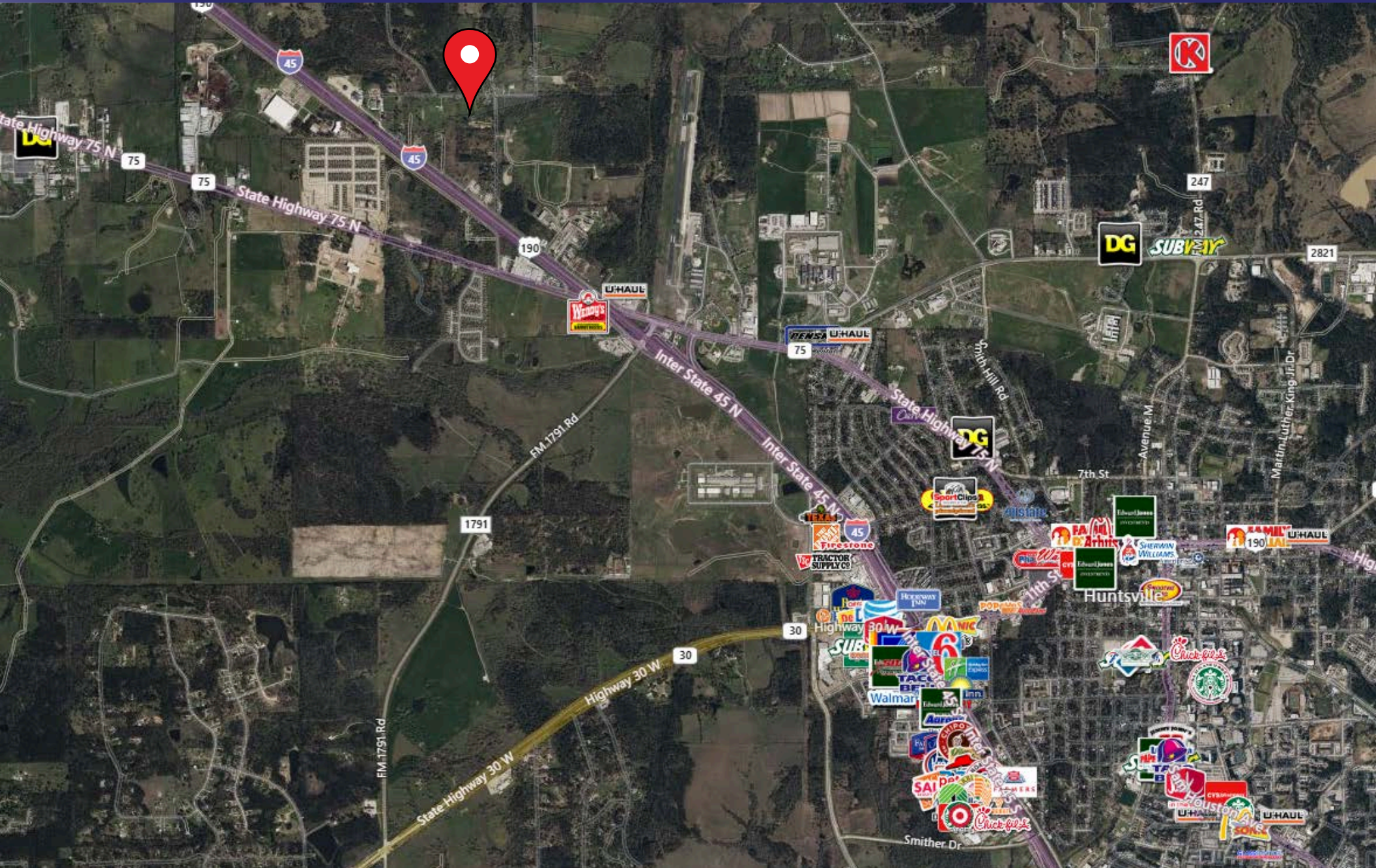
PROPERTY AERIAL



LOCATION MAP



MARKET AERIAL



DEMOGRAPHICS



DEMOGRAPHIC SUMMARY

Moffett Springs Rd, Huntsville, Texas, 77320

Ring of 5 miles

KEY FACTS

41,719

Population



12,939

Households

31.9

Median Age

\$36,903

Median Disposable Income

EDUCATION

14.3%

No High School Diploma



38.4%

High School Graduate



26.7%

Some College/
Associate's Degree



20.5%

Bachelor's/Grad
/ Prof Degree



41,719

2023 Total
Population (Esri)

INCOME



\$43,547

Median Household
Income



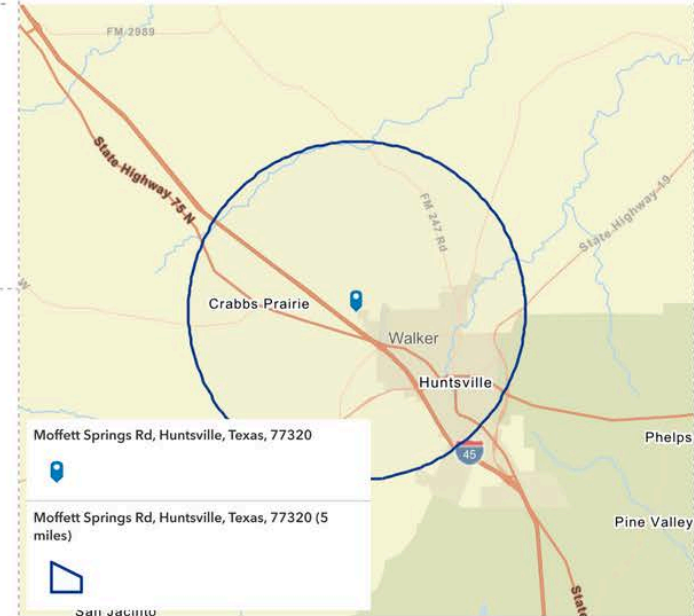
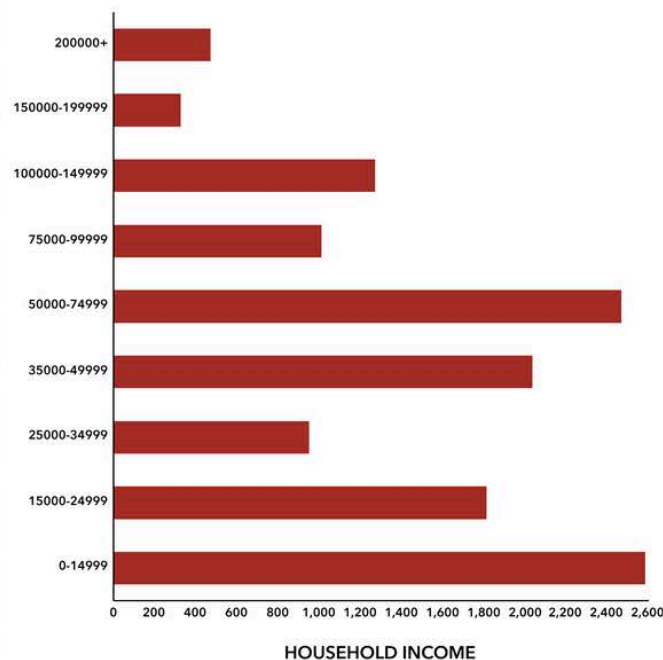
\$18,260

Per Capita Income



\$14,271

Median Net Worth



EMPLOYMENT



49.4%

White Collar



20.0%

Blue Collar



33.8%

Services

5.2%

Unemployment
Rate

Source: This infographic contains data provided by Esri (2025, 2030). © 2025 Esri

Full demographic package available upon request.



Information About Brokerage Services

11-2-2015

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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|--|----------------|----------------------------|-----------------------|
| <u>Texas CRES, LLC</u> | <u>9004590</u> | <u>joel@texasgres.com</u> | <u>(713) 473-7200</u> |
| Licensed Broker/Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
| <u>Joel C. English</u> | <u>465800</u> | <u>joel@texasgres.com</u> | <u>(713) 473-7200</u> |
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| <u>Joel C. English</u> | <u>465800</u> | <u>joel@texasgres.com</u> | <u>(713) 473-7200</u> |
| Licensed Supervisor of Sales Agent/ Associate | License No. | Email | Phone |
| <u>Chris Joyce</u> | <u>695869</u> | <u>chris@texasgres.com</u> | <u>(936) 577-0836</u> |
| Sales Agent/Associate's Name | License No. | Email | Phone |

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TAR 2501

IABS 1-0

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