



ADAM OLSEN, CCIM

713-614-2670 ADAM@THECOMMERCIALPROFESSIONALS.COM **GABE RODARTE** 

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#### PROPERTY **SUMMARY**

1405 Avenue E | Huntsville, TX 77340

**SALE PRICE:** \$230,000

**PROPERTY TYPE:** Unrestricted - Build to Suit

**LOT SIZE:** 59,265 SF

Experience the limitless potential of this unrestricted 1.446-acre vacant lot, strategically situated just off Sycamore Ave with an AADT of 4,878, ensuring high visibility and accessibility.

The beauty of its natural, partially wooded surroundings sets the stage for your dream project, whether residential or commercial. With its prime location within walking distance to Sam Houston State University, this versatile parcel presents endless opportunities for development.

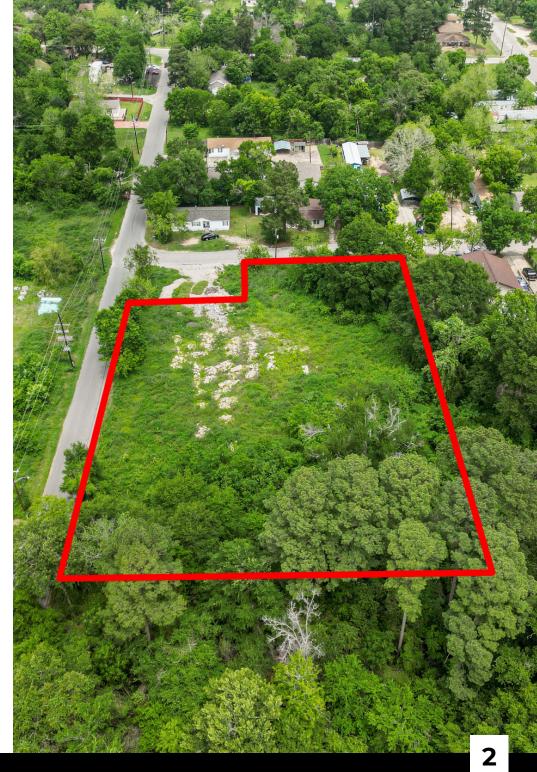


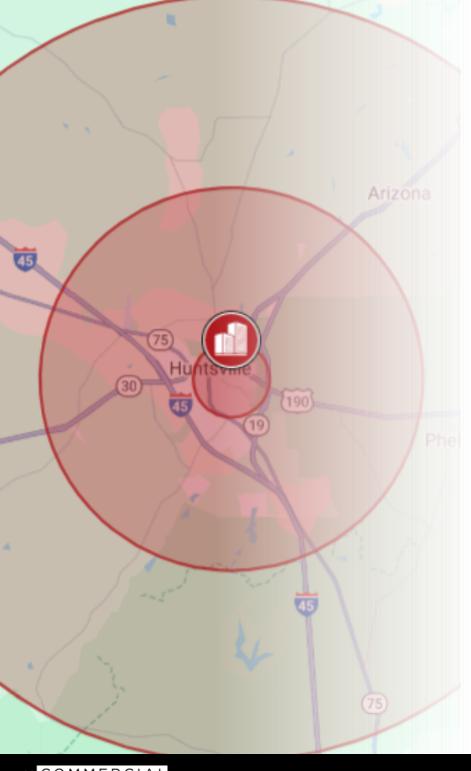
### PROPERTY HIGHLIGHTS

# 1.446 AC of Unrestricted Land - Minutes from Sam Houston State

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- Located one block from Sycamore Avenue (AADT of Sycamore Ave is 4878)
- Walking distance to Sam Houston State
  University
- Unrestricted location, ideal for townhomes, industrial, etc.
- 1.446 acres
- · Build to suit your vision
- Just minutes from local amenities
- Residential and commercial capabilities





### AREA **OVERVIEW**

Strategically positioned in the heart of Huntsville, Texas, 1405 Ave E stands as a beacon of opportunity, offering promising commercial capabilities. Just minutes from local amenities and the esteemed Sam Houston State University campus, this property presents an enviable blend of convenience and prestige.

	0.3 Miles	0.5 Miles	1 Miles
Total households	3,631	13,853	20,031
Total population	12,927	44,037	59,592
Persons per household	3.6	3.2	3
Average household income	\$32,537	\$54,967	\$61,135
Average house value	\$113,257	\$156,806	\$179,740
Average age	30	35	38
Average age male	29	35	37
Average age female	29	34	37

## RETAILER MAP



