



# FOR SALE

INCOME PRODUCING 42-UNIT  
MULTIFAMILY

911 University Ave, Huntsville, TX 77340

913  
University Ave.  
Units 1 - 13

📞 936-900-6564

🌐 [www.corproptx.com](http://www.corproptx.com)

✉️ [info@corproptx.com](mailto:info@corproptx.com)

# HIGHLIGHTS

911 University Ave, Huntsville, TX 77340

- Located Near Sam Houston State University (21,000+ Students)
- Individually Metered Electric (Expense Control Benefit)
- On-Site Leasing Office + Laundry Facility
- Walkable to Downtown Huntsville + SHSU
- Strong Rental Demand Driven by Student + Workforce Housing
- Below Market Rents room to increase NOI

Units: 42

Built: 1971

92% Occupied

Recent upgrades include renovations to units in Building A, featuring new countertops, cabinetry, and appliances. Approximately 25% of the total units were updated within the past three years.



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# THE PROPERTY


**\$2,995,000**

Blue Sky Apartments is a 42-unit multifamily community built in 1971, consisting of approximately 29,000 sqft on 1.16 acres. The property presents a strong value add opportunity through a combination of operational improvements and physical enhancements.

Located at 911 University Ave in Huntsville, TX, the property benefits from its close proximity to Sam Houston State University, which has an enrollment of over 21,000 students and serves as a primary demand driver for the local rental market.

The asset is also just minutes from downtown Huntsville, providing convenient access to retail, dining, and employment centers. This strategic location supports consistent tenant demand from both student and workforce housing, making Blue Sky Apartments well-positioned for long-term stability and growth in a market with limited new multifamily supply and strong rental fundamentals.



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# OUR MARKET

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911 University Ave, Huntsville, TX 77340

### **Strong Population Growth:**

Huntsville is home to Sam Houston State University, with over 21,000 students, creating a consistent and renewable tenant base. The city also benefits from steady population growth driven by education, government employment, and regional migration trends.

### **Economic Expansion:**

Huntsville's economy is anchored by major employers including the Texas Department of Criminal Justice, healthcare providers, and Sam Houston State University. This diverse employment base provides stability and supports long-term rental demand.

### **Affordable Housing Demand:**

With a large student population and a strong workforce presence, Huntsville experiences consistent demand for affordable rental housing. Multifamily properties are well-positioned to serve both students and local professionals seeking proximity to campus and employment centers.

### **Investment Potential:**

Huntsville offers favorable entry pricing compared to larger Texas metros, with strong rental upside potential. Investors benefit from stable occupancy trends, value-add opportunities, and long-term appreciation driven by continued demand.

### **Infrastructure and Development:**

Ongoing development, infrastructure improvements, and its strategic location along I-45 between Houston and Dallas enhance Huntsville's accessibility and appeal. The city continues to attract residents seeking affordability while remaining connected to major economic hubs.

# LOCAL AREA DEMOGRAPHICS



## 911 University Ave, Huntsville, TX 77340

Huntsville's multifamily market is driven by a renter-heavy population, supported by Sam Houston State University's 21,000+ students and a strong local workforce. With a low homeownership rate and a high concentration of student and single occupant households, the area maintains consistent rental demand and stable occupancy for multifamily assets.

Income			
	2 miles	5 miles	10 miles
Avg Household Income	\$47,433	\$60,357	\$68,203
Median Household Income	\$35,064	\$46,957	\$51,304
< \$25,000	4,605	5,130	5,860
\$25,000 - 50,000	2,447	3,780	4,910
\$50,000 - 75,000	2,087	3,357	4,404
\$75,000 - 100,000	804	1,801	2,505
\$100,000 - 125,000	305	697	1,001
\$125,000 - 150,000	241	819	1,580
\$150,000 - 200,000	201	477	795
\$200,000+	174	431	817

Population			
	2 miles	5 miles	10 miles
2020 Population	27,649	40,209	53,551
2025 Population	29,875	44,875	59,024
2030 Population Projection	31,400	47,490	62,358
Annual Growth 2020-2025	1.6%	2.3%	2.0%
Annual Growth 2025-2030	1.0%	1.2%	1.1%
Median Age	27.6	29.8	32.2
Bachelor's Degree or Higher	20%	24%	23%
U.S. Armed Forces	0	4	8



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