



**GABE RODARTE**

(936) 218-2723  
2800 POST OAK BLVD SUITE  
4100 HOUSTON, TX 77056

**ADAM OLSEN**

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

## **PRIME 8-ACRE TRACT FOR SALE**

1795 US 190 | HUNTSVILLE, TX 77320



## OFFERING SUMMARY

SALE PRICE

**\$515,000**

LOT SIZE

**8 ACRES**

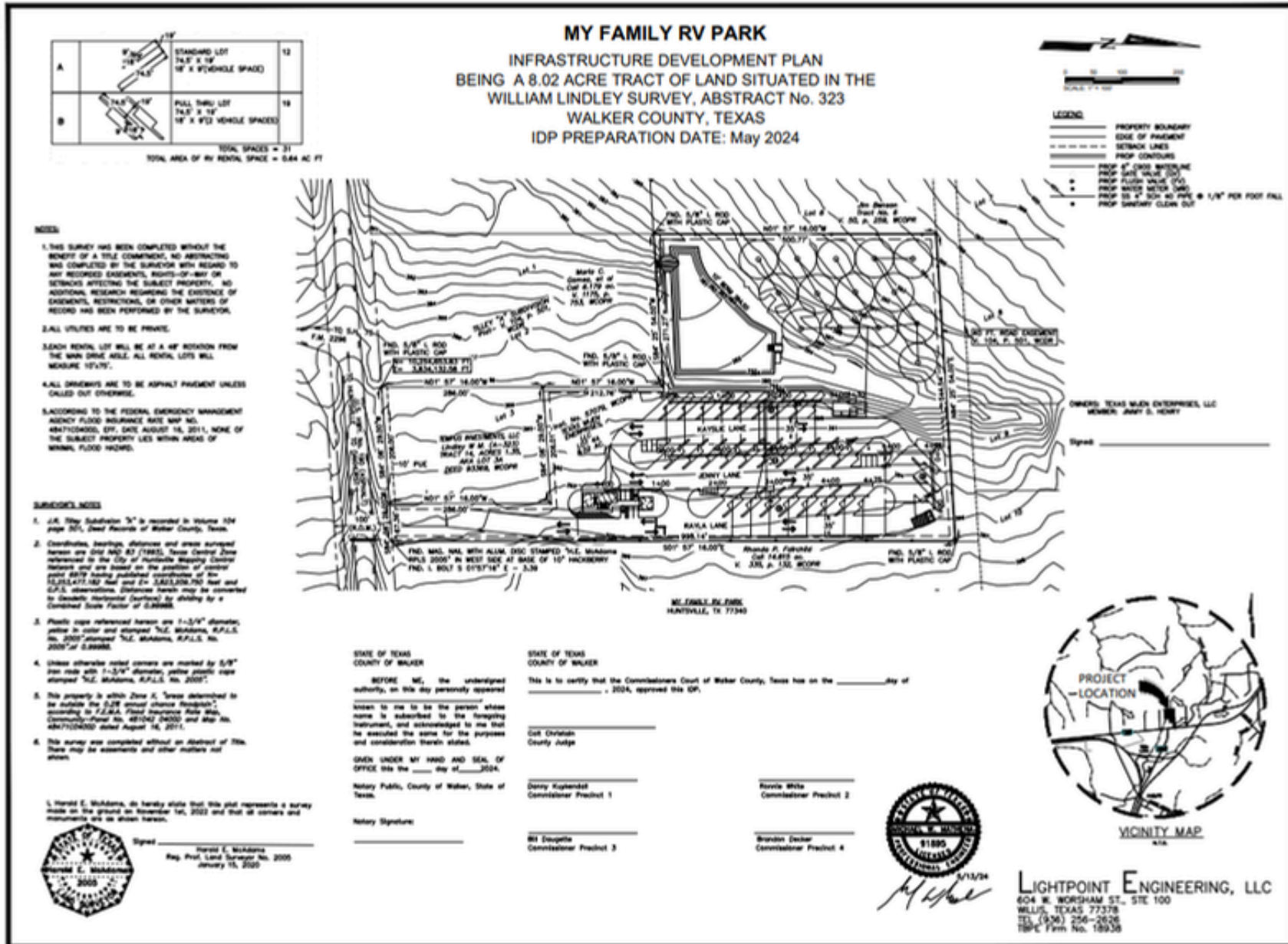
PROPERTY TYPE

COMMERCIAL, RETAIL,  
INDUSTRIAL/DEVELOPMENT

## PROPERTY HIGHLIGHTS

Unlock 8 acres of prime opportunity in Huntsville, Texas, ideally located on I-90 next to Family Dollar. This versatile tract is fully permitted with utilities in place, offering a rare turnkey opportunity for investors, developers, or those ready to build their dream project.

The property features excellent visibility and road frontage along US I-90, with quick access to major highways, schools, and local amenities. Its location and readiness make it perfect for residential development, a recreational retreat, or a long-term investment.



# Aerial Map

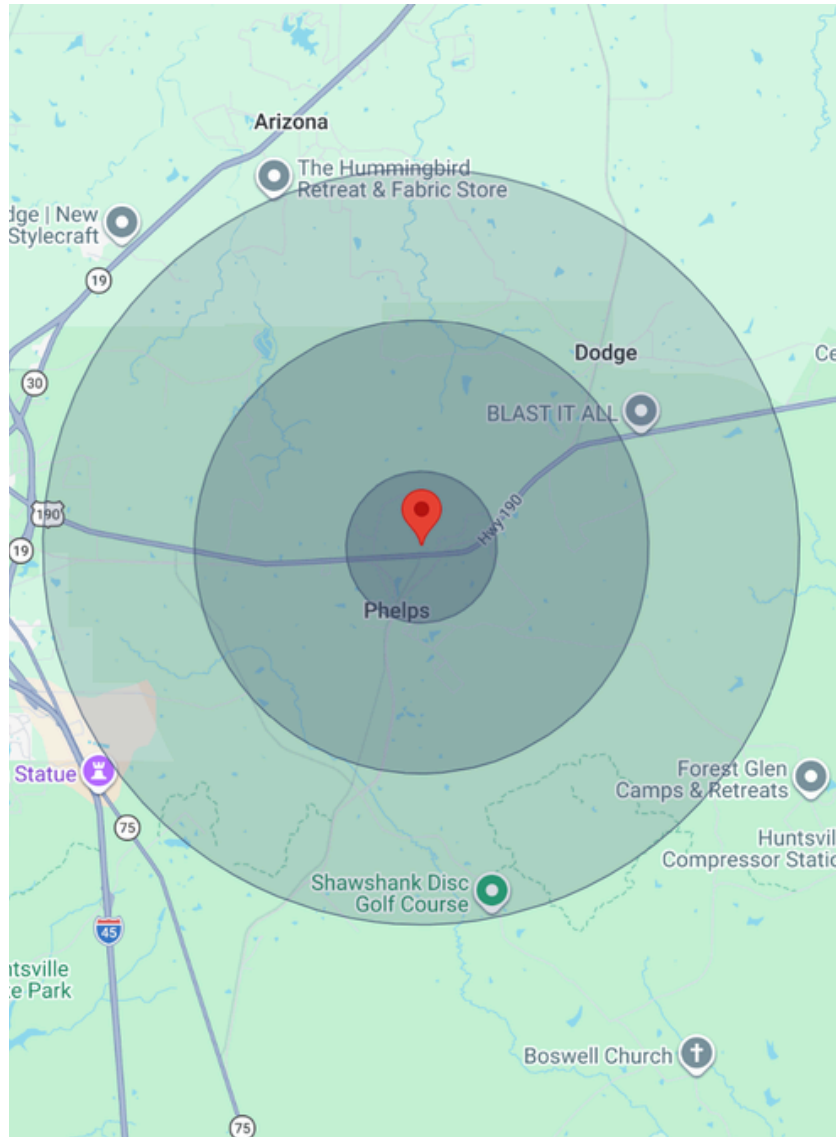
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# Property Photos



# Demographics



Situated along US-190/ fm 2296 with direct shared access, this property benefits from excellent visibility and steady traffic counts. Located just east of downtown Huntsville, it sits on a primary thoroughfare with seamless connectivity to Interstate 45 & Hwy 19, providing easy regional access. The site's prime positioning, coupled with Huntsville's strong population and commercial growth, makes this 8-acre tract an exceptional investment for immediate development or long-term appreciation.

	1 Mile	3 Miles	5 Miles
<b>Total population</b>	213	1,821	5,690
<b>Workday Population</b>	68	588	1,693
<b>Total household</b>	74	629	1,726
<b>Average household income</b>	\$67,397	\$66,204	\$67,883
<b>Average age</b>	40.2	39.2	41.6
<b>Male Population</b>	103	895	3,357
<b>Female Population</b>	111	928	2,334

Demographics data derived from AlphaMap

# Market Overview

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Huntsville, Texas is a key regional hub located in Walker County along the Interstate 45 corridor between Houston and Dallas. Its strategic positioning provides convenient access to major metropolitan markets while maintaining the advantages of a stable, business-friendly small-city environment. Huntsville serves as an economic anchor for the surrounding region and continues to experience steady, sustainable growth.

The city benefits from a consistent population base supported by Sam Houston State University, which plays a significant role in workforce development, consumer demand, and housing stability. This institutional presence, combined with regional healthcare facilities and state government operations, provides economic resilience and insulation from market volatility. As a result, Huntsville maintains steady demand across retail, service, office, and residential sectors.

From a real estate perspective, Huntsville benefits from limited commercial supply relative to demand, stable occupancy levels, and long-term institutional support. The market offers attractive opportunities for investors and owner-users seeking dependable performance within a growing North Texas-to-Houston corridor. As measured development continues, Huntsville remains well-positioned for sustained value creation and stable long-term investment potential.



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