

# +/- 58 - PRIME RETAIL, INDUSTRIAL, OR MIXED-USE DEVELOPMENT OPPORTUNITY

TBD I-45, HUNTSVILLE, HUNTSVILLE, TX 77340

## PROPERTY SUMMARY / LAND

FOR SALE: SUBJECT TO OFFER



## PROPERTY DESCRIPTION

Incredible 58-acre commercial development opportunity with unbeatable frontage on both I-45 and Veterans Memorial Parkway.

This tract is part of a larger 130-acre offering and boasts access to public utilities including water, sewer, and electricity—making development streamlined and efficient. With 59,600 VPD on I-45 and 4,775 VPD on Veterans, the property offers exceptional visibility and high traffic exposure.

Located just minutes from major retailers like Target, H-E-B, Kroger, and Chick-fil-A, this site sits in the heart of rapid regional growth near two large-scale master-planned communities: Legacy Pines (1,140+ acres) and The Ridge (900+ acres). Ideal for retail, office, hospitality, or mixed-use, and positioned near the upcoming I-45 Central Walker County Project, this property presents a prime investment in one of Texas' most promising markets.

**ADAM OLSEN, CCIM**

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2800 Post Oak Blvd, Suite 4100, Houston, TX 77056

## OFFERING SUMMARY

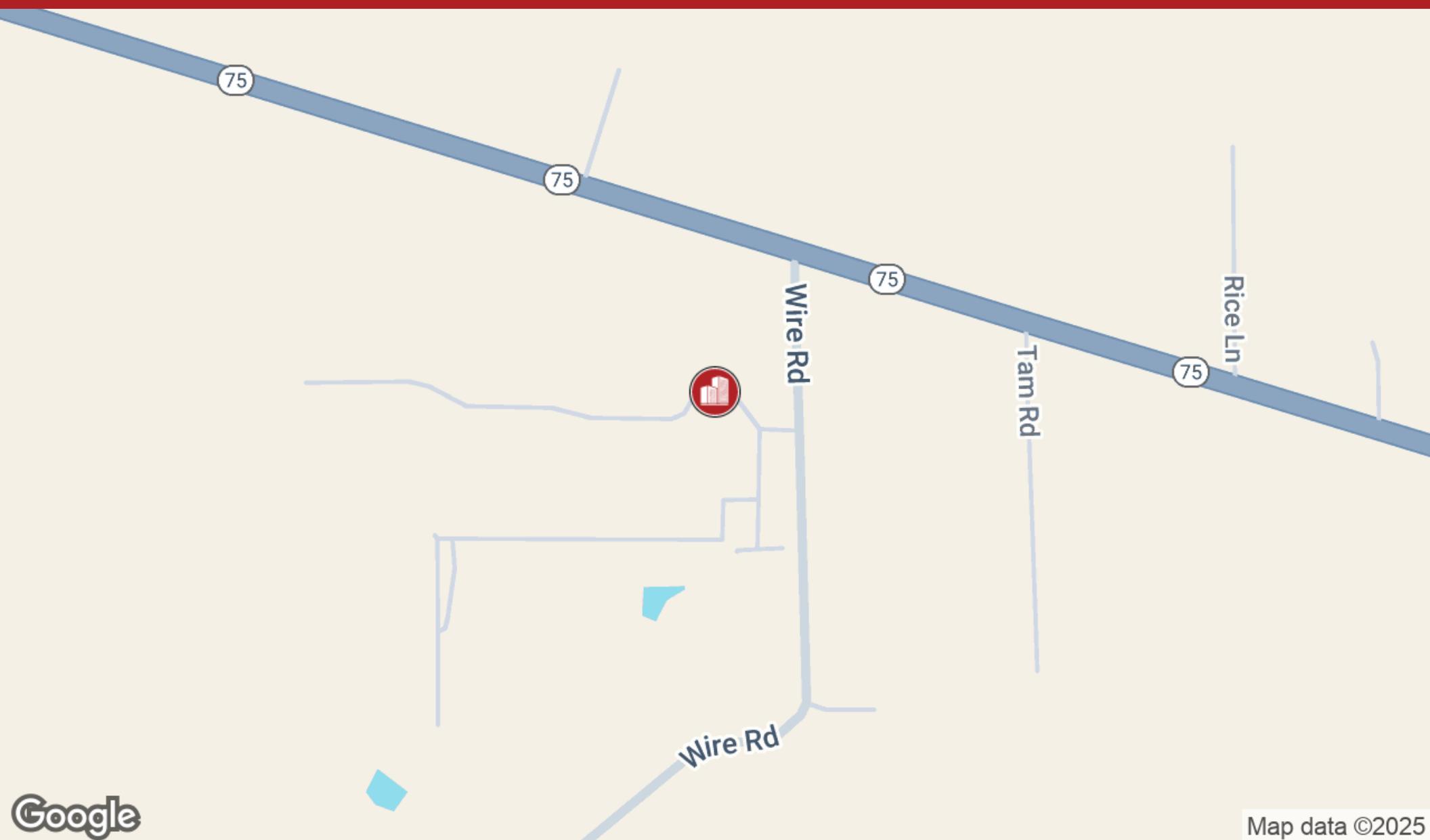
Sale Price:	Subject To Offer	
Lot Size:	58 Acres	
<b>DEMOGRAPHICS</b>		
Total Households	0.3 MILES	0.5 MILES
Total Population	11	90
Average HH Income	\$73,625	\$67,512
<b>1 MILE</b>		
Total Households	5	37
Total Population	11	90
Average HH Income	\$73,625	\$67,881

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LOCATION MAP / LAND

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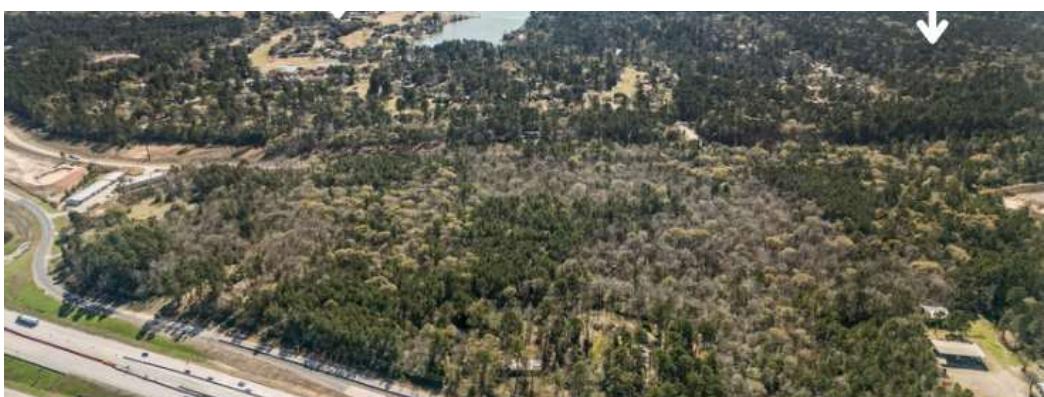
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ADDITIONAL PHOTOS / LAND



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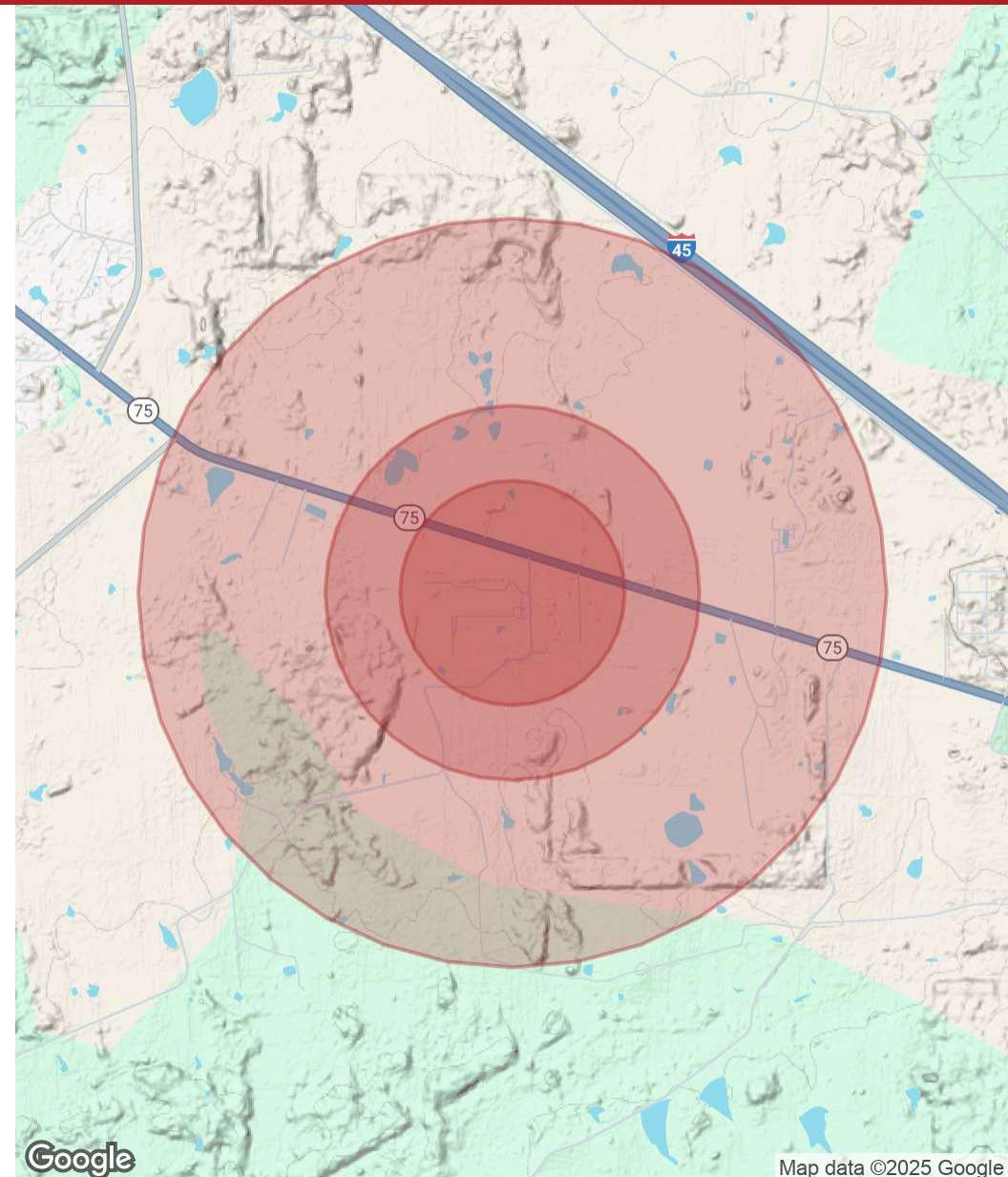
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DEMOGRAPHICS MAP & REPORT / LAND

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	11	90	285
Average Age	44	43	43
Average Age (Male)	42	41	41
Average Age (Female)	45	44	44
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	5	37	118
# of Persons per HH	2.2	2.4	2.4
Average HH Income	\$73,625	\$67,512	\$67,881
Average House Value	\$275,967	\$245,761	\$247,449

Demographics data derived from AlphaMap



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