

ADAM OLSEN

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

**PRIME 6.46± ACRE COMMERCIAL
DEVELOPMENT OPPORTUNITY**

TBD FM 2821 | HUNTSVILLE, TX 77320



OFFERING SUMMARY

SALE PRICE

\$1,700,000

PROPERTY TYPE

LAND

LOT SIZE

6.46 ACRES

PROPERTY HIGHLIGHTS

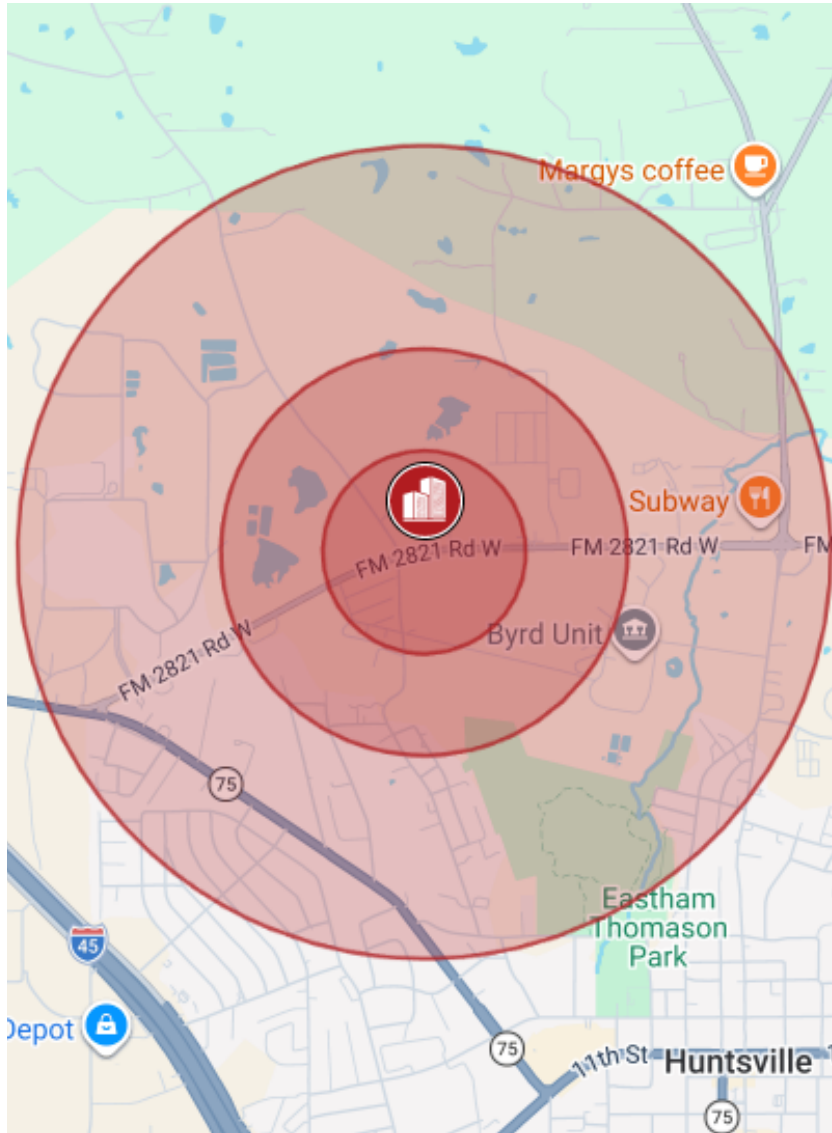
- 6.46± Acres at FM 2821 & FM 247
- Adjoins a 94-unit neighborhood and a 550-unit development currently under construction
- Near a potential future 500 to 600 home development, with the potential for 1,100+ residents within walking distance
- Close proximity to Huntsville High School & sports fields, Huntsville Police Department and Walker County Jail
- Convenient access to I-45 and surrounding Huntsville corridors
- Flexible for retail, restaurant, automotive, office, flex/warehouse, service, storage or mixed-use development
- A strong fit for developers, investors or owner-users seeking a sizable tract backed by real rooftop growth



Property Photos



Demographics



A substantial, rooftop-rich development opportunity in one of north Huntsville's fastest-growing residential corridors. This 6.46± acre tract sits at the intersection of FM 2821 and FM 247, with convenient access to I-45 and the surrounding Huntsville trade area, and it's rare to find a commercial site this size positioned with this much residential density already built or on the way.

	0.25 Miles	0.5 Miles	1 Miles
Total population	291	1,308	5,552
Persons per household	13.2	10.1	6.1
Total household	22	129	914
Average household income	\$51,278	\$49,308	\$54,836
Average age	39.5	38.9	37.6
Average age male	43.2	43.6	42.9
Average age female	15.9	14.7	15.4

Demographics data derived from AlphaMap

Market Overview

This 6.46± acre tract is positioned within one of North Huntsville's fastest-growing residential corridors, adjoining an existing 94-unit neighborhood and a 550-unit development currently under construction. A potential future development of 500 to 600 additional homes could place the site within walking distance of more than 1,100 residences at full buildout.

Nearby Huntsville High School, athletic facilities, the Huntsville Police Department, and the Walker County Jail contribute steady daily traffic and support growing commercial demand. With convenient access to FM 2821, FM 247, and I-45, the property may be well suited for retail, restaurant, automotive, office, flex/warehouse, service, storage, or mixed-use development.



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