

3.25 ACRES OF UNRESTRICTED LAND NEAR COLLEGE CAMPUS!

TBD BEARKAT BOULEVARD AVENUE, HUNTSVILLE, TX 77340

FOR SALE: \$1,045,000

PROPERTY SUMMARY | MULTIFAMILY PROPERTY



PROPERTY DESCRIPTION

Prime investment opportunity! Nestled on 3.25 acres of unimproved, unrestricted land, this versatile property offers endless potential. Situated between a vibrant townhome community and bustling apartment complex, it boasts an ideal location for commercial and residential development. Build to suit with both commercial and residential capabilities, catering to diverse investment ventures. Enjoy close proximity to the vibrant energy of the college campus, numerous local restaurants, and various amenities, all within walking distance. With Bowers Stadium and Sam Houston State University just steps away, this property presents an unparalleled opportunity for savvy investors seeking a prime location in a thriving area. Don't miss out on this chance to capitalize on a dynamic and rapidly growing market!

OFFERING SUMMARY

Sale Price:	\$1,045,000
Lot Size:	3.25 Acres

LOCATION DESCRIPTION

- At corner of Old Sycamore & Bearkat Blvd
- Less than 200 yards from Bowers Stadium and Sam Houston State University Campus
- 0.7 Miles from Hwy 190 which feeds directly into I-45 and Hwy 75
- 0.7 Miles from TX-19
- Close proximity to local amenities

PROPERTY HIGHLIGHTS

- 3.25 acres of unimproved, unrestricted land
- Prime location for apartment buildings or student housing
- Close proximity to bustling college campus, local restaurants, and various amenities
- Walking distance to Bowers Stadium and Sam Houston State University
- Located between townhome community and apartment complex
- All city utilities available!

ADAM OLSEN, CCIM

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To Schedule A Showing Call 713.538.1638

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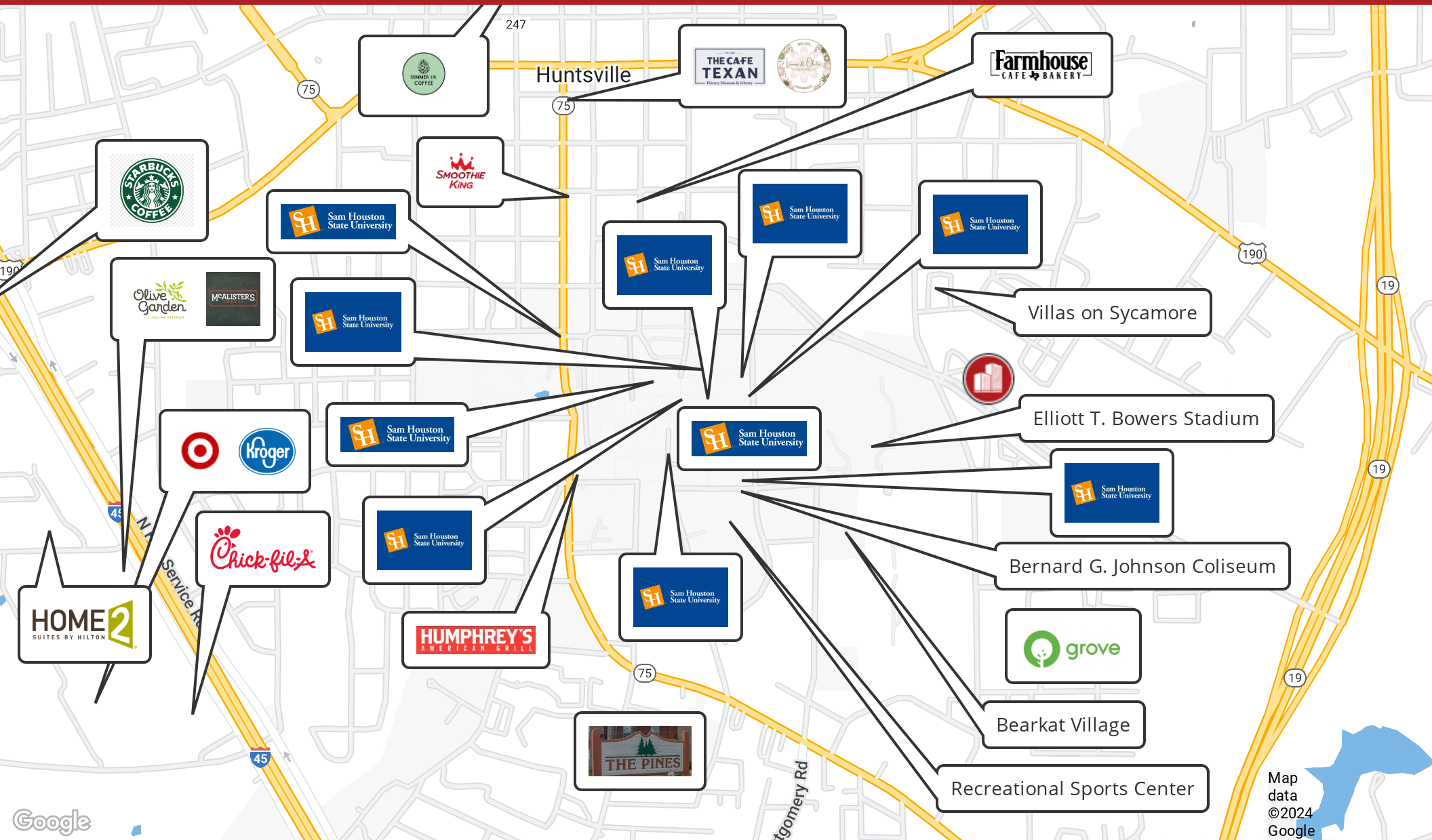
2800 Post Oak Blvd, Suite 4100, Houston, TX 77056

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RETAILER MAP | MULTIFAMILY PROPERTY



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ADDITIONAL PHOTOS | MULTIFAMILY PROPERTY



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