

# 1.446 AC OF UNRESTRICTED LAND - MINUTES FROM SAM HOUSTON STATE

1405 AVENUE E, HUNTSVILLE, TX 77340

FOR SALE: \$275,000

PROPERTY SUMMARY | UNRESTRICTED - BUILD TO SUIT PROPERTY



## PROPERTY HIGHLIGHTS

- Located one block from Sycamore Avenue (AADT of Sycamore Ave is 4878)
- Walking distance to Sam Houston State University
- Unrestricted location, ideal for townhomes, industrial, etc.
- Build to suit your vision
- 1.446 acres
- Just minutes from local amenities
- Residential and commercial capabilities

## LOCATION DESCRIPTION

Strategically positioned in the heart of Huntsville, Texas, 1405 Ave E stands as a beacon of opportunity, offering promising commercial capabilities. Just minutes from local amenities and the esteemed Sam Houston State University campus, this property presents an enviable blend of convenience and prestige. Surrounded by bustling commercial hubs and vibrant community spaces, it provides an ideal setting for entrepreneurial ventures or mixed-use developments. Whether seeking to establish a thriving business or create a dynamic living and working environment, this location offers endless possibilities to capitalize on its central position and vibrant surroundings.

## DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	3,631	13,853	20,031
Total Population	12,927	44,037	59,592
Average HH Income	\$32,537	\$54,967	\$61,135

## OFFERING SUMMARY

Sale Price:	\$275,000
Lot Size:	59,265 SF

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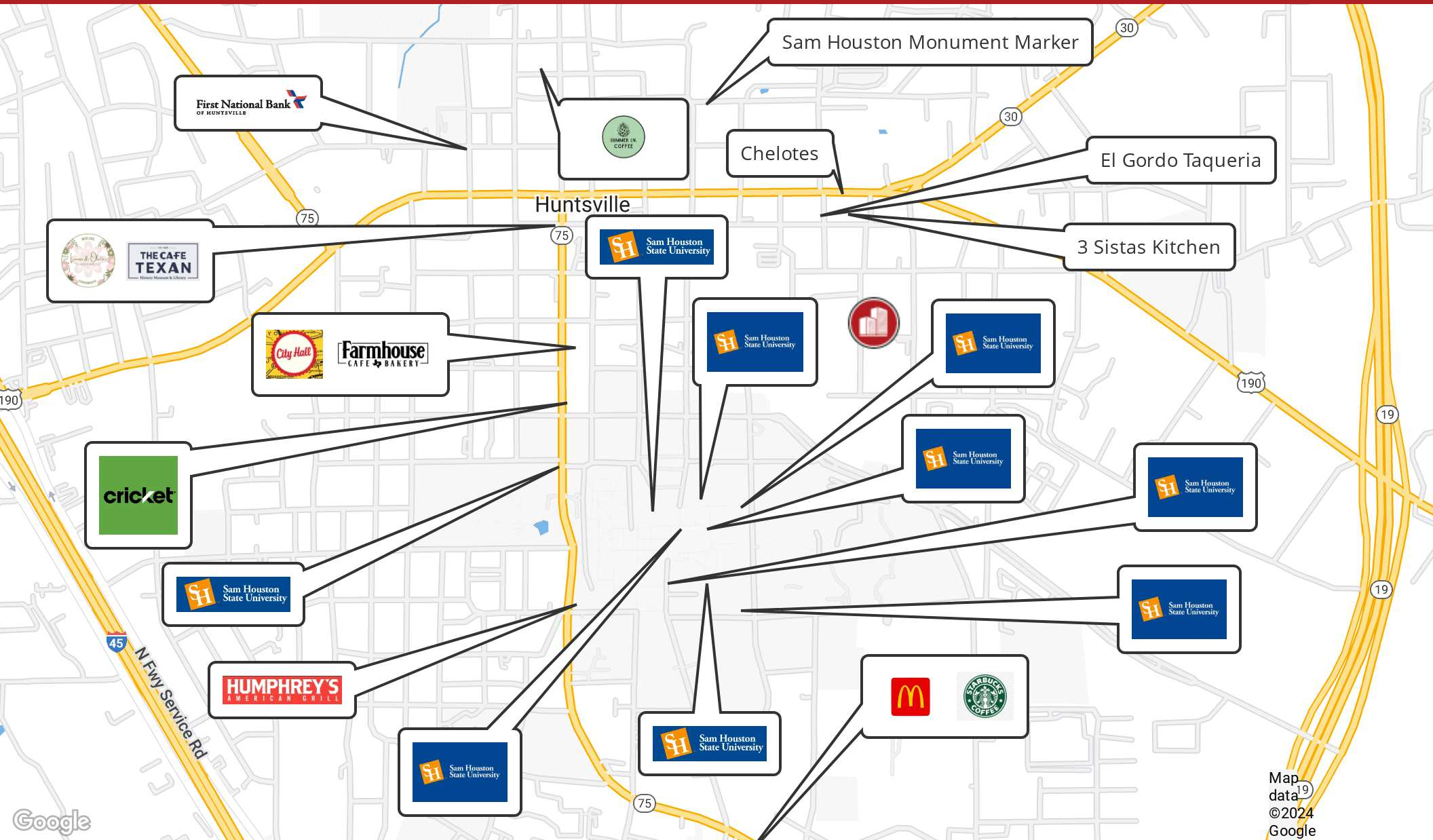
2800 Post Oak Blvd, Suite 4100, Houston, TX 77056

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RETAILER MAP | UNRESTRICTED - BUILD TO SUIT PROPERTY



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ADDITIONAL PHOTOS | UNRESTRICTED - BUILD TO SUIT PROPERTY



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