



OFFERING MEMORANDUM

3800 BOETTCHER DR
HUNTSVILLE, TX 77340

This ±2.26-acre parcel offers a prime opportunity for residential development or investment in a rapidly growing area just minutes from Huntsville's city center.

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PROPERTY SUMMARY

3800 Boettcher Dr Huntsville, TX 77340

SALE PRICE:	\$590,673
LOT SIZE:	93,569 SF
BUILDING SIZE:	952 SF
PROPERTY TYPE:	Commercial or Mixed-Use Growth

This ±2.26-acre parcel offers a prime opportunity for residential development or investment in a rapidly growing area just minutes from Huntsville's city center. Ideally positioned with convenient access to I-45, the property benefits from proximity to major retail, dining, and service corridors.

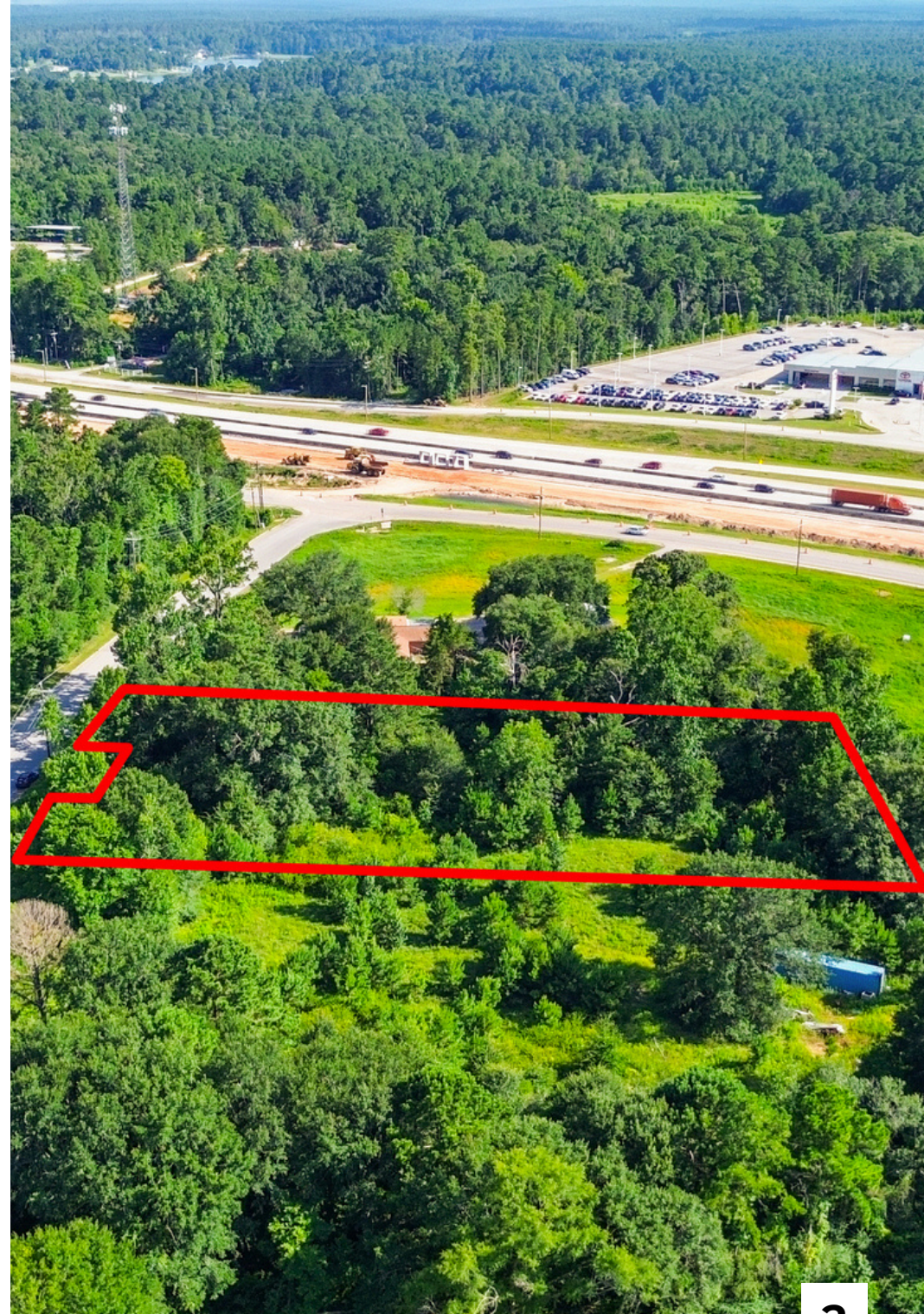
Featuring level terrain and expansive space, the site is well-suited for a custom home build, private estate, or small-scale residential project.

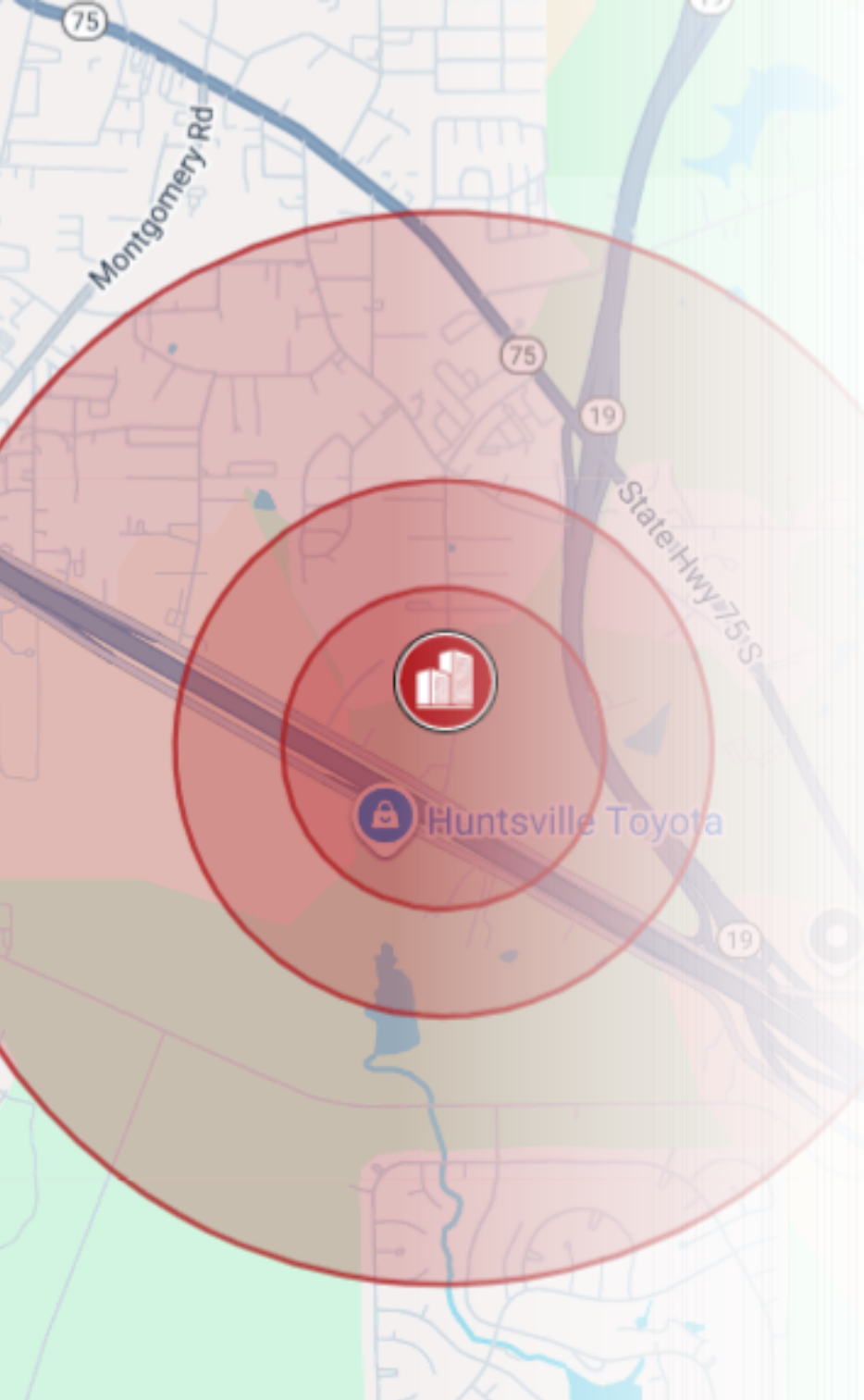


PROPERTY HIGHLIGHTS

±2.26 Acres Near I-45 – Prime Residential Development Opportunity in Huntsville

- ±2.26 acres of unrestricted land with development potential
- Strategically located just off I-45 with quick access to Huntsville's retail, medical, and commercial corridors
- Excellent visibility and ease of access via Boettcher Drive; strong connectivity to major routes
- Unrestricted – suitable for residential, commercial, or mixed-use development
- Level and partially wooded – ideal for site prep and construction
- Public water and sewer available; electric nearby
- Positioned near expanding residential subdivisions and Huntsville ISD schools
- Opportunity to secure acreage with flexible use in a high-growth area
- Minutes from major retailers, dining, Sam Houston State University, and city services



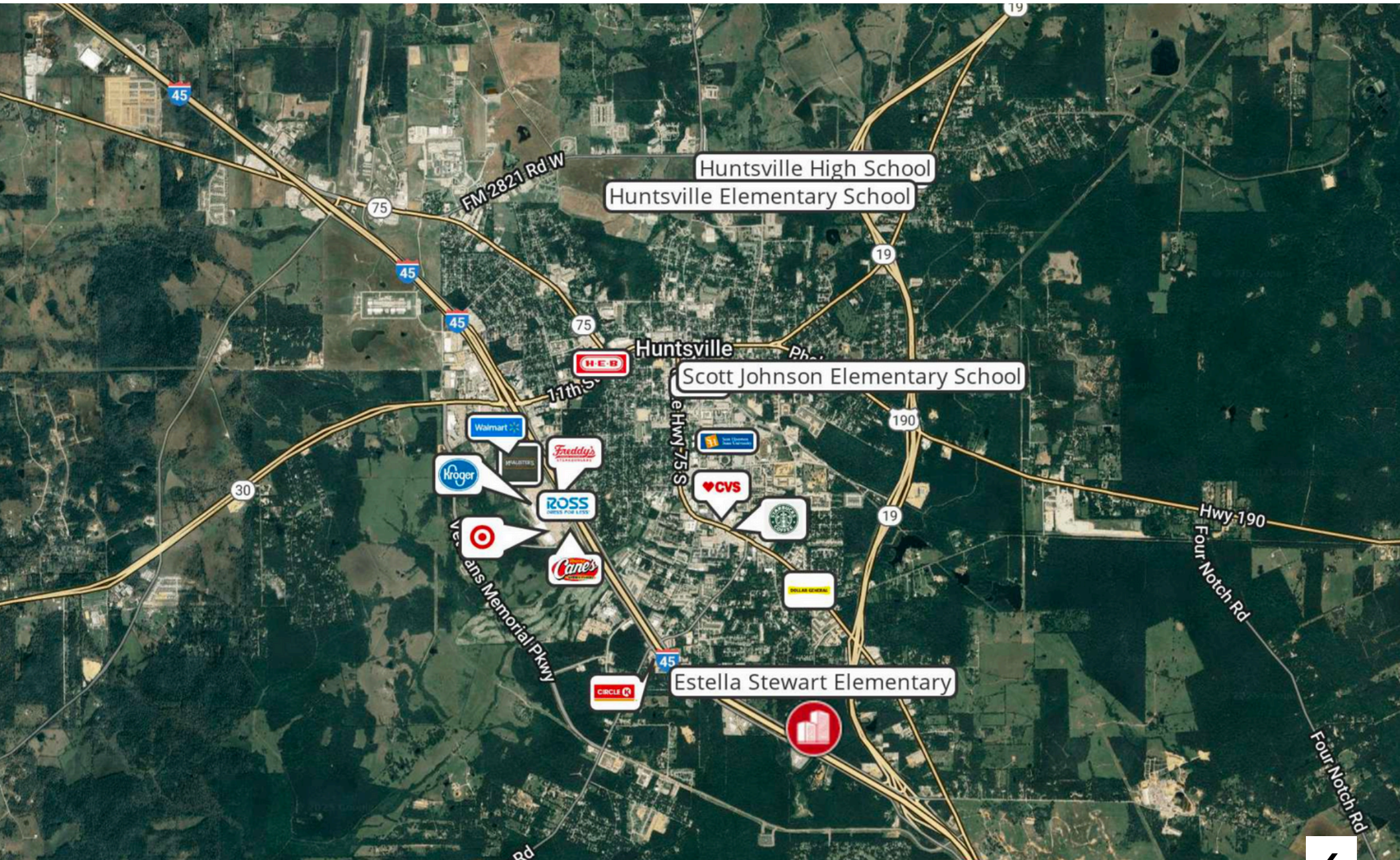


AREA OVERVIEW

Strategically located just minutes from I-45 and downtown Huntsville, this ± 2.26 -acre site offers convenient access to major thoroughfares, retail hubs, Sam Houston State University, and nearby medical services. Positioned off Boettcher Drive near FM 1374, the property sits in a high-growth corridor with strong regional connectivity—making it ideal for residential or mixed-use development in a thriving market.

	0.3 Miles	0.5 Miles	1 Miles
Total households	93	246	1,354
Total population	224	591	3,340
Persons per household	2.4	2.4	2.5
Average household income	\$57,396	\$57,720	\$58,631
Average house value	\$242,419	\$242,863	\$245,881
Average age	31	31	34
Average age male	30	31	33
Average age female	32	32	34

RETAILER MAP





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