

100'
2020
2021
20

RAST
CALLED 2.25 AC
VOL. 450, PG. 821
O.P.R.W.C.



HUGHES
CALLED 3.07 AC

N88°23'02"E 643.95'

FOUND 3/4" IRON ROD

MANHOLE
TR. 337.96
FL. 330.81

5.118 Ac.

CALLED RESIDUAL OF 5.32 AC
RESERVE "C"
NO. 56830
O.P.R.W.C.

LUCE
CALLED 1.24 AC
VOL. 617, PG. 809

40

LOT 41A
HILL N DALE SUB'D
SECTION TWO
VOL. 1, PG. 119
D.R.W.C.

This plat is a true representation of an on the ground survey made on
Reserve "C" of the Hill 'N Dale subdivision, Walker County,
of which is recorded in Volume 174, Page 618 of the Deed Records
of this county. Unless otherwise shown, there are no encroachments on this
survey. All measurements were within the boundaries at the time of this survey.
This survey substantially conforms to the current Texas Surveyors Association
Standards for a Category 1B survey.

Not to be relied upon without the benefit of a title commitment.

6071

Surveyed and recorded in the Public Domain on the 24th day of 2021 at 10:30 AM

FOR SALE

5.118 ACRES

TBD Easley Rd Huntsville TX 77320

NOTES:
1. EASING LINES AND EASEMENTS ARE PER THE RECORDED PLATS UNLESS OTHERWISE SHOWN.
2. THE SURVEYOR HAS NO KNOWLEDGE OF ANY EASEMENT INFORMATION SHOWN HEREON IS THE RESPONSIBILITY OF OTHERS. THE SURVEYOR DOES NOT ACCEPT LIABILITY FOR ANY OF THE INFORMATION NOR ANY DECISIONS LEADING TO THE NOTING OF SAID INFORMATION.
3. ADJOINER INFORMATION IS FROM THE WALKER COUNTY APPRAISAL WEB SITE.
4. HORIZONTAL CONTROL FOR THIS SURVEY IS BASED ON GPS AND 83 TEXAS CENTRAL ZONE STATE PLANE COORDINATES.

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HIGHLIGHTS

6 Single Family Residential Portfolio



- ✓ Ideal for duplexes or a small residential development.
- ✓ Utilities nearby make development faster and more cost-efficient. Utilities nearby make development faster and more cost efficient.
- ✓ Perfect opportunity to build income producing units for a growing market.
- ✓ Minutes from SHSU, TDCJ, I45, and expanding commercial corridors.
- ✓ Quiet setting with increasing development activity and long-term appreciation upside.



5.118 Acres
NO FLOOD ZONE





THE PROPERTY

\$350,000

This 5.118-acre raw land parcel on Easley Rd in Huntsville, TX offers an exceptional opportunity for builders, developers, or investors looking to capitalize on the area's steady growth. Ideally positioned near city limits with convenient access to city water and sewer, this property is perfectly suited for duplex construction or a small residential community. Huntsville continues to see strong demand driven by Sam Houston State University, major employers, and ongoing development throughout Walker County. With its blend of peaceful surroundings and quick access to town, this tract provides the ideal canvas for your next project.



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LOCAL AREA DEMOGRAPHICS



The Huntsville market is characterized by a relatively young population, with a median age around 31.5 years and a population of roughly +/- 50,000 residents as of recent estimates. This demographic profile is bolstered by a strong presence of rental-demand groups: university students from Sam Houston State University, young working professionals, and families seeking affordable housing options within commutable distance to Houston and other employment hubs.

Huntsville's 77320/77340 ZIP code offers a strong and stable renter base, with over 10,000 households and roughly 31% renter occupancy, driven by consistent demand from students, young professionals, and working families. Median rents average around \$1,029/month, and the area sees nearly 17% yearly mobility, creating steady turnover and quick absorption for new rental units. The median renter income of approximately \$28,000 indicates a continued need for well priced, quality rentals, making duplexes or small multifamily developments highly competitive. With growing diversity, expanding employment opportunities, and proximity to Sam Houston State University and major employers, this submarket is primed for new construction that delivers affordability, modern living, and long term rental stability.



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