

**GABE RODARTE**  
(936) 218-2723  
2800 POST OAK BLVD SUITE  
4100 HOUSTON, TX 77056

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

## UNRESTRICTED LAND FOR SALE

TBD BEARKAT BOULEVARD AVENUE | HUNTSVILLE, TX 77340



## OFFERING SUMMARY

SALE PRICE

**\$1,030,000**

PROPERTY TYPE

**MULTIFAMILY**

LOT SIZE

**3.25 ACRES**

## PROPERTY HIGHLIGHTS

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 residential and commercial development, catering to diverse investment ventures.

Enjoy close proximity to the nearby 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!

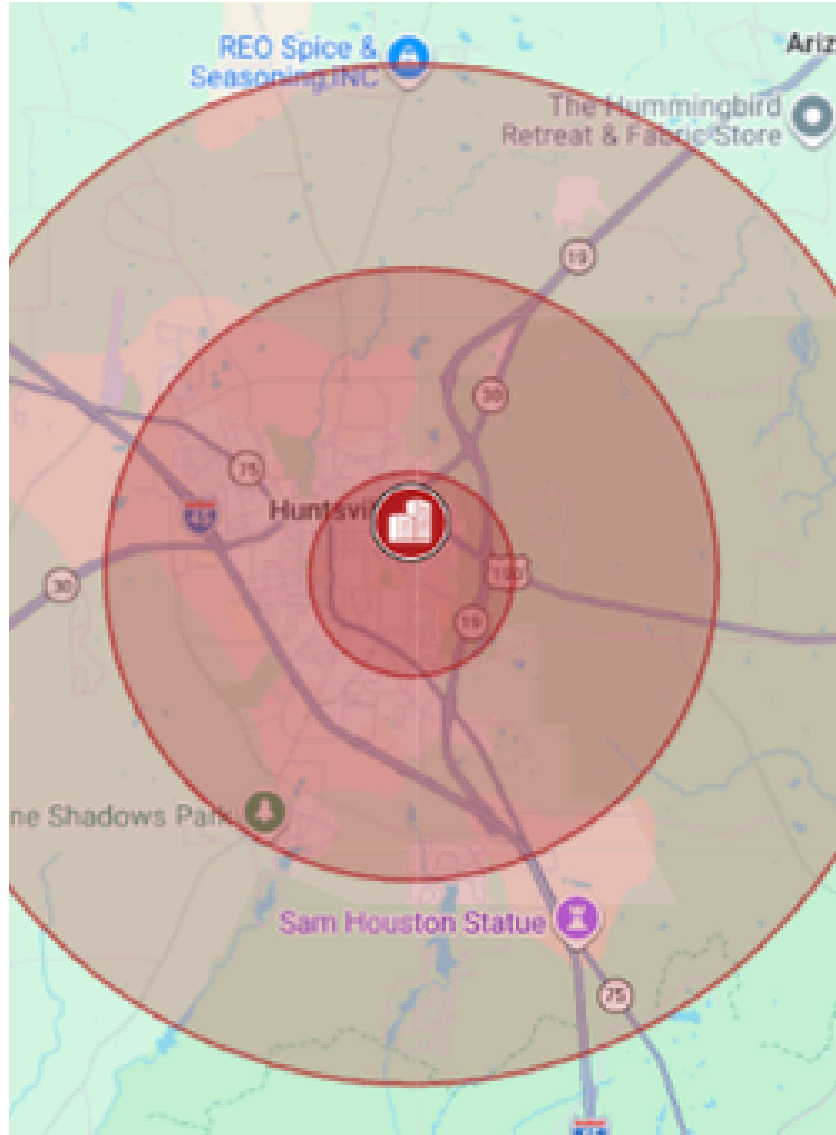
# Aerial Map



# Property Photos



# Demographics



3.25 acres 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.

	1 Mile	3 Miles	5 Miles
<b>Total population</b>	14,562	37,694	50,446
<b>Workday Population</b>	13,271	32,169	36,857
<b>Total household</b>	4,490	13,117	16,476
<b>Average household income</b>	\$33,761	\$49,309	\$57,974
<b>Average age</b>	29	34	37
<b>Male Population</b>	29	33	36
<b>Female Population</b>	28	33	36

Demographics data derived from AlphaMap

# Market Overview

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Huntsville, Texas is a key regional hub located in Walker County along the Interstate 45 corridor between Houston and Dallas. Its strategic positioning provides convenient access to major metropolitan markets while maintaining the advantages of a stable, business-friendly small-city environment. Huntsville serves as an economic anchor for the surrounding region and continues to experience steady, sustainable growth.

The city benefits from a consistent population base supported by Sam Houston State University, which plays a significant role in workforce development, consumer demand, and housing stability. This institutional presence, combined with regional healthcare facilities and state government operations, provides economic resilience and insulation from market volatility. As a result, Huntsville maintains steady demand across retail, service, office, and residential sectors.

From a real estate perspective, Huntsville benefits from limited commercial supply relative to demand, stable occupancy levels, and long-term institutional support. The market offers attractive opportunities for investors and owner-users seeking dependable performance within a growing North Texas-to-Houston corridor. As measured development continues, Huntsville remains well-positioned for sustained value creation and stable long-term investment potential.



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