

SITE FEATURES

- COMMERCIAL LAND AVAILABLE
 - ±8.8 ACRES
- UTILITIES: CITY OF HUNTSVILLE
- 259' FRONTAGE ON UNIVERSITY AVE
- 160' FRONTAGE ON FM-247
- 445' FRONTAGE ESSEX BLVD



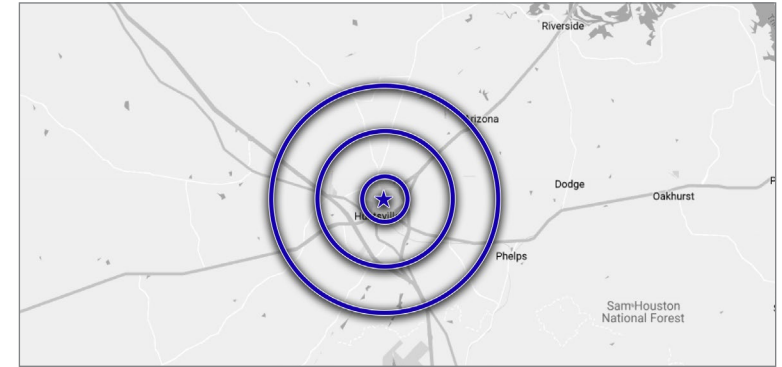
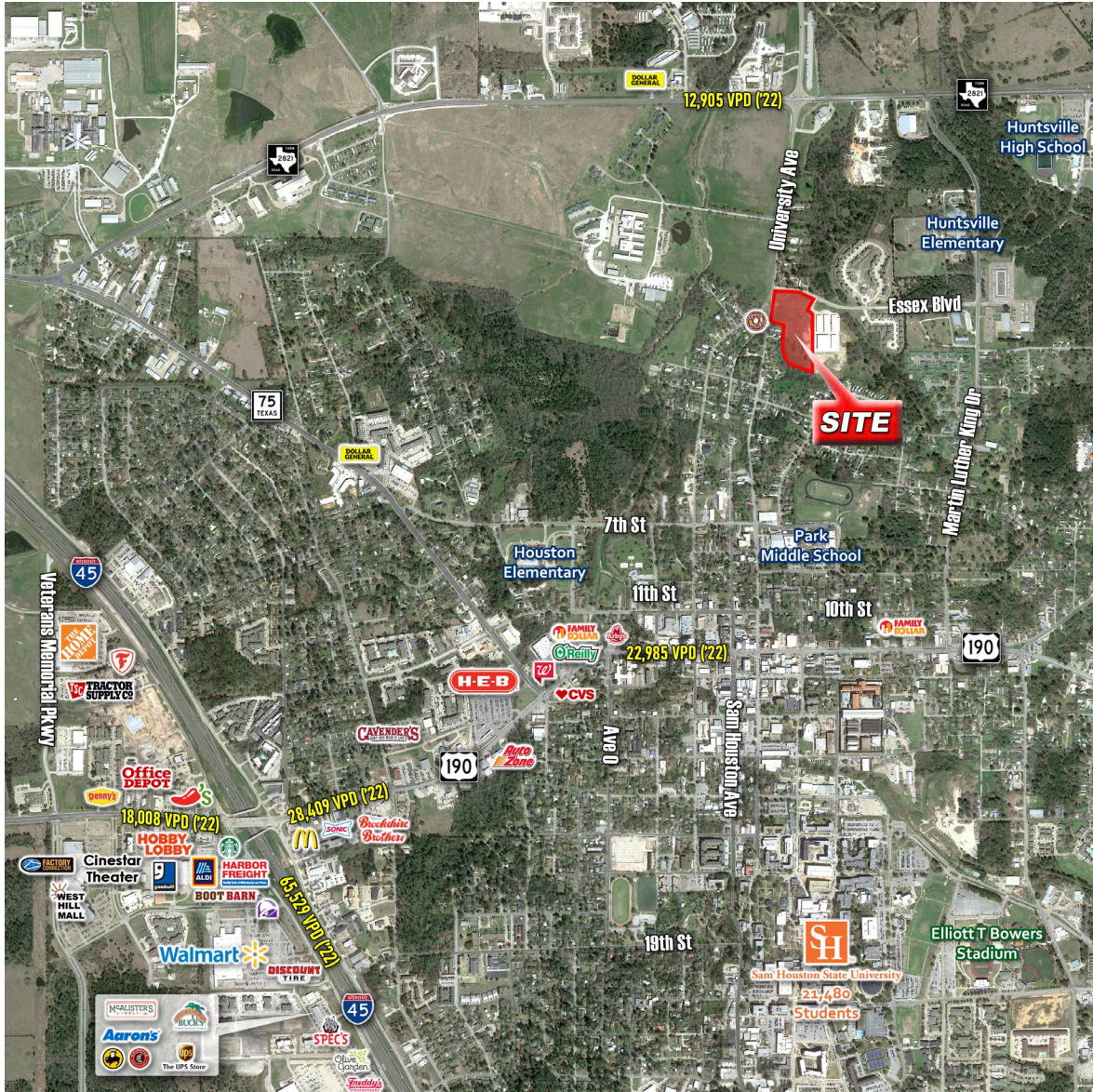
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THE NELSON COMPANY

COMMERCIAL REAL ESTATE

SURROUNDING AREA DETAILS

FM-247 & ESSEX BLVD, HUNTSVILLE, TX 77320



DEMOGRAPHICS

2023 (Source ESRI)	1-Mile	3-Mile	5-Mile
Total Population	6,084	39,184	48,108
Average Household Income	\$47,244	\$45,528	\$52,654
Total Household	1,528	12,098	15,461
Total Employees	3,365	18,709	21,000

NEARBY BUSINESSES

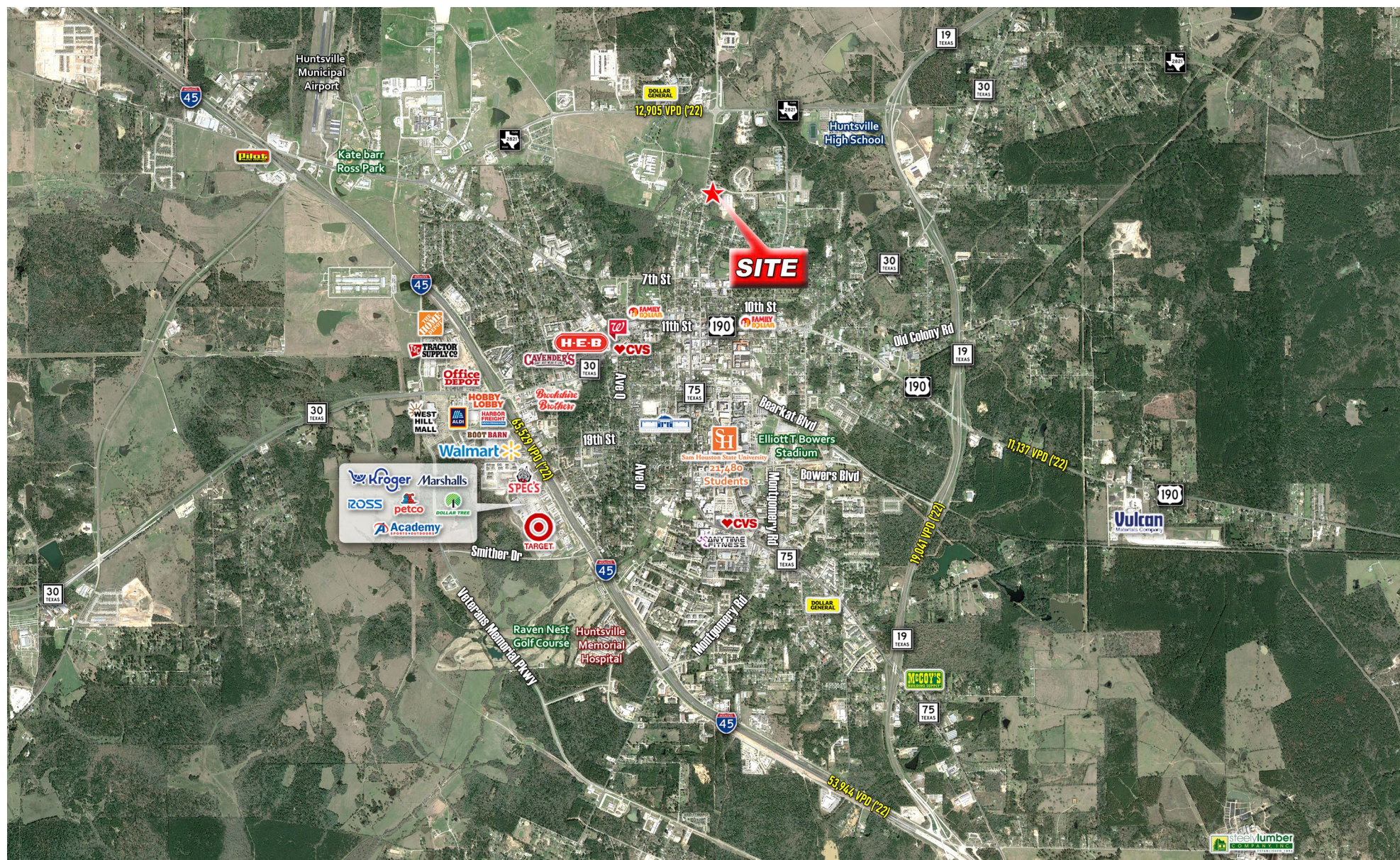


TRAFFIC COUNTS

US-190	22,985 VPD ('22)
FM-2821	12,905 VPD ('22)



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