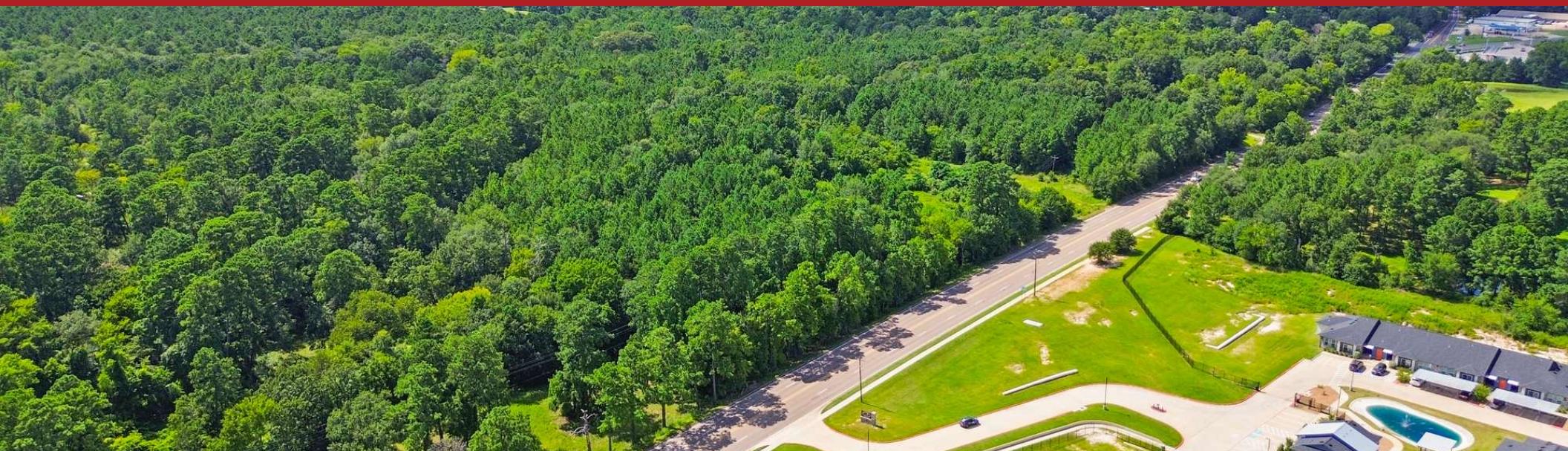


# STRATEGIC 4-LOT ASSEMBLAGE – PRIME LAND READY FOR DEVELOPMENT

TBD FM 247, HUNTSVILLE, TX 77340

PROPERTY SUMMARY / RESIDENTIAL, COMMERCIAL AND INVESTMENT, INDUSTRIAL

FOR SALE: \$850,000



## PROPERTY DESCRIPTION

\*\*\*\* Lots can be sold separately or together

Seize the opportunity to invest in a rapidly growing area with these four combined lots totaling ±6.6 acres in Huntsville, Texas. Ideally situated along FM 2821 and Highway 247, these tracts border three active and planned residential developments with over 1,000 projected homes expected in the next 5-10 years. With strong frontage, easy access, and utilities nearby, this assemblage offers significant potential for commercial, mixed-use, or residential development. Capitalize on the future growth and high demand in this expanding corridor.

## PROPERTY HIGHLIGHTS

- LOT 1: 2.1 ACRES \$320,166
- LOT 2: 1.2 ACRES \$182,952
- LOT 3: 1.2 ACRES. \$182,952
- LOT 4: 2.1 ACRES \$320,166

ADAM OLSEN, CCIM

713.614.2670

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## OFFERING SUMMARY

Sale Price: \$850,000

Lot Size: 6.6 Acres

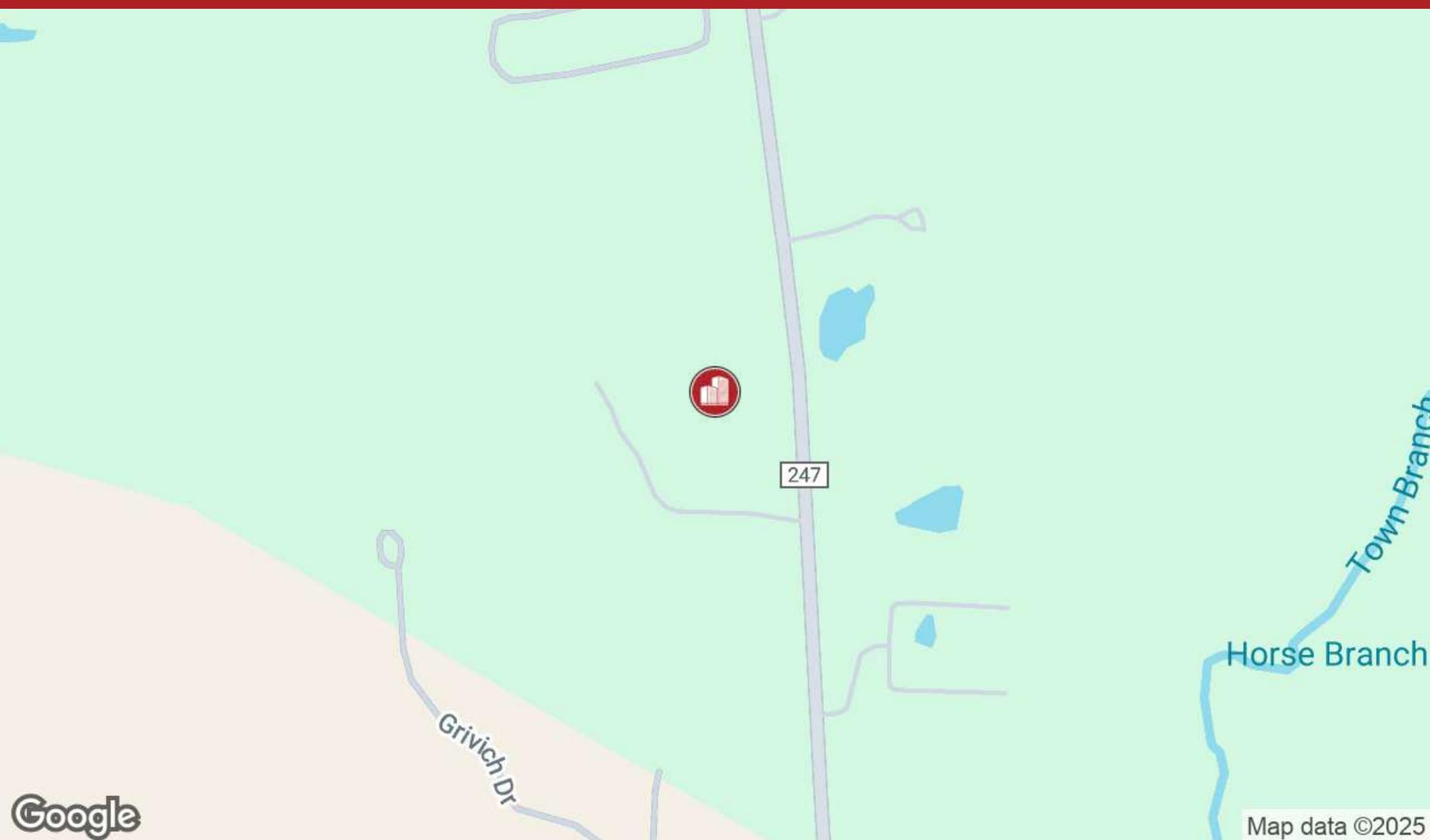
DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	19	162	849
Total Population	58	523	2,938
Average HH Income	\$57,940	\$58,594	\$56,483

# STRATEGIC 4-LOT ASSEMBLAGE – PRIME LAND READY FOR DEVELOPMENT

TBD FM 247, HUNTSVILLE, TX 77340

LOCATION MAP | RESIDENTIAL, COMMERCIAL AND INVESTMENT, INDUSTRIAL

FOR SALE: \$850,000



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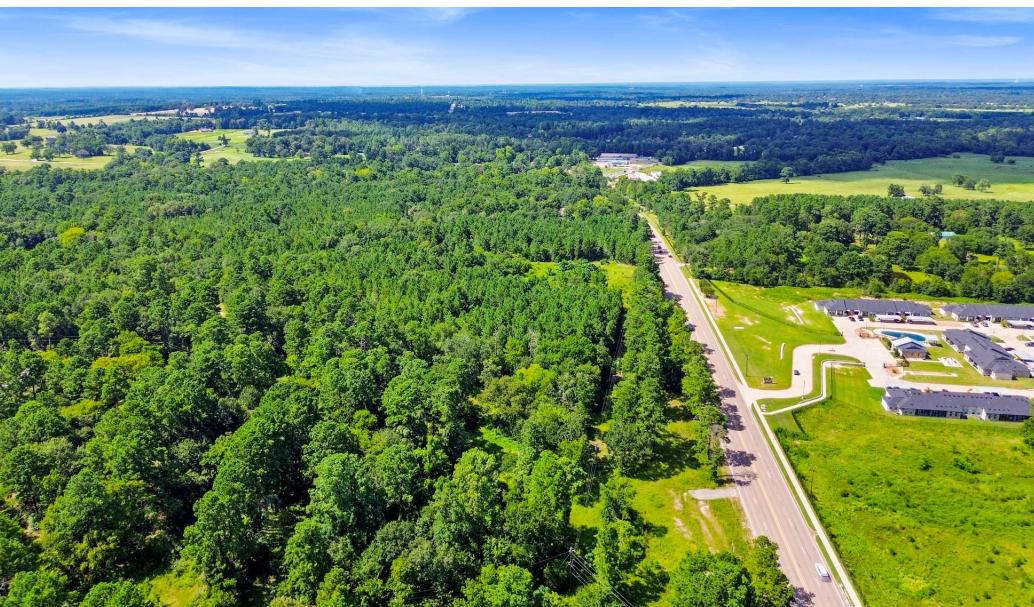
2800 Post Oak Blvd, Suite 4100, Houston, TX 77056

# STRATEGIC 4-LOT ASSEMBLAGE – PRIME LAND READY FOR DEVELOPMENT

TBD FM 247, HUNTSVILLE, TX 77340

FOR SALE: \$850,000

ADDITIONAL PHOTOS / RESIDENTIAL, COMMERCIAL AND INVESTMENT, INDUSTRIAL



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# STRATEGIC 4-LOT ASSEMBLAGE – PRIME LAND READY FOR DEVELOPMENT

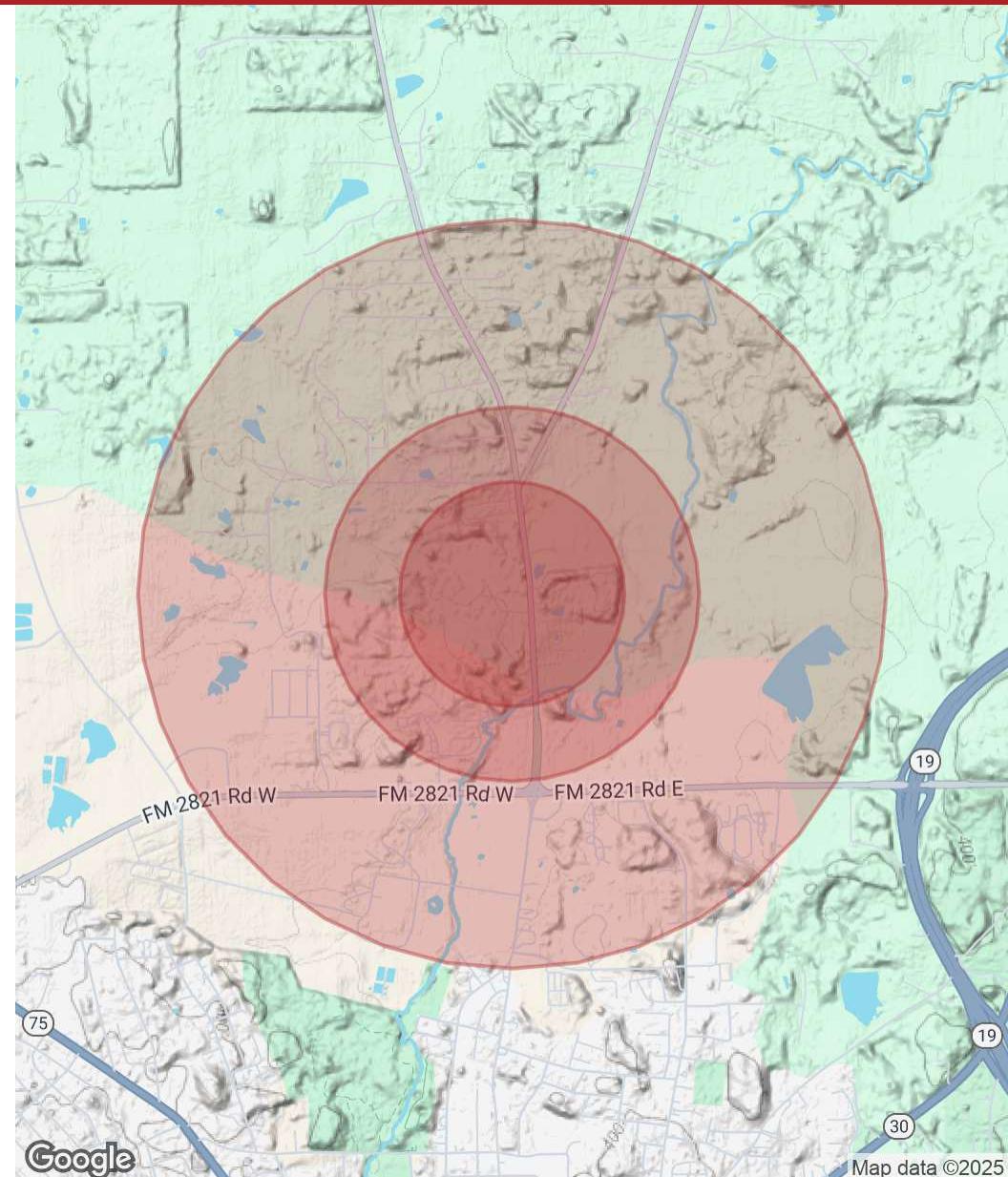
TBD FM 247, HUNTSVILLE, TX 77340

DEMOGRAPHICS MAP & REPORT | RESIDENTIAL, COMMERCIAL AND INVESTMENT, INDUSTRIAL

FOR SALE: \$850,000

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	58	523	2,938
Average Age	38	37	37
Average Age (Male)	36	36	36
Average Age (Female)	39	39	38
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	19	162	849
# of Persons per HH	3.1	3.2	3.5
Average HH Income	\$57,940	\$58,594	\$56,483
Average House Value	\$161,380	\$154,857	\$134,125

Demographics data derived from AlphaMap



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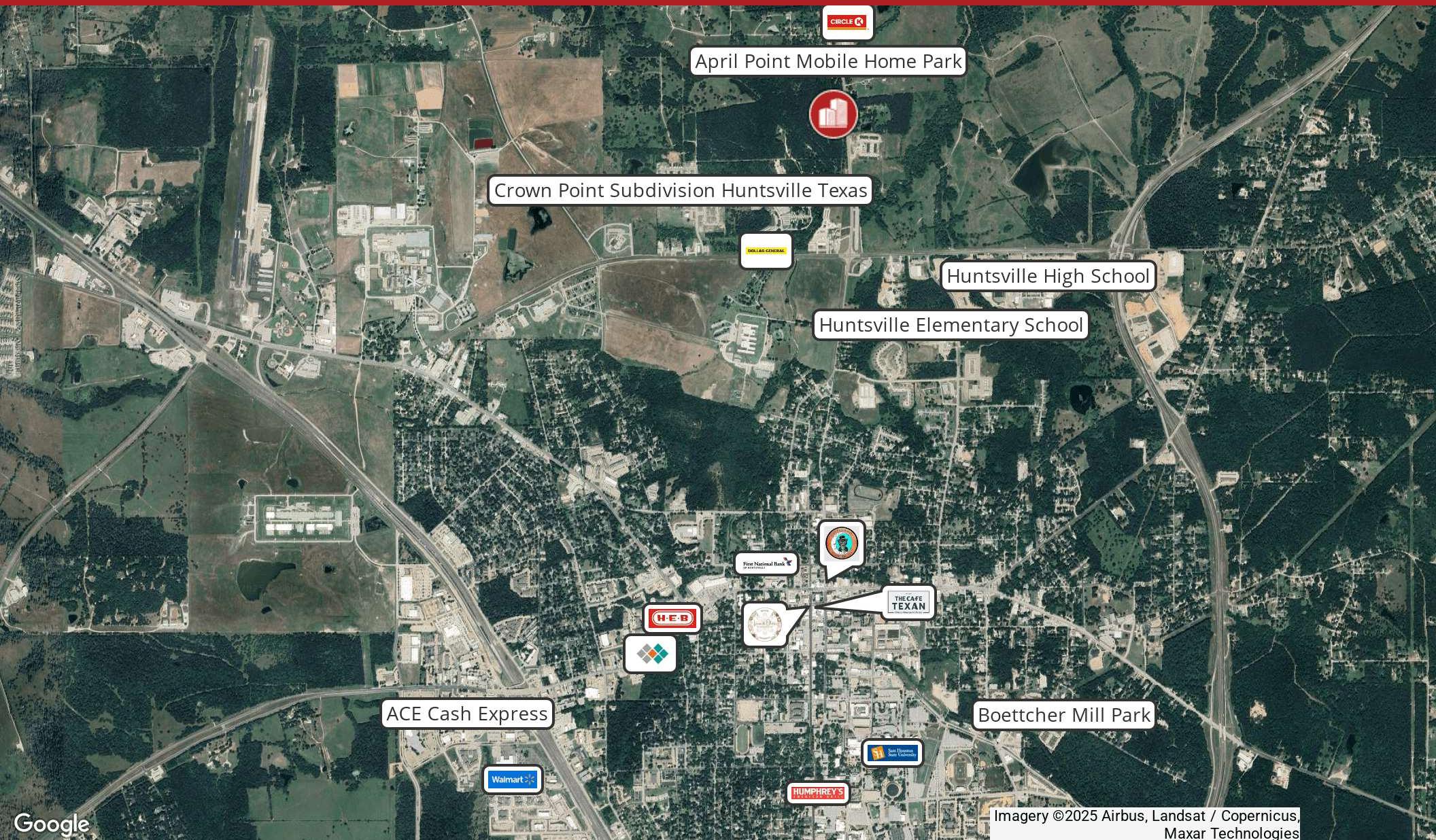
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# STRATEGIC 4-LOT ASSEMBLAGE – PRIME LAND READY FOR DEVELOPMENT

TBD FM 247, HUNTSVILLE, TX 77340

FOR SALE: \$850,000

RETAILER MAP | RESIDENTIAL, COMMERCIAL AND INVESTMENT, INDUSTRIAL



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