

STRATEGIC 4-LOT ASSEMBLAGE – PRIME LAND READY FOR DEVELOPMENT

TBD FM 247, HUNTSVILLE, TX 77340

FOR SALE: \$850,000

PROPERTY SUMMARY | RESIDENTIAL, COMMERCIAL AND INVESTMENT, INDUSTRIAL



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

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

ADAM OLSEN, CCIM

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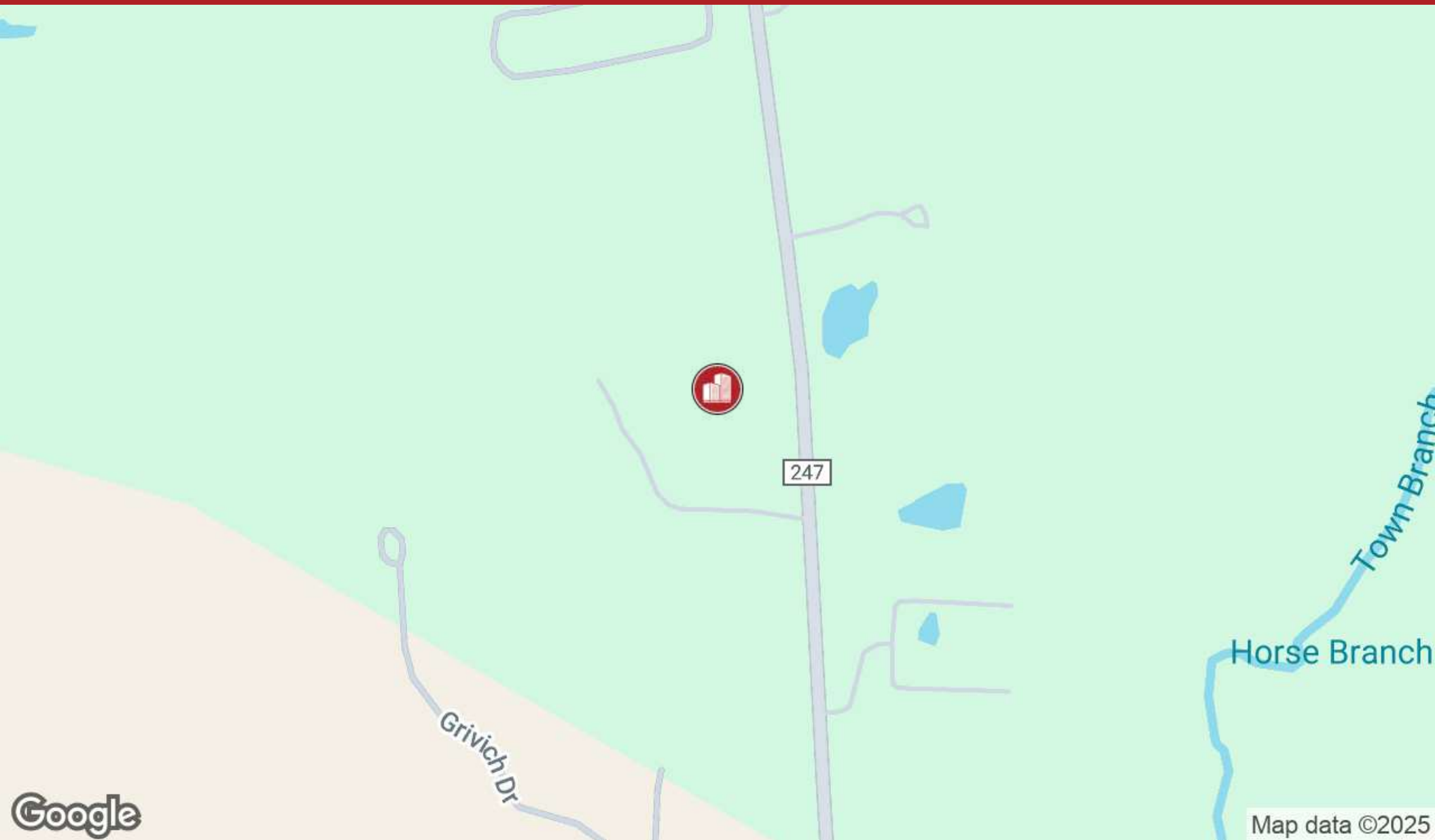
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LOCATION MAP | RESIDENTIAL, COMMERCIAL AND INVESTMENT, INDUSTRIAL



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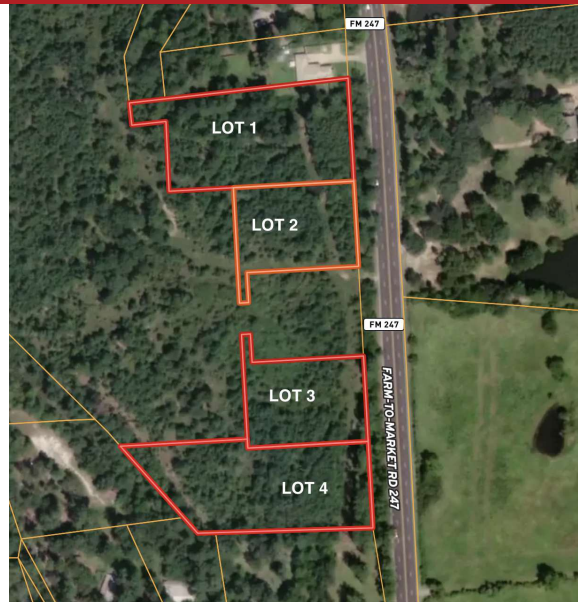
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ADDITIONAL PHOTOS | RESIDENTIAL, COMMERCIAL AND INVESTMENT, INDUSTRIAL



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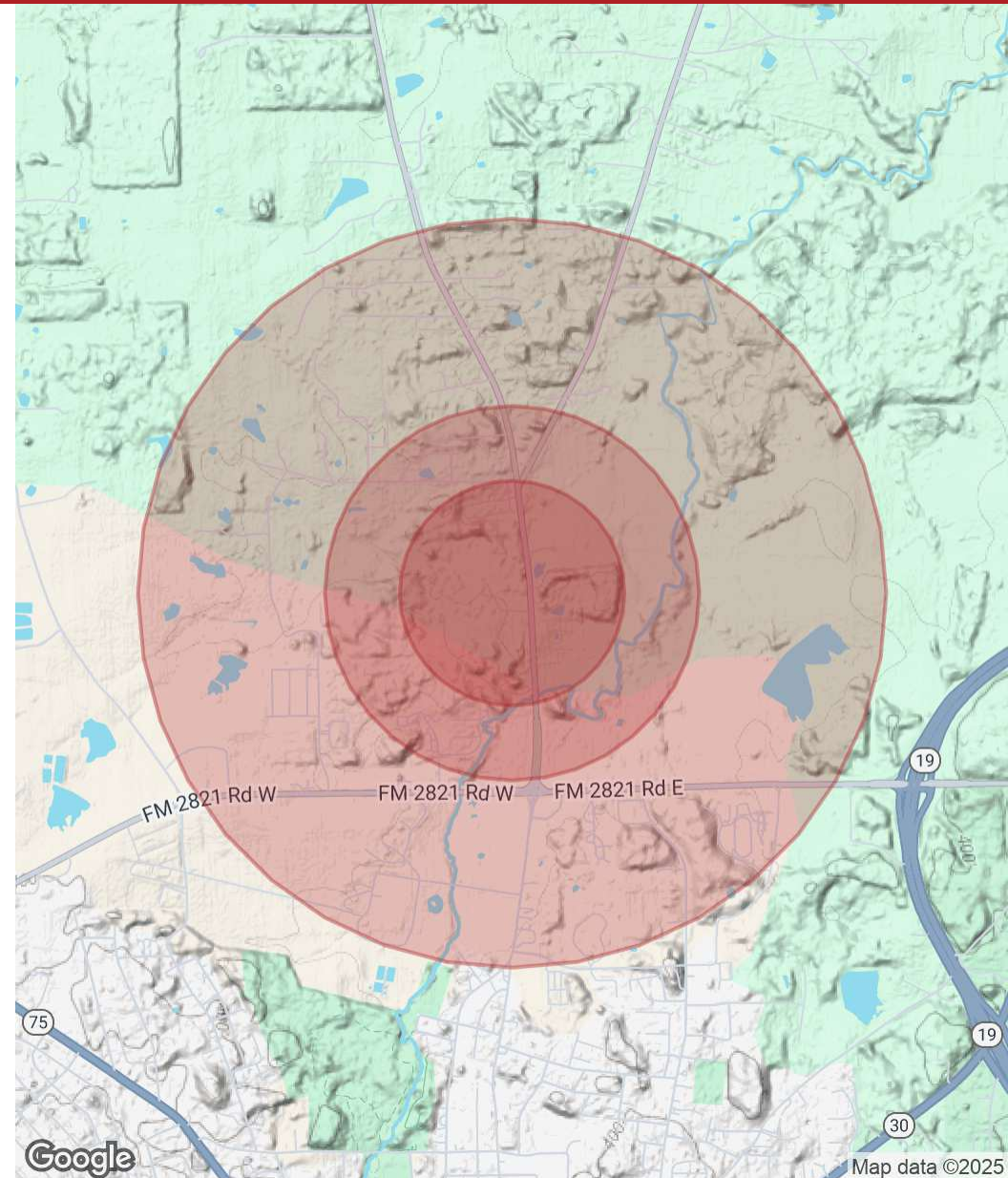
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DEMOGRAPHICS MAP & REPORT | RESIDENTIAL, COMMERCIAL AND INVESTMENT, INDUSTRIAL

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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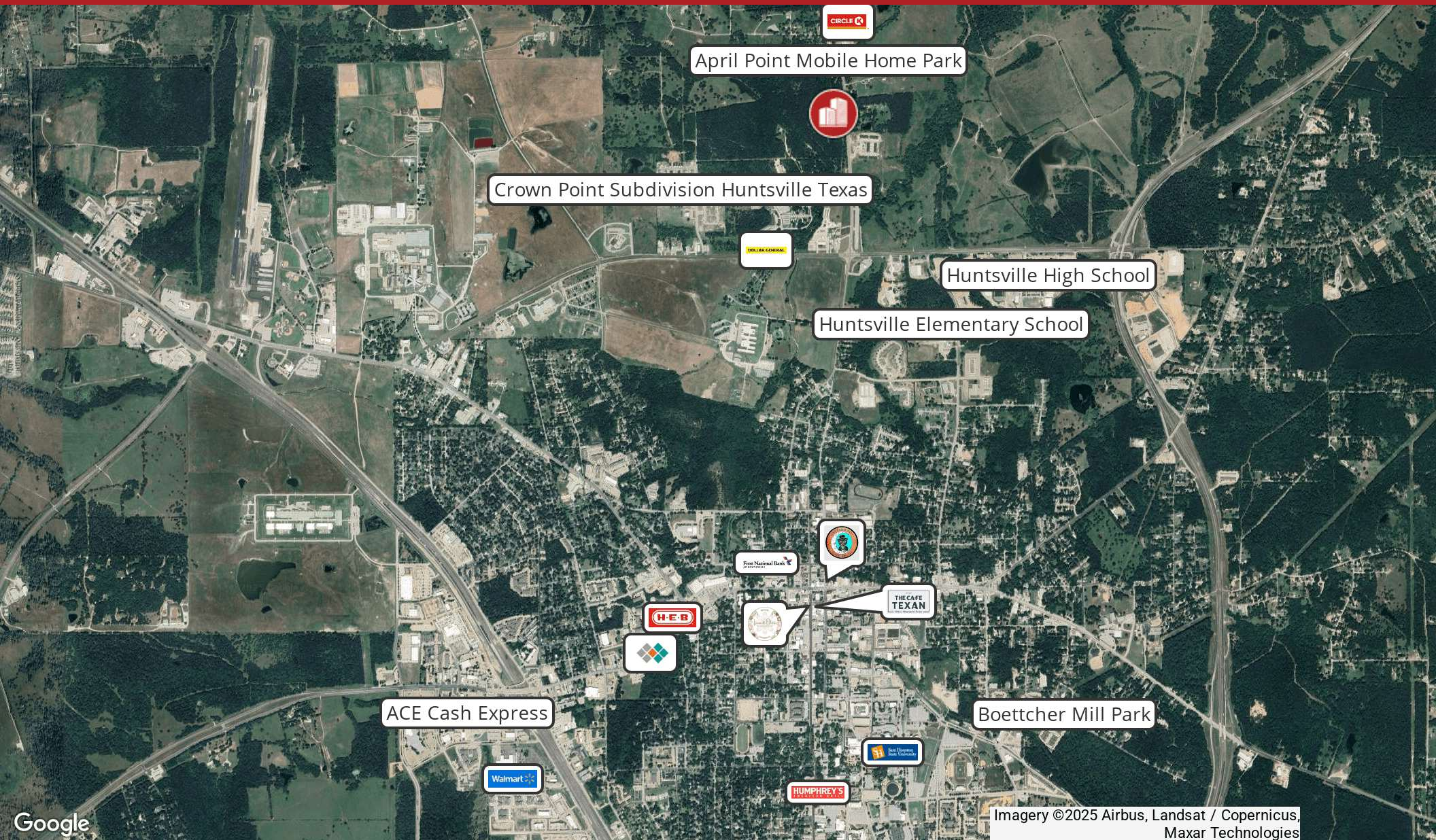
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RETAILER MAP | RESIDENTIAL, COMMERCIAL AND INVESTMENT, INDUSTRIAL



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