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FOR MORE INFORMATION CONTACT:
JC Hearn CCIM, ALC, RENE Homeland Properties
936-581-4049 / jchearn@homelandprop.com



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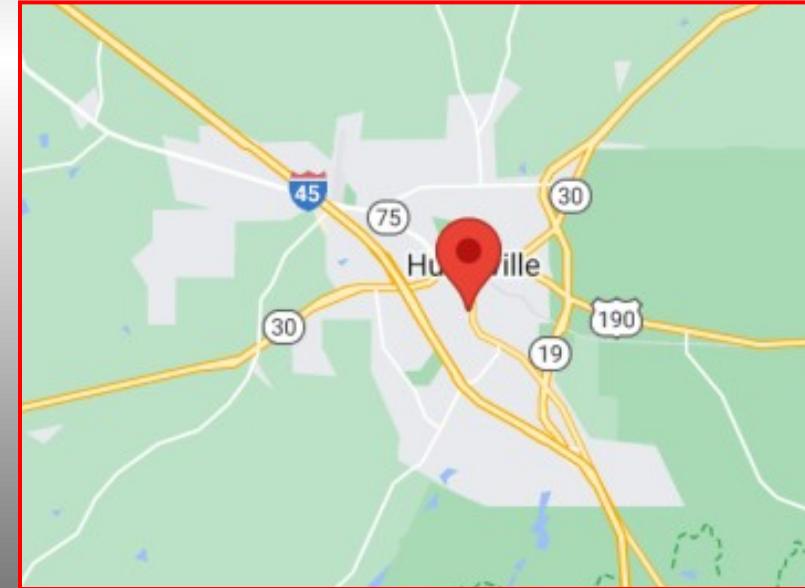
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PROPERTY DESCRIPTION

Rare Investment Opportunity! Prime development location only seconds from Sam Houston State University. This single-family residential portfolio currently has 5 single family homes and an additional residential lot for development, making it an attractive investment with the opportunity to increase cashflow or sell individually. 6" sewer lines along both street frontages and a 12" water line available on 20th St. as well as a 6" on Ave L ½. This site's current zoning allows multiple types of use. Do not miss this opportunity. Contact us today!

PROPERTY FEATURES

- Located only seconds from Sam Houston Ave & Sam Houston State University (one of the fastest growing universities in Texas).
- Current income from 5 Single Family Homes.
- City Utilities Available.
- Additional lot for development.
- One of the few remaining sites of this size available near SHSU.
- Close to Retail, Restaurants, & Parks making it attractive to tenants or customers.



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MARKET HIGHLIGHTS

Huntsville, Tx offers an excellent quality of life and is home to Sam Houston State University which is one of the fastest growing universities in the state. It also has a number of other major employers such as TDCJ, Region 6 Educational Service Center, Walmart, Weatherford, and many others making it an increasingly valuable market for investment.

Sam Houston State University has a growing population of 21,000+ students which continues to increase the demand and spending in this location.

| DEMOGRAPHICS | 1 Mile | 3 Mile | 5 Mile |
|---------------------------------|---------------|---------------|---------------|
| Total Population 2024 | 17,096 | 40,780 | 51,031 |
| Total Daytime Population | 18,797 | 40,079 | 48,521 |
| Average Household Income | \$37,340 | \$53,105 | \$65,429 |

*Demographic data derived from 2024 STDB

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