

# OFFERING MEMORANDUM

31 JACKSON ROAD  
HUNTSVILLE, TX 77320

Conveniently positioned near Sam Houston State University in Huntsville, TX.  
Don't miss out—schedule a showing today to uncover the potential!

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# PROPERTY SUMMARY

31 Jackson Road Huntsville, TX 77320

**SALE PRICE:** \$325,000

**NUMBER OF UNITS:** 3

**YEAR BUILT:** 2005

**PROPERTY TYPE:** Multifamily

**BUILDING SIZE:** 3,704 SF

**LOT SIZE:** 1.83 Acres

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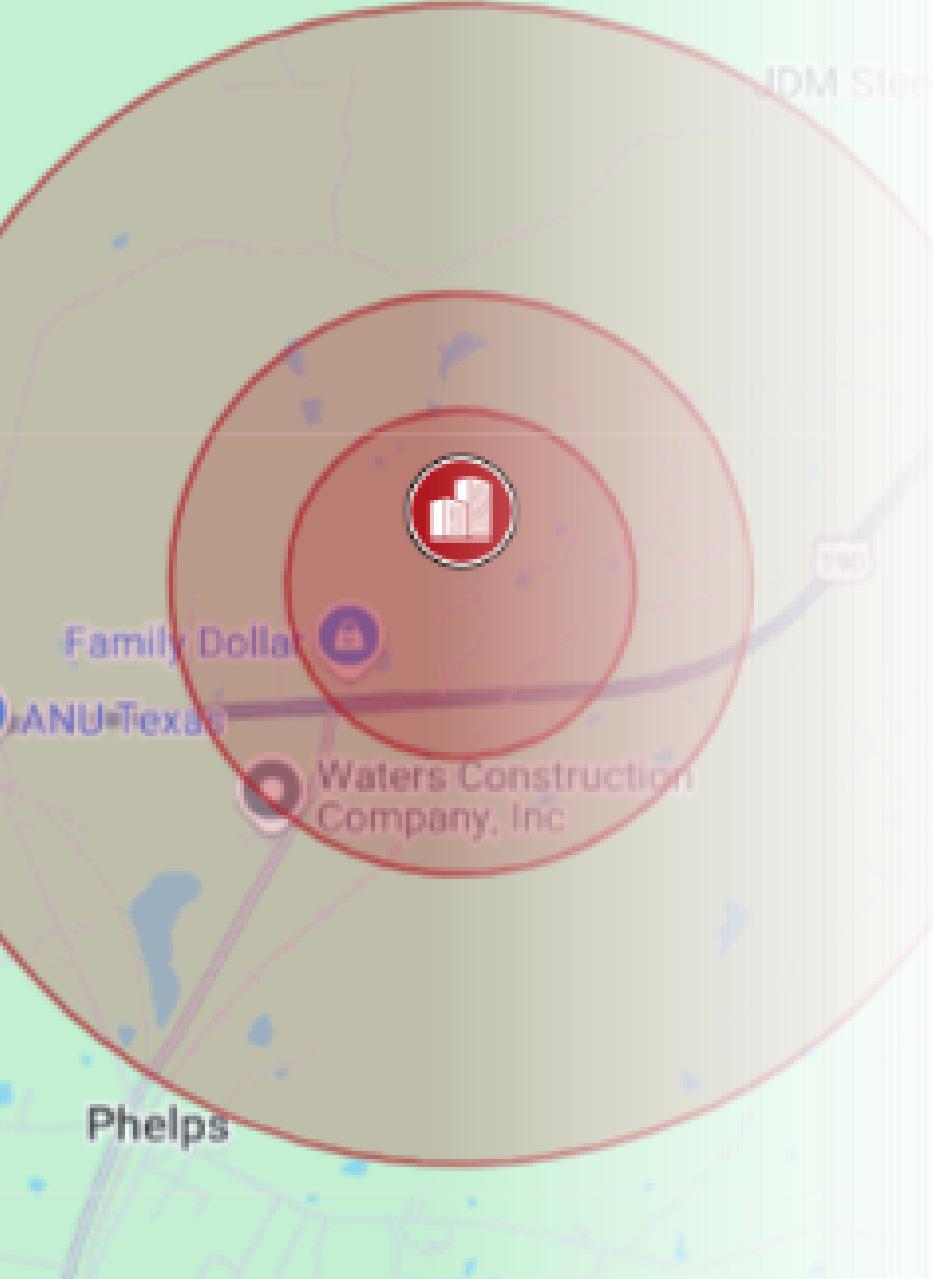
# PROPERTY HIGHLIGHTS

## Exceptional Investment Trio: Multi-Home Property Near SHSU

- Home A: 3 bedrooms, 2 bathrooms, last rented for \$1,100/month (1368 sqft).
- Home B: 4 bedrooms, 2 bathrooms, last rented for \$850/month (1296 sqft).
- Home C: 3 bedrooms, 2 bathrooms (converted mobile home), last rented for \$850/month (1040 sqft).
- Potential: Ideal for investors or buyers aiming to generate significant rental income.
- Condition: Homes require some TLC; perfect for renovations to boost value and appeal.
- Utilities: Public water and a shared septic system in place, no well maintenance required.
- **Architecture:**
  - Homes #1 and #2: Traditional stick-built homes with spacious layouts.
  - Home #3: A cozy, functional converted mobile home.
- Rental Opportunity: Suitable for student rentals or long-term tenancies.
- Offering: Sold as-is; a prime opportunity to transform into a high-income-producing property. Buyer to verify all measurements.



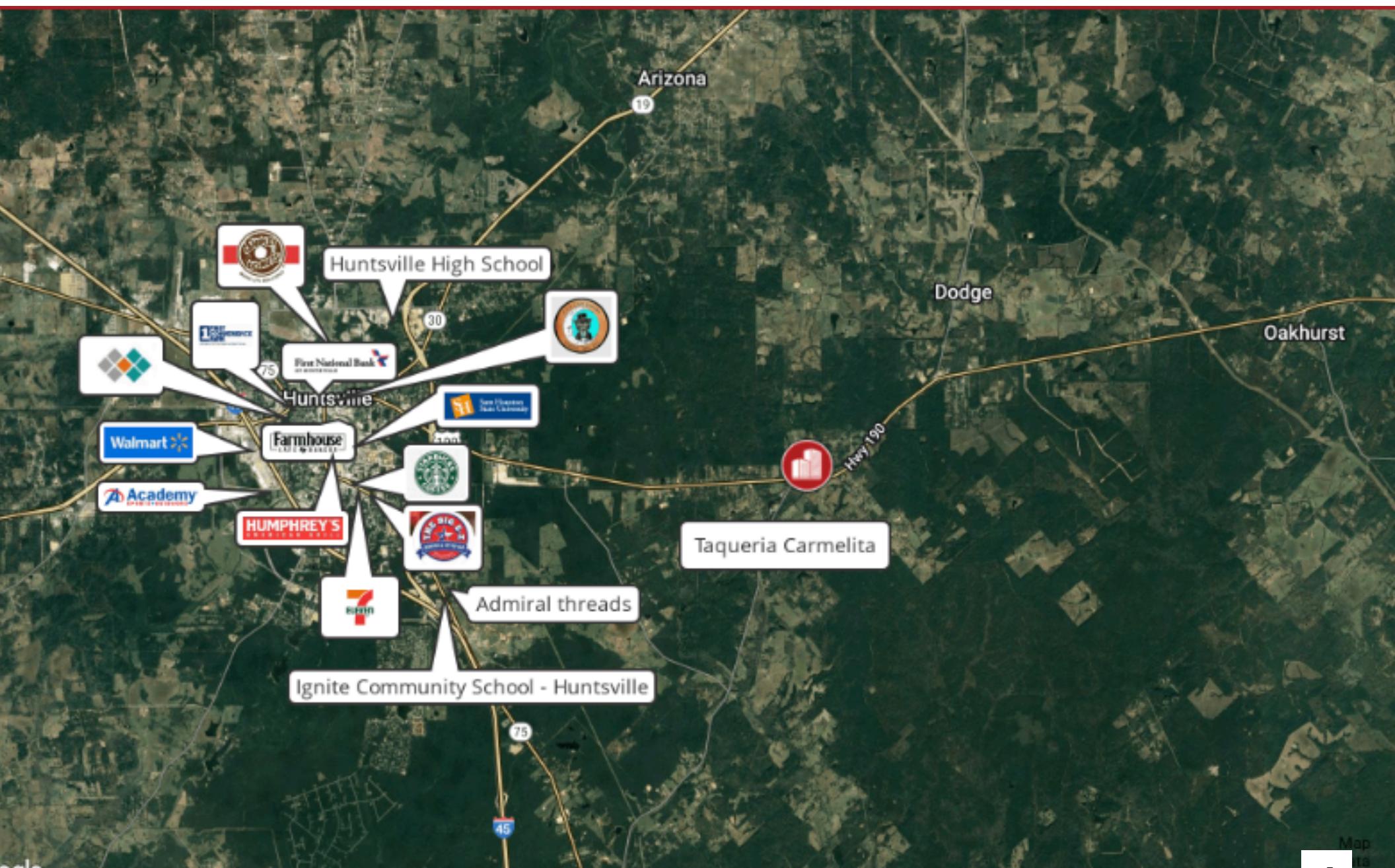
# AREA OVERVIEW



Nestled in a quiet neighborhood, it is conveniently close to key amenities and major thoroughfares, providing easy access to Huntsville's vibrant downtown area, local shops, and restaurants. This location combines the tranquility of suburban living with the convenience of urban accessibility, making it an ideal choice for a peaceful retreat within reach of city life.

	0.3 Miles	0.5 Miles	1 Miles
Total households	23	88	227
Total population	61	231	591
Persons per household	2.7	2.6	2.6
Average household income	\$75,960	\$74,043	\$70,973
Average house value	\$236,228	\$239,700	\$245,262
Average age	41	41	41
Average age male	39	39	39
Average age female	42	42	42

# RETAILER MAP





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**ACCESS SECURE DOCUMENTS HERE**

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