

COMMERCIAL DEVELOPMENT PROPERTY 107 ACRES

VETERANS MEMORIAL PKWY, HUNTSVILLE, TEXAS 77340



COMMERCIAL

JC Hearn CCIM, ALC, RENE / 936-581-4049 / jchearn@homelandprop.com

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**HOMELAND
PROPERTIES**

COMMERCIAL

Exceptional Development Opportunity in a highly visible location.

Located directly in the path of progress

This property is in a highly desirable location on Veterans Memorial Parkway, which sees an average of 5100+ vehicles daily. It has great visibility and proximity to West Hill Mall, Walmart Supercenter, Ravenwood Village Shopping Center, and is next to Bearkat Golf Course.

City Utilities include 12" water line, 8" sewer line w/21" in proximity, and electricity already on location. The limited zoning restrictions present an opportunity for Residential Development, Gas Stations, Retail Centers, Office, or Flex Space Facilities, especially with the rapid growth of nearby residential/commercial developments.

Easy Access and 3200+ ft of frontage on Veterans Memorial Parkway, ensuring straightforward development potential.



Multiple properties in this area are just now coming available. These prime locations won't last long!

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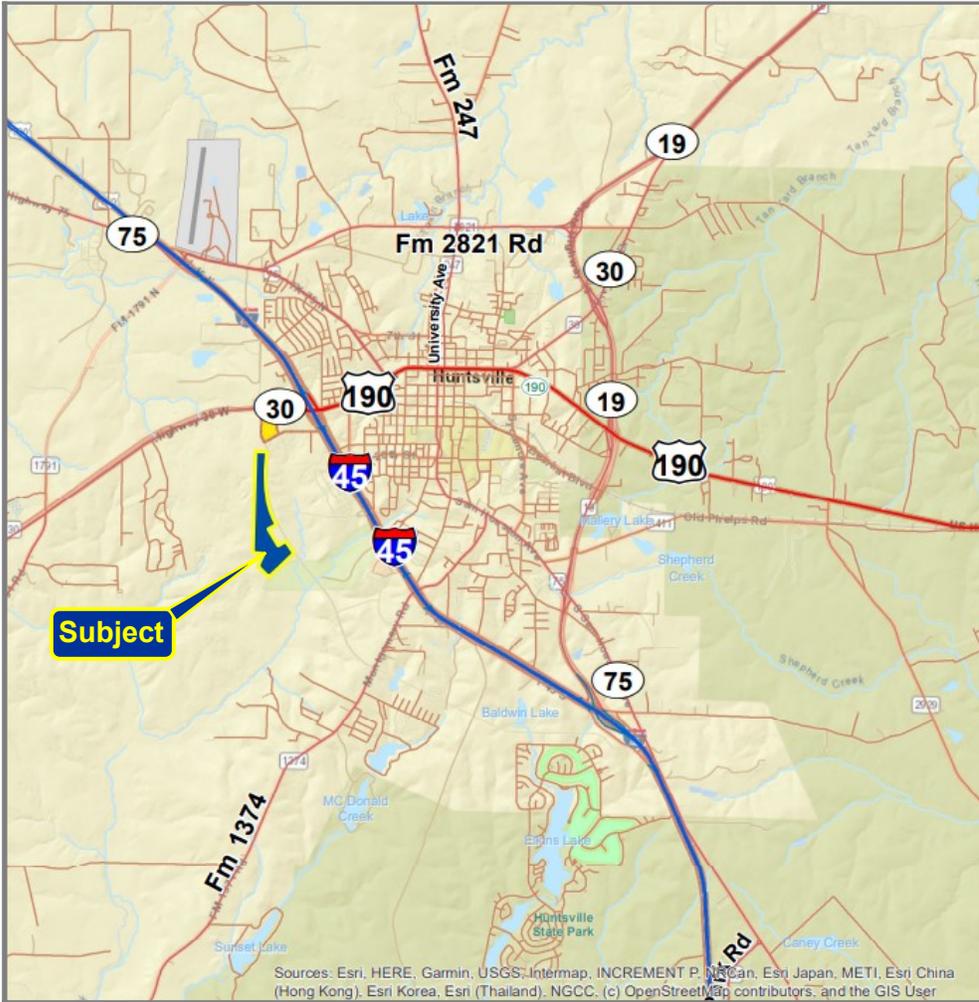
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MARKET HIGHLIGHTS

Huntsville, TX, offers an exceptional quality of life and is renowned as the home of Sam Houston State University, one of the fastest growing universities in Texas. This vibrant city also hosts major employers including the Texas Department of Criminal Justice (TDCJ), Region 6 Educational Service Center, Walmart, Weatherford, and many others. These institutions contribute to making Huntsville an increasingly valuable investment market.

With a student population exceeding 21,000, Sam Houston State University plays a pivotal role in driving demand and economic activity in the area. This number is on a steady incline, further boosting local spending and enhancing the city's appeal as a dynamic market location.

	1 Mile	3 Miles	5 Miles
Total Population 2023	910	39,386	49,032
Total Daytime Population	4,425	36,843	45,649
Average Household Income	\$73,458	\$45,249	\$52,677

*Demographic data derived from 2023 ESRI

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Contact me today for more details to explore this opportunity with immense possibilities!



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