

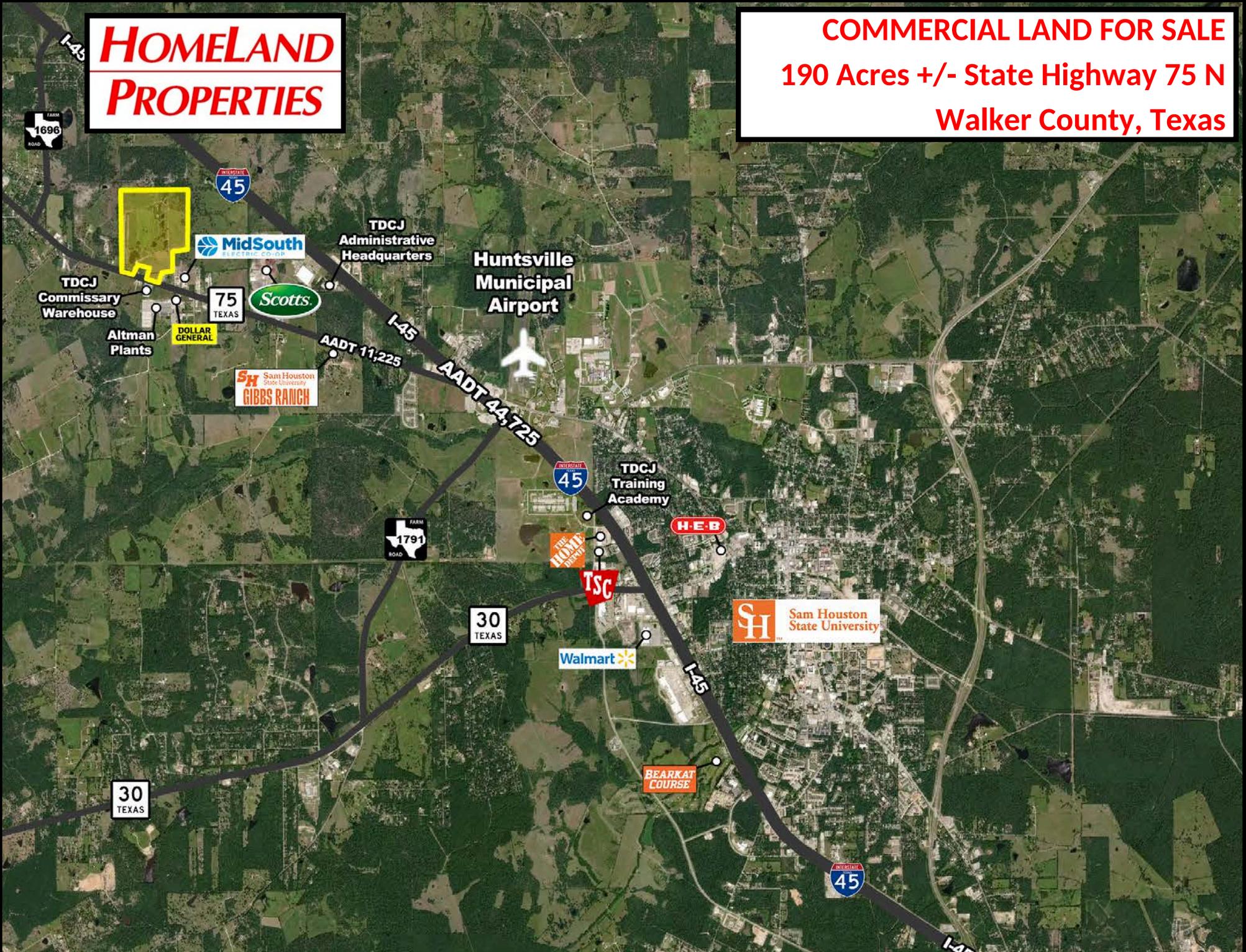


DISCLAIMER: The information contained herein has been obtained from sources that we deem reliable. Homeland Properties, Inc. makes no guarantees or representations to the completeness or accuracy of the data. Property information can be subject to change and/or omissions. The property owner reserves the right to sell/withdraw this listing or change the price at anytime without notice during the marketing period.

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

HOMELAND PROPERTIES

COMMERCIAL LAND FOR SALE
190 Acres +/- State Highway 75 N
Walker County, Texas

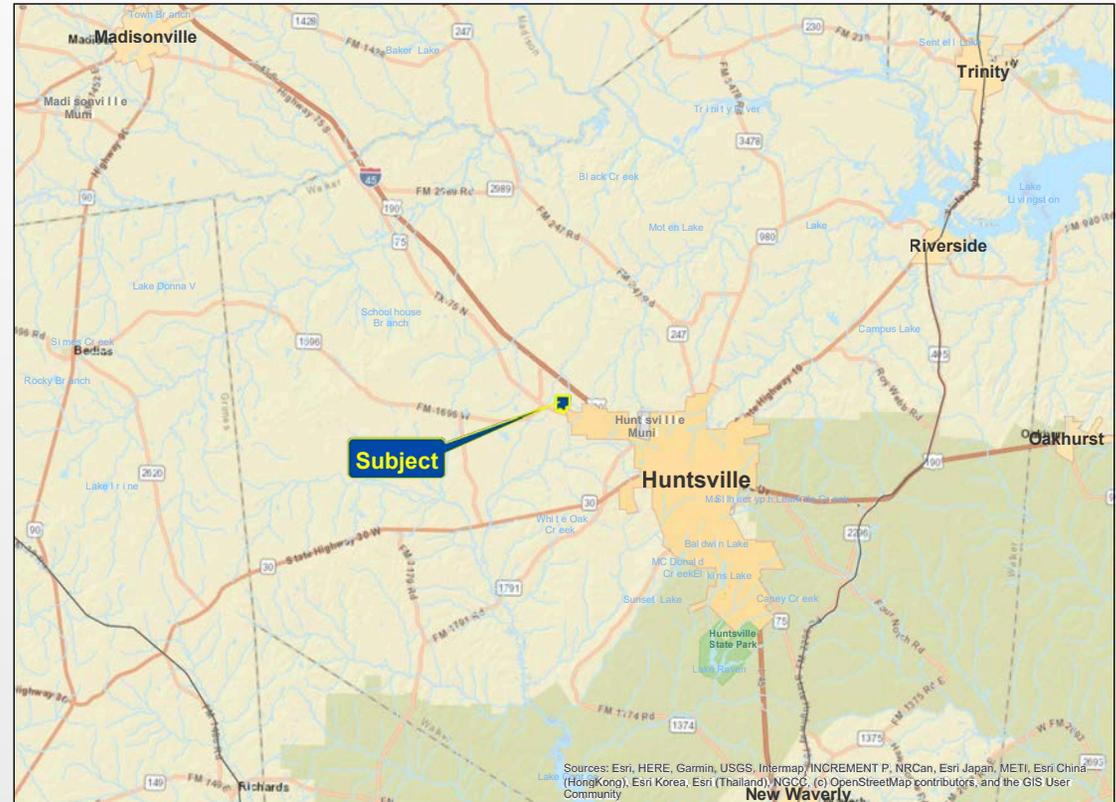


Location Highlights:

- 1000 ft + Direct frontage on State Highway 75 N (4665 AADT)
- Possible acquisition of adjoining acreage to increase 75 N frontage or provide direct access to Interstate 45; (44,725 AADT)
- Currently located within Huntsville ETJ, allowing development flexibility
- Houston approximately 60 miles south
- Dallas approximately 160 miles north

Market Highlights:

- Prime location for growth
- Strong economic anchors (SHSU, TDCJ, etc.)
- Growing population & workforce
- Rising demand for real estate & commercial space
- Future upside from infrastructure



Showing/Viewing Instructions

Buyer &/or agents must notify Homeland Properties of intent to view/tour & make an advance appointment. A minimum of 24 hours' notice is required. Buyers must be accompanied by a broker or agent. Licensed co-brokers are welcome to show this property by advance appointment and will receive a co-broker fee if the co-broker accompanies their buyer from the first contact to the closing of a sale. Proof of funds or a prequalification letter will be required with all offers.

DEMOGRAPHICS	2 Mile	5 Miles	10 Miles
Total Population2024	1,004	17,160	41,352
Total Daytime Population	-	11,456	42,035
Median HH Income	\$72,686	\$60,209	\$49,810
Median Income Growth	+19.7%	+11.6%	+12.2%
Avg HH Income	\$94,503	\$86,822	\$66,943
Avg Income Growth	+11.95%	+10.9%	+8.6%

**Demographic data derived from ESRI 2025*



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MARKET HIGHLIGHTS: Huntsville, Texas offers an excellent quality of life and is home to Sam Houston State University (one of the fastest-growing universities in the state). It also has other major employers such as TDCJ, Region 6 Educational Service Center, Walmart, Weatherford, and many others, making it an increasingly valuable investment market. Sam Houston State University has a growing population of 21,000+ students which continues to increase the demand for economic growth in this area.

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