

ADAM OLSEN

(713) 614-2670
2800 POST OAK BLVD SUITE 4100
HOUSTON, TX 77056

STRATEGIC DEVELOPMENT SITE IN HUNTSVILLE'S GROWING RESIDENTIAL CORRIDOR

TBD FM 247 | HUNTSVILLE, TX 77340



OFFERING SUMMARY

SALE PRICE

\$850,000

PROPERTY TYPE

RESIDENTIAL, COMMERCIAL AND
INVESTMENT, INDUSTRIAL

LOT SIZE

6.6 ACRES TOTAL

PROPERTY HIGHLIGHTS

- LOT 1: 2.1 ACRES
- LOT 2: 1.2 ACRES
- LOT 3: 1.2 ACRES.
- LOT 4: 2.1 ACRES

6.6 ACRES TOTAL

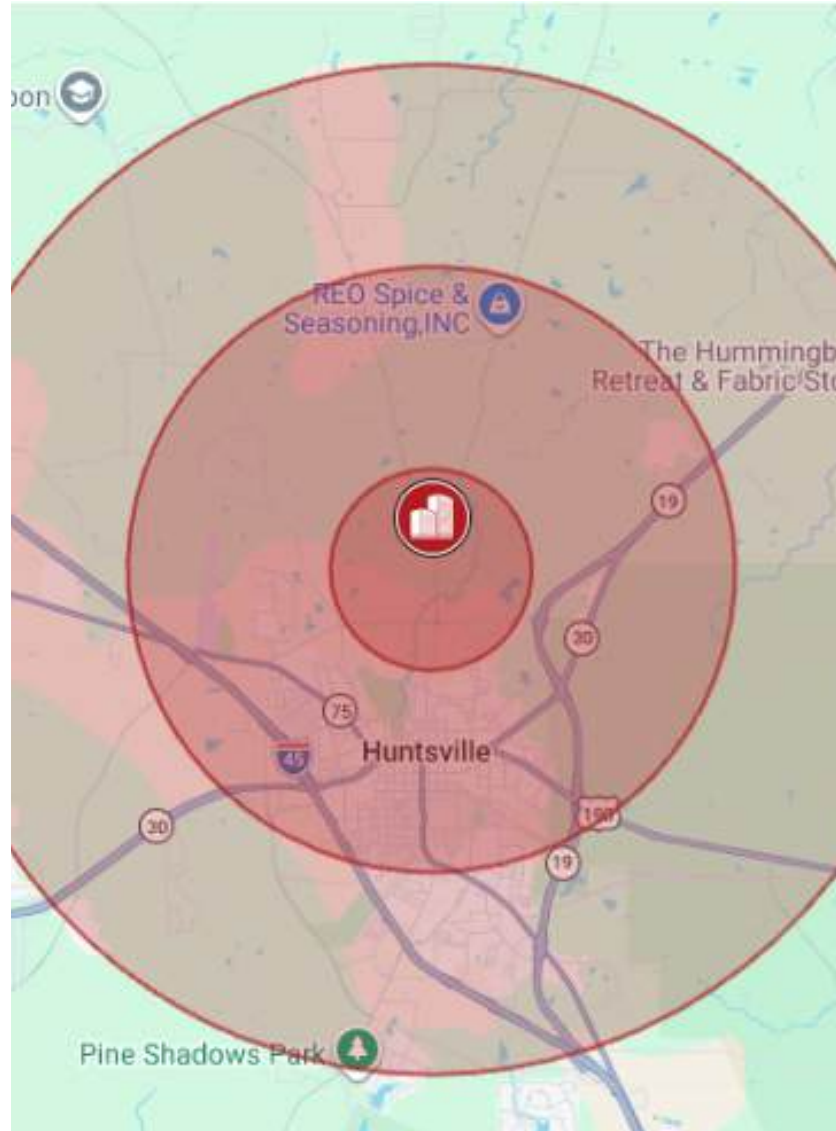
- These tracts border three residential developments along 2821 and 247 in Huntsville, with over 1,000 planned homes projected over the next 5–10 years.



Property Photos



Demographics



Easily accessible via I-45 North—take Exit 113 for TX-19 North in Huntsville. Continue along TX-19 North for direct access to the site.

	1 Mile	3 Miles	5 Miles
Total population	1,287	28,511	41,030
Persons per household	4.7	3.8	3.3
Total household	272	7,544	12,561
Average household income	\$49,065	\$50,640	\$51,677
Average age	34.5	30	30.4
Average age male	32.2	30.8	30.9
Average age female	26.1	22.5	26.1

Demographics data derived from AlphaMap

Market Overview

Huntsville's FM 247 corridor is positioned for continued growth, supported by active and planned residential development in the surrounding area. The ± 6.6 -acre assemblage borders three residential developments with more than 1,000 projected homes expected over the next 5–10 years, creating the potential for increased demand for nearby commercial services, mixed-use development, and additional residential offerings.

Situated along FM 2821 and Highway 247, the property benefits from strong frontage, convenient access, and nearby utilities. Its accessibility from I-45 North and TX-19 further enhances connectivity within Huntsville. With four lots that may be purchased individually or together, the site offers flexibility for developers and investors seeking to establish a presence in an expanding corridor.



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