

GABE RODARTE

(936) 218-2723
2800 POST OAK BLVD SUITE
4100 HOUSTON, TX 77056

ADAM OLSEN

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

**±2.26 ACRES PRIME
RESIDENTIAL FOR SALE**

3800 BOETTCHER DR | HUNTSVILLE, TX 77340



OFFERING SUMMARY

SALE PRICE

\$590,673

LOT SIZE

93,569 SF

PROPERTY TYPE

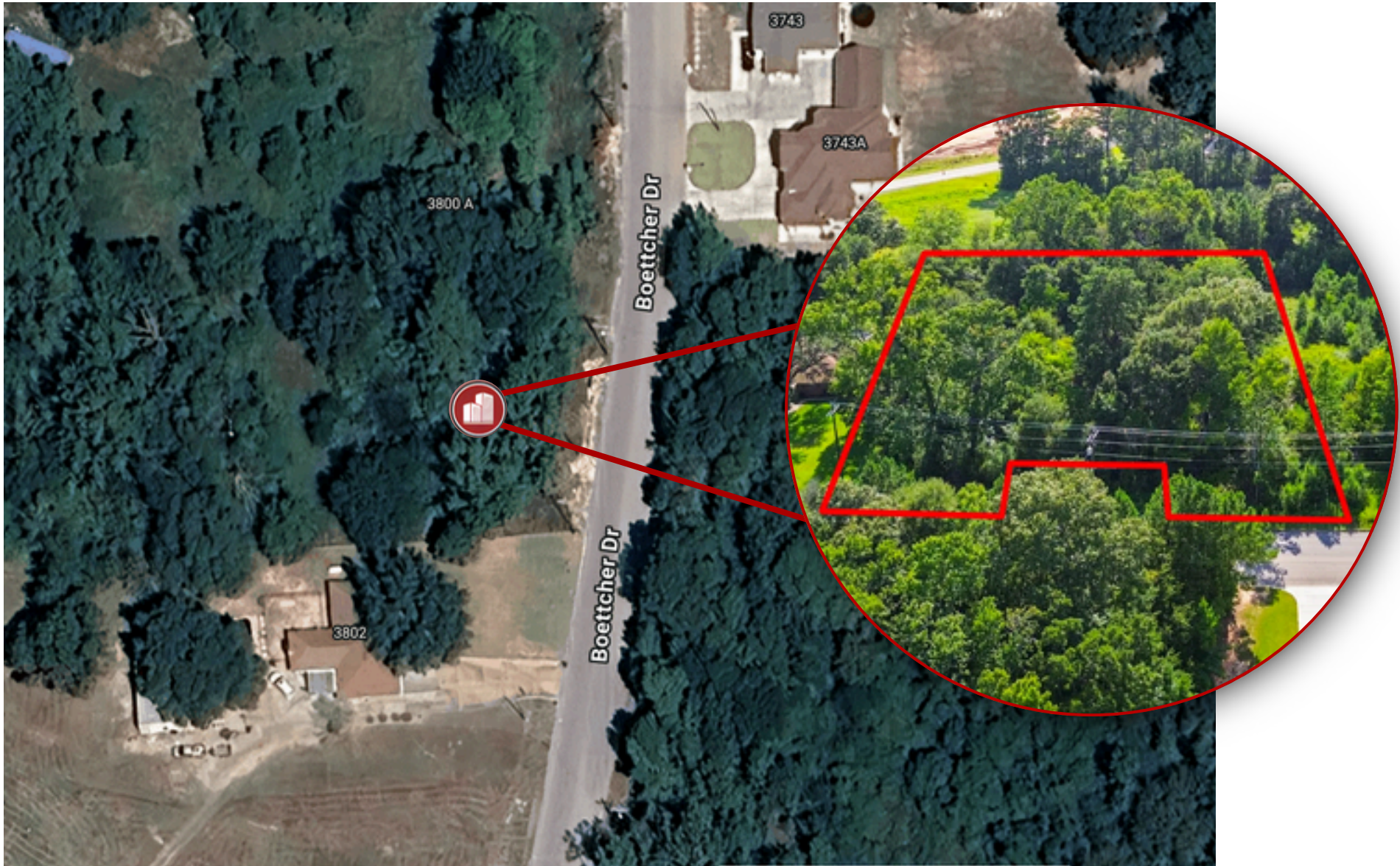
**COMMERCIAL OR MIXED-USE
GROWTH**

PROPERTY HIGHLIGHTS

This ±2.26-acre parcel offers a prime opportunity for residential development or investment in a rapidly growing area just minutes from Huntsville's city center. Ideally positioned with convenient access to I-45, the property benefits from proximity to major retail, dining, and service corridors.

Featuring level terrain and expansive space, the site is well-suited for a custom home build, private estate, or small-scale residential project. Take advantage of the blend of peaceful surroundings and strategic connectivity—ideal for developers, builders, or long-term investors.

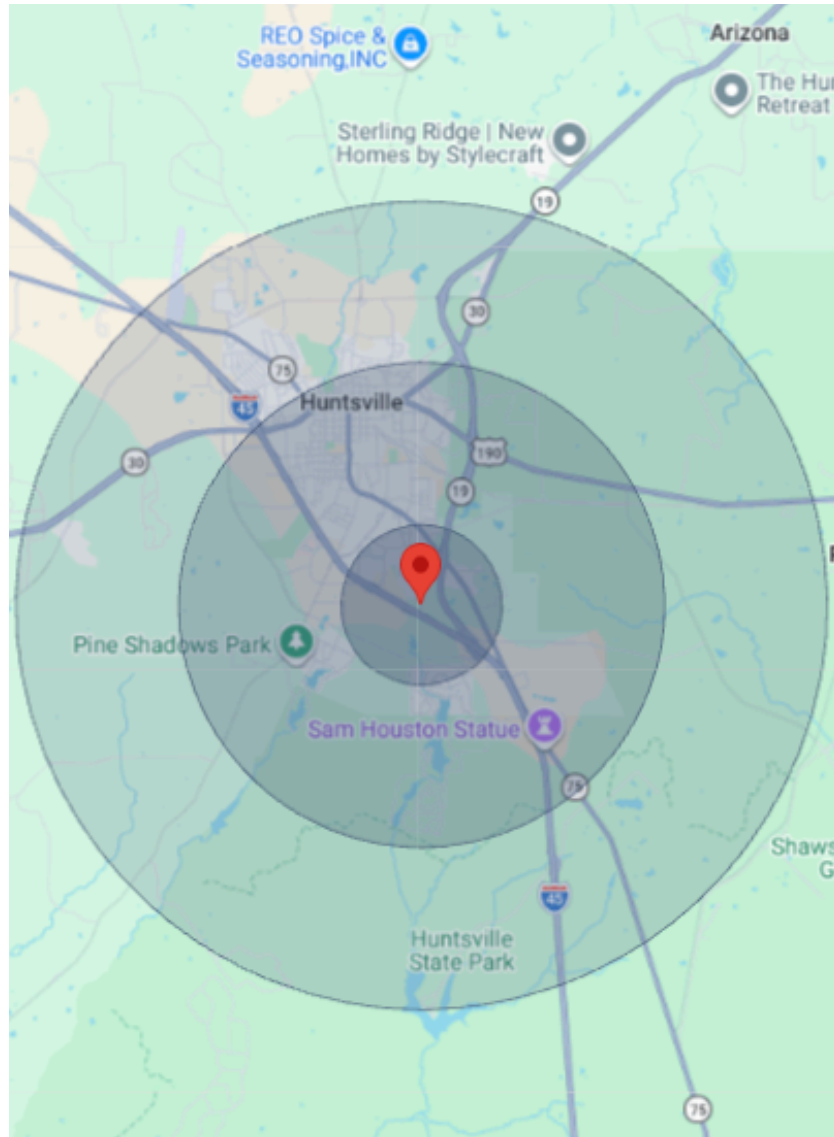
Aerial Map



Property Photos



Demographics



Strategically located just minutes from I-45 and downtown Huntsville, this ±2.26-acre site offers convenient access to major thoroughfares, retail hubs, Sam Houston State University, and nearby medical services. Positioned off Boettcher Drive near FM 1374, the property sits in a high-growth corridor with strong regional connectivity—making it ideal for residential or mixed-use development in a thriving market.

	1 Mile	3 Miles	5 Miles
Total population	3,638	27,708	43,452
Workday Population	1,799	12,356	17,098
Total household	1,420	9,633	13,828
Average household income	\$59,231	\$48,803	\$54,948
Average age	34.6	28.8	32.1
Male Population	2,041	14,425	25,086
Female Population	1,599	13,289	18,373

Demographics data derived from AlphaMap

Market Overview

Huntsville, Texas is a key regional hub located in Walker County along the Interstate 45 corridor between Houston and Dallas. Its strategic positioning provides convenient access to major metropolitan markets while maintaining the advantages of a stable, business-friendly small-city environment. Huntsville serves as an economic anchor for the surrounding region and continues to experience steady, sustainable growth.

The city benefits from a consistent population base supported by Sam Houston State University, which plays a significant role in workforce development, consumer demand, and housing stability. This institutional presence, combined with regional healthcare facilities and state government operations, provides economic resilience and insulation from market volatility. As a result, Huntsville maintains steady demand across retail, service, office, and residential sectors.

From a real estate perspective, Huntsville benefits from limited commercial supply relative to demand, stable occupancy levels, and long-term institutional support. The market offers attractive opportunities for investors and owner-users seeking dependable performance within a growing North Texas-to-Houston corridor. As measured development continues, Huntsville remains well-positioned for sustained value creation and stable long-term investment potential.



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