



ADAM OLSEN

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

**±4 ACRES NEAR SAM HOUSTON STATE
UNIVERSITY & DOWNTOWN HUNTSVILLE**

TBD MARTIN LUTHER KING DR., HUNTSVILLE, TX 77320



OFFERING SUMMARY

SALE PRICE

\$925,000

PROPERTY TYPE

LAND

LOT SIZE

6,991 SF

PROPERTY HIGHLIGHTS

- ±4 Acres of Unimproved Land
- Located along Martin Luther King Jr. Drive
- Development opportunity in Huntsville, Texas
- Proximity to Sam Houston State University
- Convenient access to downtown Huntsville
- Located within an established regional market
- Potential for multiple development concepts
- Suitable for owner-user, developer, or investor
- Roadway improvements planned along Martin Luther King Jr. Drive
- Strong proximity to residential, educational, governmental, and commercial activity
- Flexible acreage for future development, subject to zoning and approvals

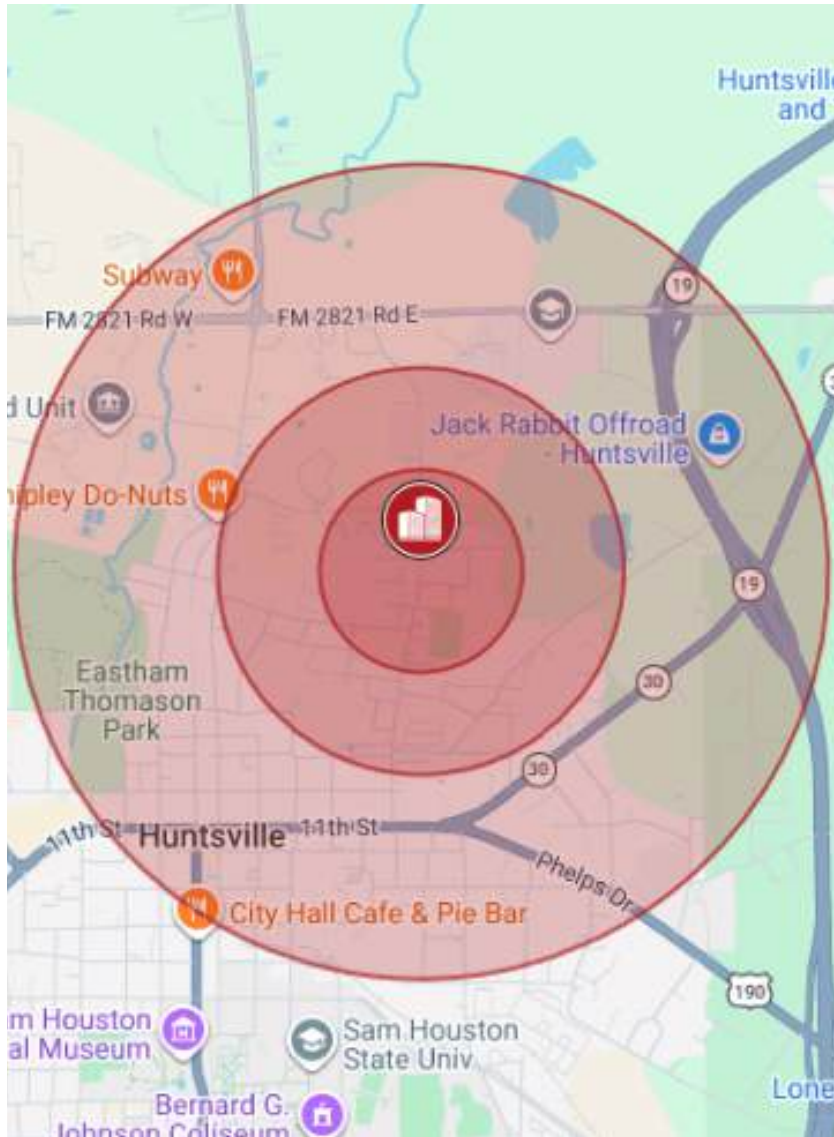
Aerial Map



Property Photos



Demographics



Located on Martin Luther King Jr. Drive in Huntsville, this ±4-acre tract offers convenient access to Downtown Huntsville, Sam Houston State University, I-45, SH 19, and surrounding residential areas. The property is positioned within an established area with nearby schools, businesses, housing, and community services. Its location provides straightforward connectivity throughout Huntsville and to surrounding Walker County communities, making the site suitable for a range of potential development uses, subject to zoning and approvals.

	0.25 Miles	0.5 Miles	1 Miles
Total population	354	1,441	7,460
Persons per household	2.4	2.6	4.2
Total household	145	550	1,775
Average household income	\$31,953	\$34,410	\$42,229
Average age	27	26.5	29.2
Average age male	19.5	19.4	28.3
Average age female	31	31.1	24.6

Demographics data derived from AlphaMap

Market Overview

Huntsville, Texas serves as a regional center for education, government, healthcare, retail, and community services, supporting continued residential and commercial activity throughout the area. The subject property is positioned along Martin Luther King Jr. Drive, with convenient connectivity to Downtown Huntsville, Sam Houston State University, I-45, SH 19, and surrounding residential neighborhoods.

The established surrounding area includes schools, businesses, housing, and community services, creating a location with access to multiple demand drivers. Ongoing roadway improvements along Martin Luther King Drive may further enhance long-term access and connectivity. With approximately 4 acres of unimproved land, the site offers potential for owner-users, developers, or investors seeking a well-located tract within Huntsville, subject to zoning, utilities, access, and required approvals.



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