



LOT 4

LOT 3

LOT 2

LOT 1

FARM-TO-MARKET RD 247

247

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

STRATEGIC 4-LOT ASSEMBLAGE FOR SALE

TBD FM 247 | HUNTSVILLE, TX 77340



OFFERING SUMMARY

SALE PRICE

\$850,000 - 4 LOTS

LOT SIZE

6.6 ACRES

PROPERTY TYPE

**RESIDENTIAL, COMMERCIAL
AND INVESTMENT,
INDUSTRIAL**

PROPERTY HIGHLIGHTS

Lots can be sold separately or together.

Seize the opportunity to invest in a rapidly growing area with these four combined lots totaling ± 6.6 acres in Huntsville, Texas. Ideally situated along FM 2821 and Highway 247, these tracts border three active and planned residential developments with over 1,000 projected homes expected in the next 5–10 years.

With strong frontage, easy access, and utilities nearby, this assemblage offers significant potential for commercial, mixed-use, or residential development. Capitalize on the future growth and high demand in this expanding corridor.

Aerial Map



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.

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.

	1 Mile	3 Miles	5 Miles
Total population	1,287	28,511	41,030
Workday Population	269	9,977	16,123
Total household	272	7,544	12,561
Average household income	\$49,065	\$50,640	\$51,677
Average age	34.5	30.0	30.4
Male Population	904	16,681	23,440
Female Population	387	11,835	17,596

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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