



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 PROPERTY FOR SALE

1115 Avenue O
Huntsville, Texas



SITE

SH Sam Houston State University

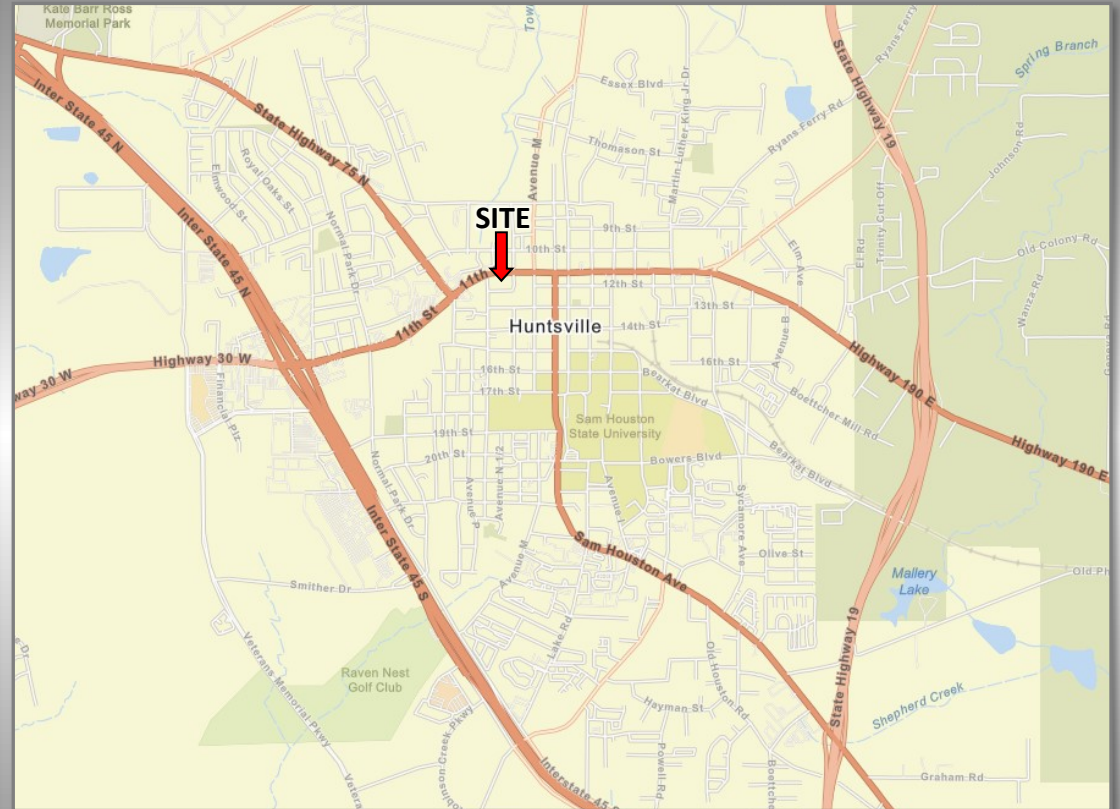
Sam Houston Home (Duck Pond Park)

Key Features:

- Highly visible location with over 500 ft of frontage on US 190/11th St.(19,436 AADT)
- Access from Ave. O(2567 AADT), 12th St., and Ave. N.
- Mixed-use zoning allows for a variety of commercial or residential uses
- Easy access to US 190, Hwy 75, Hwy 30, & I45
- Close to traffic generators such as Sam Houston State University, HEB, Downtown Huntsville, and multiple Shopping Centers
- Utilities available: electricity/water/sewer onsite with 12" water line and 15" sewer line in proximity

Additional Highlights:

- Seller is willing to consider cleanup/removal of existing structures
- An existing survey/site plan available with utility locations
- Division of property may be possible
- One of the last development tracts of this size near the center of Huntsville



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Showing/Viewing Instructions

Buyer &/or agents must notify Homeland Properties of intent to view/tour & make advance appointment. A minimum of 24 hours' notice is required. Buyers must be accompanied by 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 Prequalification letter will be required with all offers.

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Total Population 2024	11,795	40,500	50,708
Total Daytime Population	15,872	40,328	48,517
Average HH Income	\$47,489	\$53,308	\$65,250

**Demographic data derived from ESRI 2024*

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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.



Sam Houston
State University



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