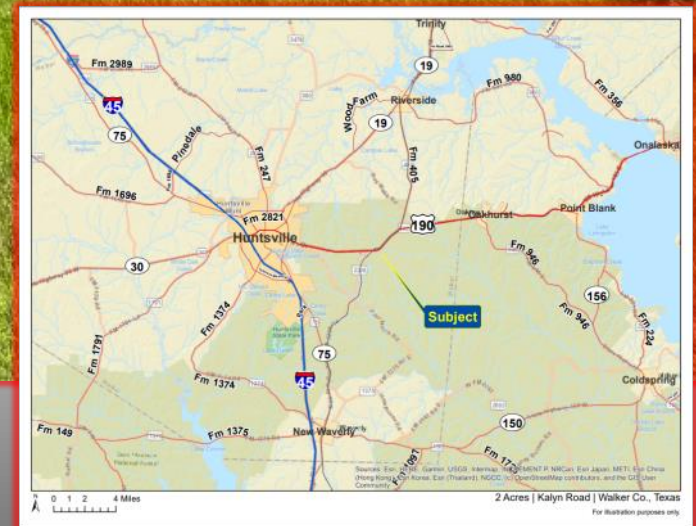




## PROPERTY FEATURES

- 8 units within 10 minutes of Huntsville
- Includes 5 mobile homes (2/1) and 3 site-built homes (2-2/2 & 1-2/1)
- Paved road frontage
- Strong rental demand in this area
- Do not miss this opportunity. Contact us today!



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

**PROPERTY DESCRIPTION**

Unique Investment Opportunity! This established 8-unit multifamily property is located only minutes from Huntsville. It includes 5 mobile homes (2/1) and 3 site-built homes (2-2/2 & 1-2/1) on 2 acres of property with paved road frontage. Both the 2 bedroom/2 full bath homes were built in 2017 with the remaining units from the 1980s. All units are currently on community water, but there is also an existing well also onsite. Three units utilize aerobic septic with the remaining 5 on conventional. The seller has been actively involved in maintaining the property and there have been updates to many of the older units. There is strong rental demand in this area at this price point; units rent quickly. Do not miss this opportunity. Contact us today!

<b>DEMOGRAPHICS</b>	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>
<b>Total Population 2023</b>	521	2,160	4,182
<b>Total Daytime Population</b>	328	1,377	2,900
<b>Average Household Income</b>	\$67,116	\$63,947	\$67,157

\*Demographic data derived from 2023 STDB

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](mailto:jchearn@homelandprop.com)

**HOMELAND  
PROPERTIES**

# COMMERCIAL

**MULTI-FAMILY**

85 & 89 KALYN RD  
HUNTSVILLE, TEXAS



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](mailto:jchearn@homelandprop.com)

**MARKET HIGHLIGHTS**

Huntsville, Tx 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 housing and economic growth in this area.



**Within 10 minutes of Huntsville, SHSU, or Interstate 45**

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