



75  
TEXAS

INTERSTATE  
45

Veterans Memorial Parkway

Property Lines Are Approximate

2.78 ACRES VETERANS MEMORIAL  
HUNTSVILLE, TEXAS | 2.78 +/- ACRES

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# 2.78 ACRES VETERANS MEMORIAL



A well located vacant tract fronting Veterans Memorial Parkway (a city street) with all city utilities. Property is not zoned, nor restricted, and can be used for multiple purposes. The property adjoins Elkins Lake, a large residential neighborhood on the southern end of Huntsville. With frontage of approximately 645' on Veterans Memorial (northern boundary) the tract offers multiple opportunities to develop or hold for future appreciation as Huntsville grows. Existing across the northern boundary is an electrical utility easement that effects 0.415 acres of the property. The easement is to Entergy Texas. It is our understanding that this area may be used for parking, drives and any other nonstructural use. The property is wooded and has good elevation variance from east to west.



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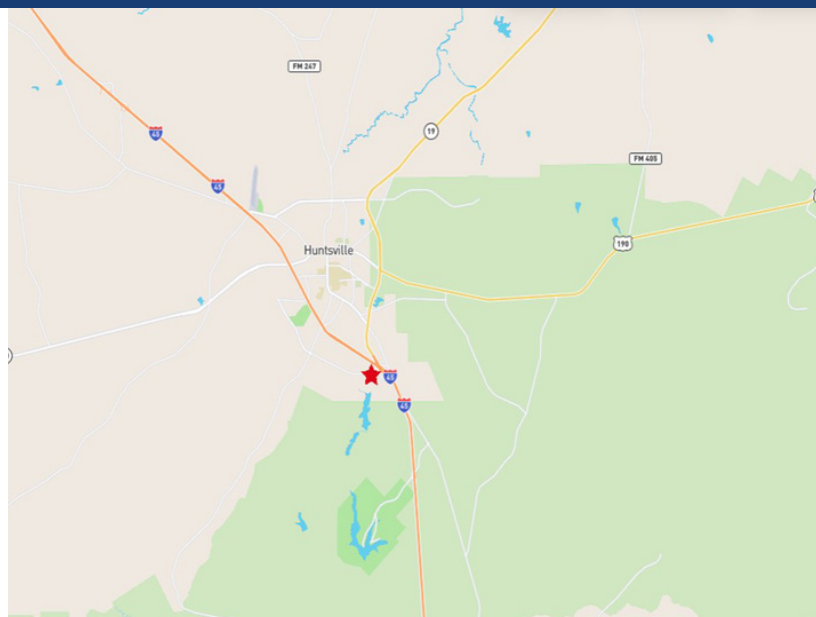
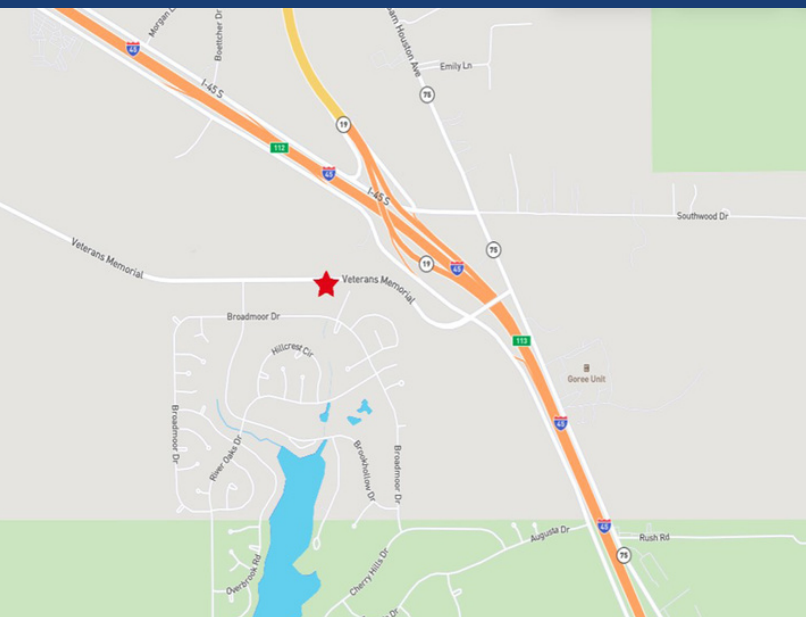
Scan here for additional information & photos.



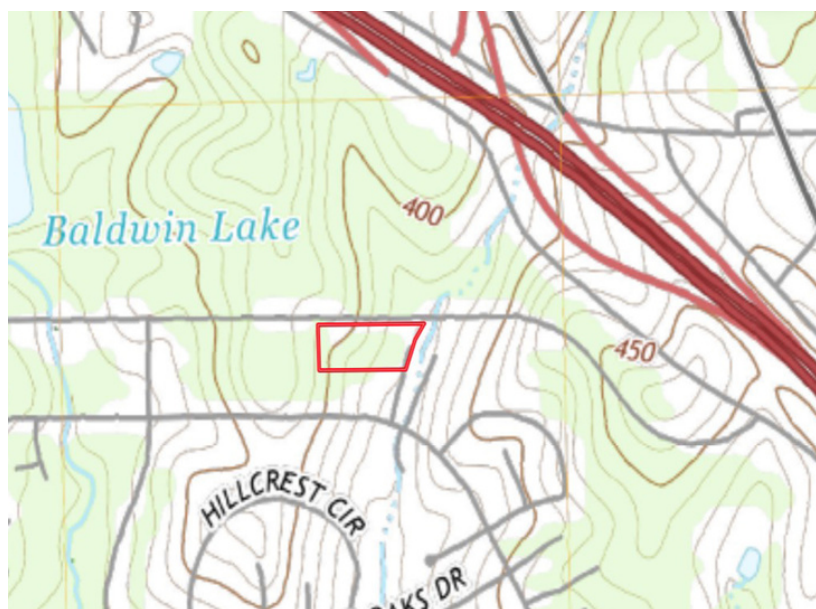
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# 2.78 ACRES VETERANS MEMORIAL

## HUNTSVILLE, TEXAS



At the Veterans Memorial overpass at IH-45, take Veterans Memorial to the west for ¼ mile, property will be on the left, just past Lake Hills Business Park. From the North, Veterans Memorial is intersected by several roadways that tie into Veterans Memorial West of Huntsville and from any of these, head south, close to the termination of Veterans Memorial, property will be on the right. Or take the IH-45 Feeder Road South to Veterans Memorial, turn right, property will be on left.



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