

COMMERCIAL DEVELOPMENT PROPERTY 34.02 ACRES

VETERANS MEMORIAL PKWY, HUNTSVILLE, TEXAS 77340



COMMERCIAL

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PROPERTY FEATURES 34.02 ACRES

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**HOMELAND
PROPERTIES**

COMMERCIAL

Exceptional Development Opportunity in a highly visible location

Located directly in the path of progress

This property is in a highly desirable location on Veterans Memorial Parkway/Smither Drive, which sees an average of 5100+ vehicles daily. It has great visibility and proximity to Ravenwood Village Shopping Center, West Hill Mall, Walmart Supercenter, and general retail.

City Utilities include 12" water line, 10" sewer line w/21" in proximity, and electricity along road frontage. The limited zoning restrictions present an opportunity for a range of businesses, such as Multifamily, Residential Housing, Convenience Centers, Office, or Flex Space Facilities, especially with the demand created by the nearby retail/residential developments.

Dual frontage with 2100+ ft of frontage on Veterans Memorial Parkway and 1000+ ft of frontage on Smither Dr., ensuring straightforward development potential.



Multiple properties in this area are just now coming available. These prime locations won't last long!

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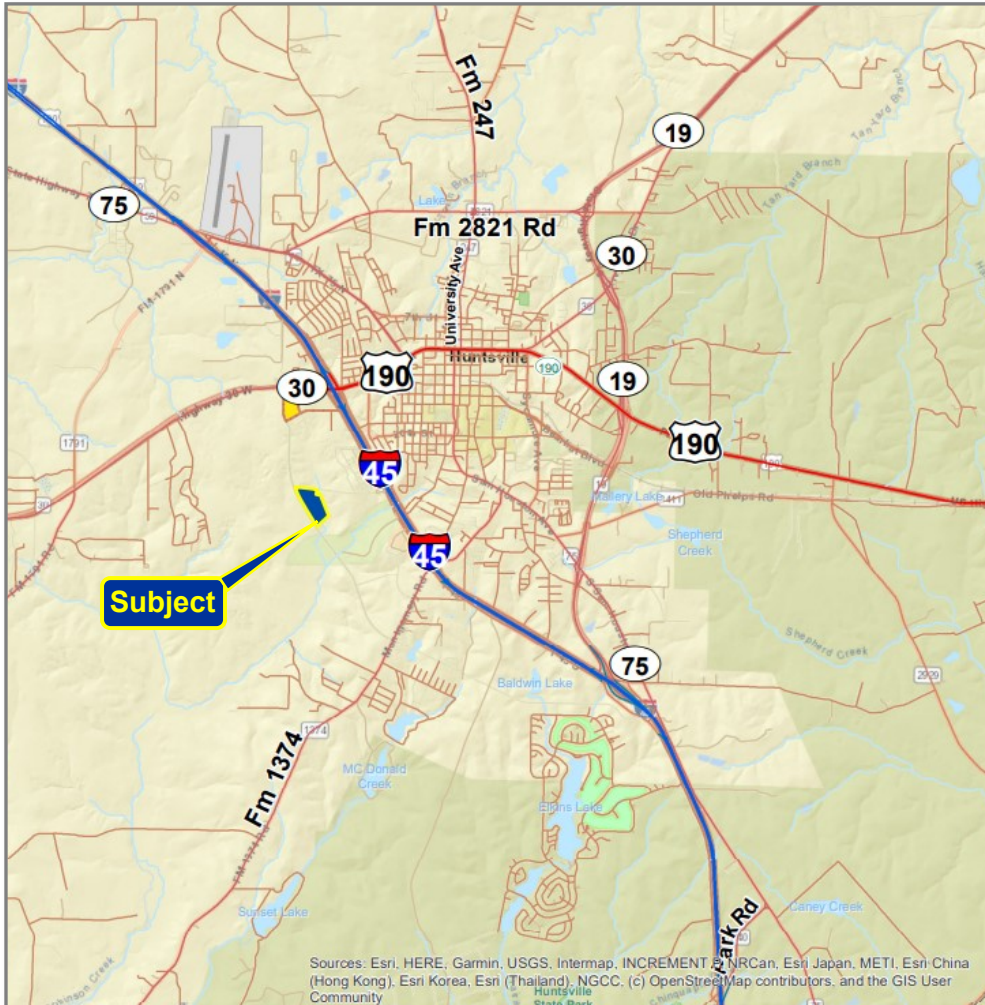
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MARKET HIGHLIGHTS

Huntsville, TX, offers an exceptional quality of life and is renowned as the home of Sam Houston State University, one of the fastest growing universities in Texas. This vibrant city also hosts major employers including the Texas Department of Criminal Justice (TDCJ), Region 6 Educational Service Center, Walmart, Weatherford, and many others. These institutions contribute to making Huntsville an increasingly valuable investment market.

With a student population exceeding 21,000, Sam Houston State University plays a pivotal role in driving demand and economic activity in the area. This number is on a steady incline, further boosting local spending and enhancing the city's appeal as a dynamic market location.

	1 Mile	3 Miles	5 Miles
Total Population 2023	910	39,386	49,032
Total Daytime Population	4,425	36,843	45,649
Average Household Income	\$73,458	\$45,249	\$52,677

*Demographic data derived from 2023 ESRI

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Contact me today for more details to explore this opportunity with immense possibilities!



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