

PROPERTY REPORT

# 0 Tx 30, Huntsville, TX 77340



## COREY MIDDLETON

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6401 Cypresswood Dr, Spring, TX 77379



## DANA LEO

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5868 Baker Road, Minnetonka, MN 55345  
Branch NMLS# 891464



**10,454**

LOT SIZE



## SUMMARY

Located just off Hwy 30, less than a mile from the Walker County Fairgrounds, this versatile lot presents a fantastic opportunity for both investors and dream home seekers alike. Recently cleared, with the preservation of its majestic large trees, the land offers a serene setting ideal for constructing a commercial building, an investment property, or the country home you've always envisioned. This plot not only promises ample development potential but also provides a canvas for creating a unique space tailored to your needs.



### VERY CONVENIENT AREA

Most major services in this area are located within **5** miles.



### THE GREAT OUTDOORS

This home is located near a variety of outdoor activities.



### NEIGHBORHOOD EATS

This home is located near **7** moderately priced restaurants rated four stars and up.



### GREAT SCHOOLS

The schools for this home are **average** for this neighborhood



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# AREA REPORT



Some daily errands in this location **require a car** and most major services are within **5 miles**.



GROCERIES



GAS



MOVIE THEATER



MEDICAL



ATM



3.1  
MILES

3.1  
MILES

4.2  
MILES

4.2  
MILES

4.2  
MILES



PHARMACY



GYM



COFFEE



CLEANERS

4.5  
MILES

4.3  
MILES

4.3  
MILES

4.3  
MILES



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# SCHOOL REPORT



## SCHOOLS IN YOUR AREA

The assigned schools are **average** for the area. There are also **2** private schools within **5** miles.

K-4

SAMUEL HOUSTON  
ELEMENTARY SCHOOL  
ASSIGNED

3  
RATING

7-8

MANCE PARK MIDDLE  
SCHOOL  
ASSIGNED

4  
RATING

9-12

HUNTSVILLE HIGH  
SCHOOL  
ASSIGNED

3  
RATING





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# OUTDOOR REPORT



# THE GREAT OUTDOORS

This home is located near a variety of outdoor activities.

## POPULAR

	GOLF COURSE <b>RAVEN NEST GOLF CLUB</b>	<b>4.8</b> MILES
	DOG PARK <b>PINEVIEW PET PARK</b>	<b>5.2</b> MILES
	LAKE <b>LAKE CONROE RENTALS</b>	<b>9.8</b> MILES

  
WITHIN  
10 MILES

**1**  
GOLF COURSE

**1**  
DOG PARK

**1**  
LAKE



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# FOOD REPORT



## NEIGHBORHOOD EATS

This home is located near **7** moderately priced restaurants and has an **average** variety of cuisines.

# 8



WITHIN 5 MILES

\$



5

\$\$



2

\$\$\$

0

\$\$\$\$

0

### GOOD EATS BY CATEGORY

MEXICAN .....	4
AMERICAN .....	2
FAST FOOD .....	1
ITALIAN .....	1

To learn more about this home or obtain financing information,  
please contact:



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**RE/MAX**

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