



NewQuest

±3.65 ACRES - HUNTSVILLE, TX

1115 Avenue O | Huntsville, Texas
±3.65 Acres Available For Sale or Lease - Can Be Divided

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±3.65 Acres Available For Sale or Lease in Huntsville, TX

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- ±3.65 acres available and can be divided
- Located half a mile away from Sam Houston State University
- Signalized intersection at U.S. 190 (11th Street) and Avenue O
- Local H-E-B ranks 40th nationwide among grocery stores -Placer.ai
- All public utilities available

Approximate Size:	±3.65 acres (divisible)
School District:	Waller ISD
Frontage:	Approx. 620 ft. on Kickapoo
Traffic Counts:	Approx. 28,249 VPD on U.S. 190 (11th St.) Approx. 49,154 VPD on I-45



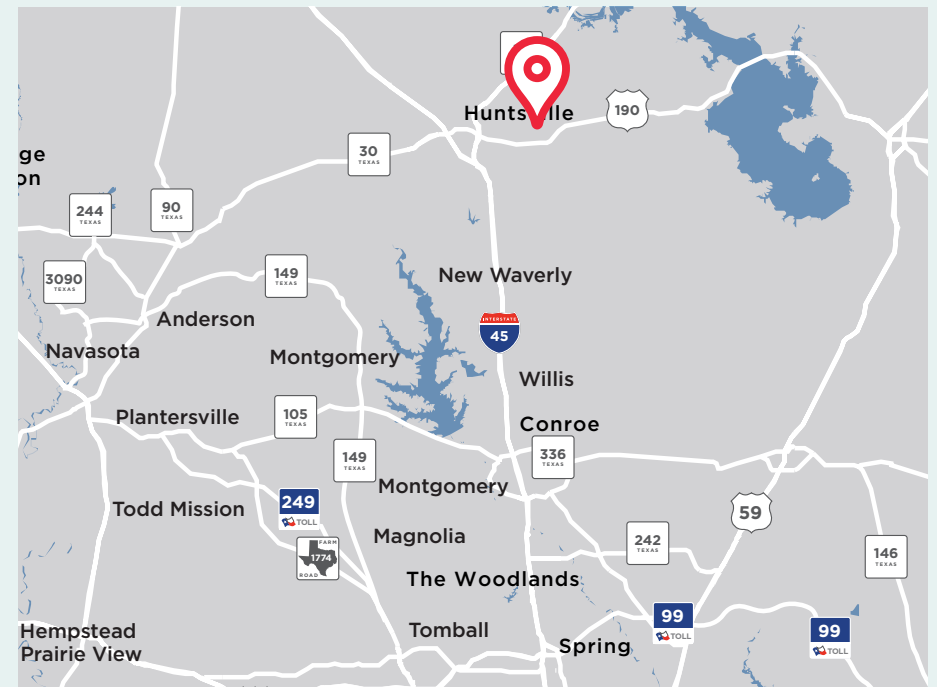
50% HOUSEHOLD GROWTH
within 1 mile from 2020 to 2023



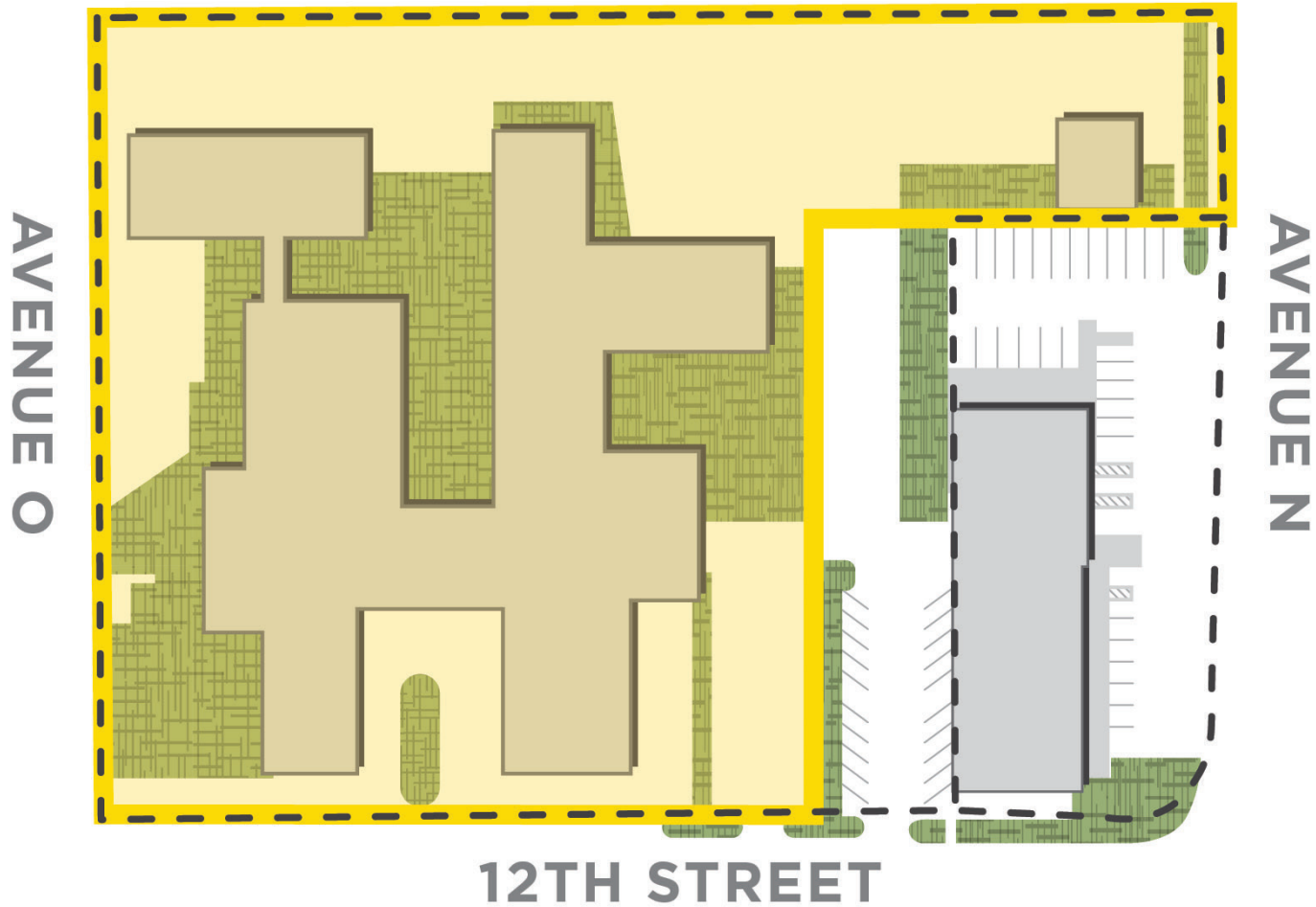
\$57K AVERAGE HOUSEHOLD INCOME
within 2 miles



40,444 POPULATION
within 5 miles



U.S. 190/11TH STREET



City of
Huntsville



smartasset™

**RANKED 4TH
BEST CITY IN THE U.S.
FOR CAREER OPPORTUNITIES**
SmartAsset, 2019

ECONOMIC INDEX

OPTIMALLY POSITIONED
in the I-45 corridor between
Houston & Dallas

↑ 46K+ trade area population

↑ The Huntsville economy employs
17K+ people

Huntsville Walmart received 2.5M
visits in 2022



PLACES OF INTEREST

**SAM HOUSTON STATUE AND
VISITOR CENTERS**

Also known as the world's tallest
statue

**SAM HOUSTON MEMORIAL
MUSEUM**

A 15-acre homestead

DOWNTOWN HUNTSVILLE

Located on Main street of old
downtown and home to many local
businesses and restaurants

EDUCATION INDEX



Total enrollment of 21,480 students

368-acre campus located in central
Huntsville

36% 4-year graduation rate



TOP INDUSTRIES

 Public Administration
5,061 Jobs

 Retail Trade
3,136 Jobs

 Health Care &
Social Services
2,527 Jobs

 Education
1,421 Jobs

Demographics

2020 Census, 2023 Estimates with Delivery Statistics as of 12/23

POPULATION	1 MILE	3 MILES	5 MILES
Current Households	6,016	14,392	17,972
Current Population	13,032	31,965	40,444
2020 Census Average Persons per Household	2.17	2.22	2.25
2020 Census Population	13,491	39,972	49,091
Population Growth 2020 to 2023	-3.41%	-20.03%	-17.61%
CENSUS HOUSEHOLDS	1 MILE	3 MILES	5 MILES
1 Person Households	31.08%	42.04%	39.30%
2 Person Households	30.01%	27.99%	30.75%
3+ Person Households	38.92%	29.97%	29.95%
Owner-Occupied Housing Units	47.94%	42.70%	47.27%
Renter-Occupied Housing Units	52.06%	57.30%	52.73%
RACE AND ETHNICITY	1 MILE	3 MILES	5 MILES
White	35.32%	37.16%	43.17%
Black or African American	33.25%	39.74%	36.21%
Asian or Pacific Islander	19.19%	10.49%	8.66%
Other Races	11.78%	12.15%	11.51%
Hispanic	15.83%	16.38%	15.52%
INCOME	1 MILE	3 MILES	5 MILES
Average Household Income	\$53,596	\$51,277	\$57,684
Median Household Income	\$32,243	\$37,576	\$43,952
Per Capita Income	\$20,099	\$19,921	\$22,398
EDUCATION	1 MILE	3 MILES	5 MILES
Estimated High School Graduate	38.29%	39.86%	37.32%
Estimated Bachelor's Degree	14.40%	13.61%	15.81%
Estimated Graduate Degree	6.33%	5.68%	7.27%
AGE	1 MILE	3 MILES	5 MILES
Median Age	29.1	30.2	33.9

Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
H. Dean Lane, Jr.	366134	dlane@newquest.com	281.477.4300
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Nick Ramsey	683176	nramsey@newquest.com	281.477.4359
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



Regulated by the Texas Real Estate Commission (TREC) | Information available at: <http://www.trec.texas.gov>



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The information herein is subject to errors or omissions and is not, in any way, warranted by NewQuest or by any agent, independent associate or employee of NewQuest. This information is subject to change without notice.

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