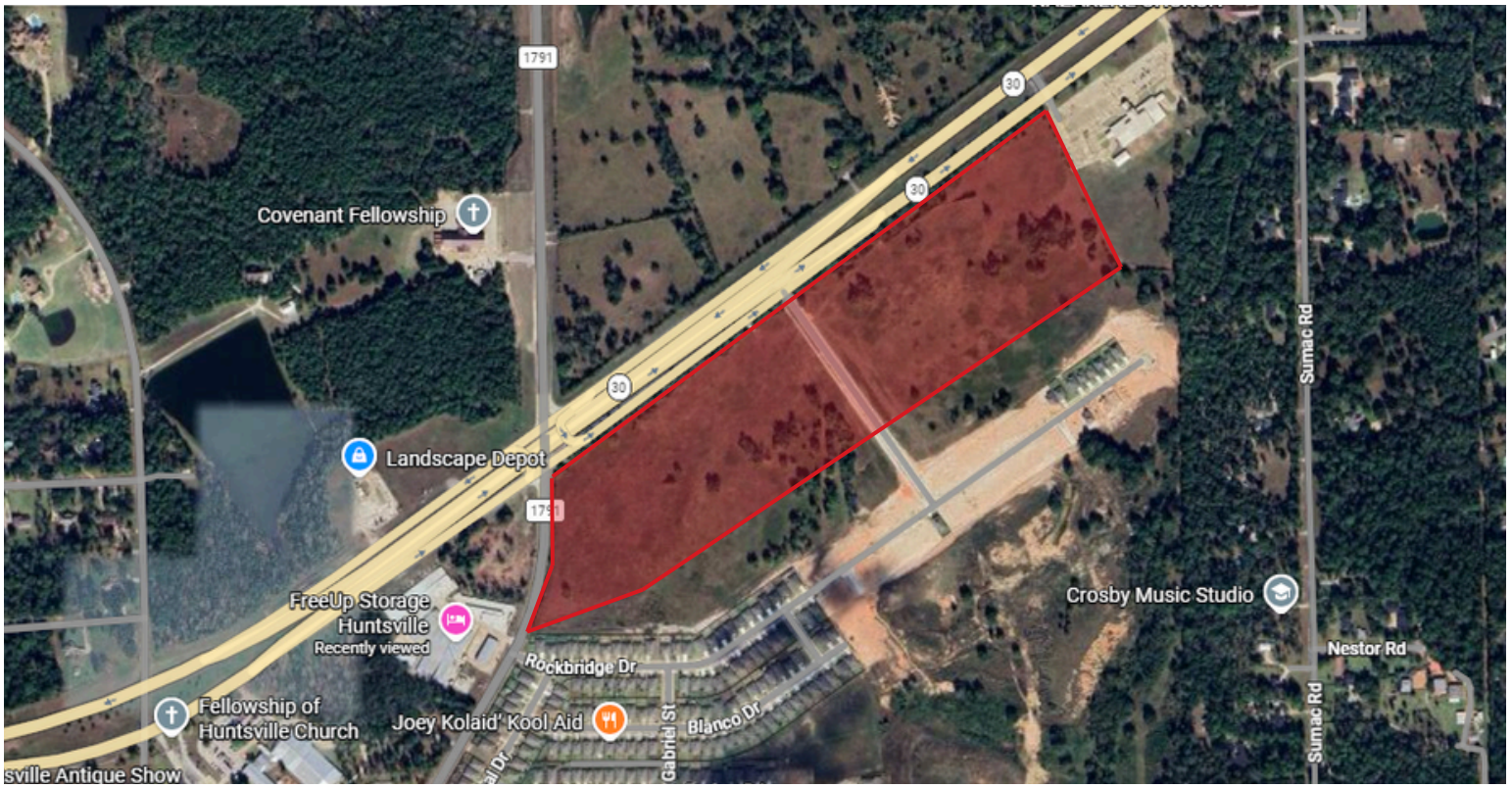
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68 +/- ACRES | HIGHWAY 30 & FM 1791

HUNTSVILLE, TEXAS | COMMERCIAL DEVELOPMENT CORRIDOR



68 +/-	2,600 +/- FT	PRICING
ACRES	HIGHWAY 30 FRONTAGE	UPON REQUEST

EXTENSIVE FRONTAGE IN A GROWING HUNTSVILLE CORRIDOR (3 CORNERS)

Approximately 68 acres with extensive frontage along Highway 30 and FM 1791 in Huntsville. City utilities are available, and the property may be divided into approximately 34.879- and 32.773-acre tracts, providing flexibility for commercial or mixed development concepts.

PROPERTY HIGHLIGHTS

- 68 +/- acre development tract
- Approx. 2,600 ft Highway 30 frontage
- Approx. 780 ft FM 1791 frontage
- City of Huntsville utilities available
- New 60-ft ingress/egress road creates corner opportunities
- Adjacent to new residential development

Conceptual exhibits are for marketing purposes only. Acreage, frontage, utilities and development feasibility should be independently verified.