

# 1.45 Acres | Lake Rd. | Huntsville, Texas



**JC Hearn**

936-581-4049

[jchearn@homelandprop.com](mailto:jchearn@homelandprop.com)





# Development Site Ready for Investment!

1.45 acres off IH 45 Frontage Road. Existing concrete parking, electrical, utilities and lighting.

8" water main and 6" sewer line along frontage per city maps.

Close proximity to IH 45 (52,000 AADT and growing).

Zoning allows for multiple use types.

Don't miss this opportunity!



**DISCLAIMER:** The information contained herein has been obtained from sources that we deem reliable. We have no reason to doubt the accuracy of the information, but we have not verified it and make no guarantee, warranty, or representation about it. It is your responsibility to independently confirm its accuracy and completeness. We have not determined whether the property complies with added restrictions or any city licensing or ordinances including life safety compliance or if the property falls within a floodplain. The prospective buyer should carefully verify each item of income or expense and perform, or have performed any inspections to verify possible contaminations by asbestos, lead paint, mold or any other hazardous substances. The owner reserves the right to withdraw this listing or change the price at anytime without notice during the marketing period.