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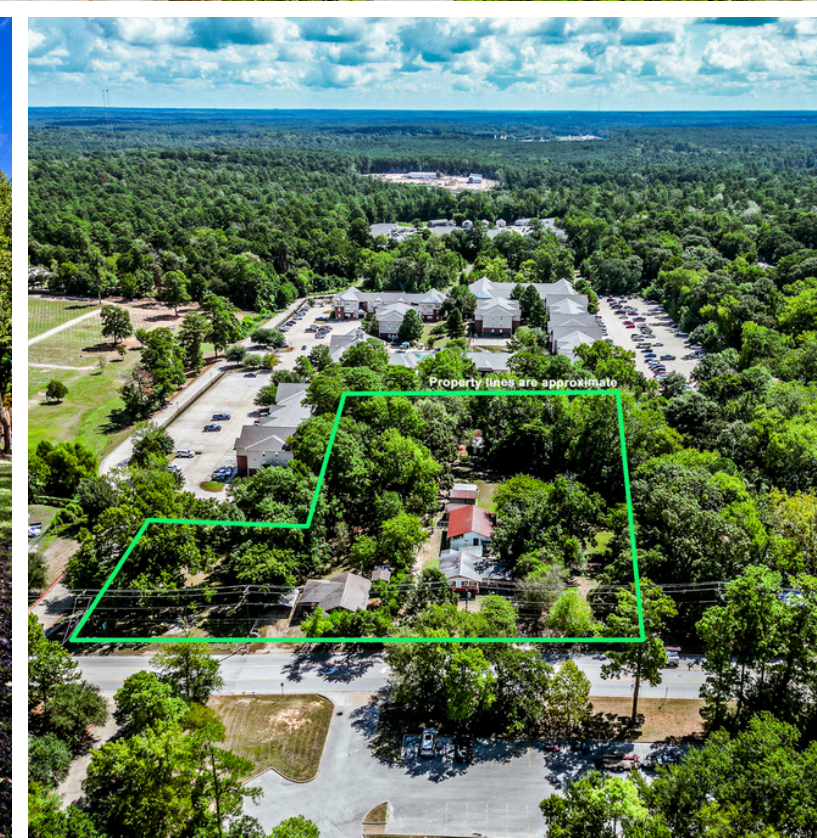


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2303 SYCAMORE AVENUE

HUNTSVILLE, TEXAS



3+ acres in town, strategically positioned on high-traffic Sycamore Avenue just steps from Sam Houston State University. This highly visible tract offers approximately 370' of road frontage and 6 existing driveways, providing excellent access and flexibility for future development. The rolling, partially cleared property is zoned Mixed-Use and offers the infrastructure developers look for, including city water and sewer, natural gas, and electricity already on site. Located along a key connector between SH 75/Sam Houston Avenue and 11th Street/US 190, this property benefits from strong traffic exposure and convenient access to major thoroughfares, SHSU, downtown Huntsville. An exceptional opportunity for developers, investors, or businesses seeking a strategic Huntsville location with significant development potential.

