
For Sale
COL ETHEREDGE BLVD
VETERANS MEMORIAL PKWY
Walmart
GIBBS PARK
SPEC'S
40,358 VPD
RAVENSWOOD VILLAGE DR
SITE
NORMAL PARK DR
AVENUE T
JAMES AVERY
TARGET
Kroger
Marshalls
ROSS
petco
five BELOW
ULTA BEAUTY
Bath & Body Works
Academy SPORTS+OUTDOORS
verizon
45
NewQuest
±2 ACRES - RAVENWOOD VILLAGE DRIVE
SWQ of I-45 and Ravenwood Village Drive | Huntsville, TX 77340
±2 Acres Available For Sale in Huntsville
Mark Kidd
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Glenn Dickerson
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# Project Highlights

## ±2 Acres Available For Sale in Huntsville, Texas

- Prime development opportunity located in the heart of Huntsville's established retail corridor
- Direct frontage on Ravenwood Village Drive
- Provides regional traffic exposure
- Located within established Ravenwood Village Shopping Center, anchored by Target and Academy Sports + Outdoors
- ±0.25 miles west of I-45 North
- Convenient ingress and egress
- Ideal for hospitality, office, retail or medical office development


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**12%**
**POPULATION GROWTH**
WITHIN 5 MILES
FROM 2020 TO 2026

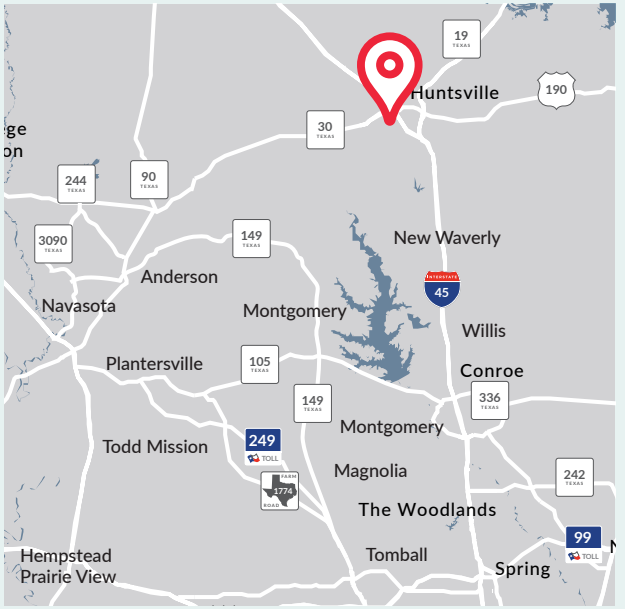
**54K**
**CURRENT POPULATION**
WITHIN 5 MILES

**$71K**
**AVERAGE HHI**
WITHIN 1 MILE

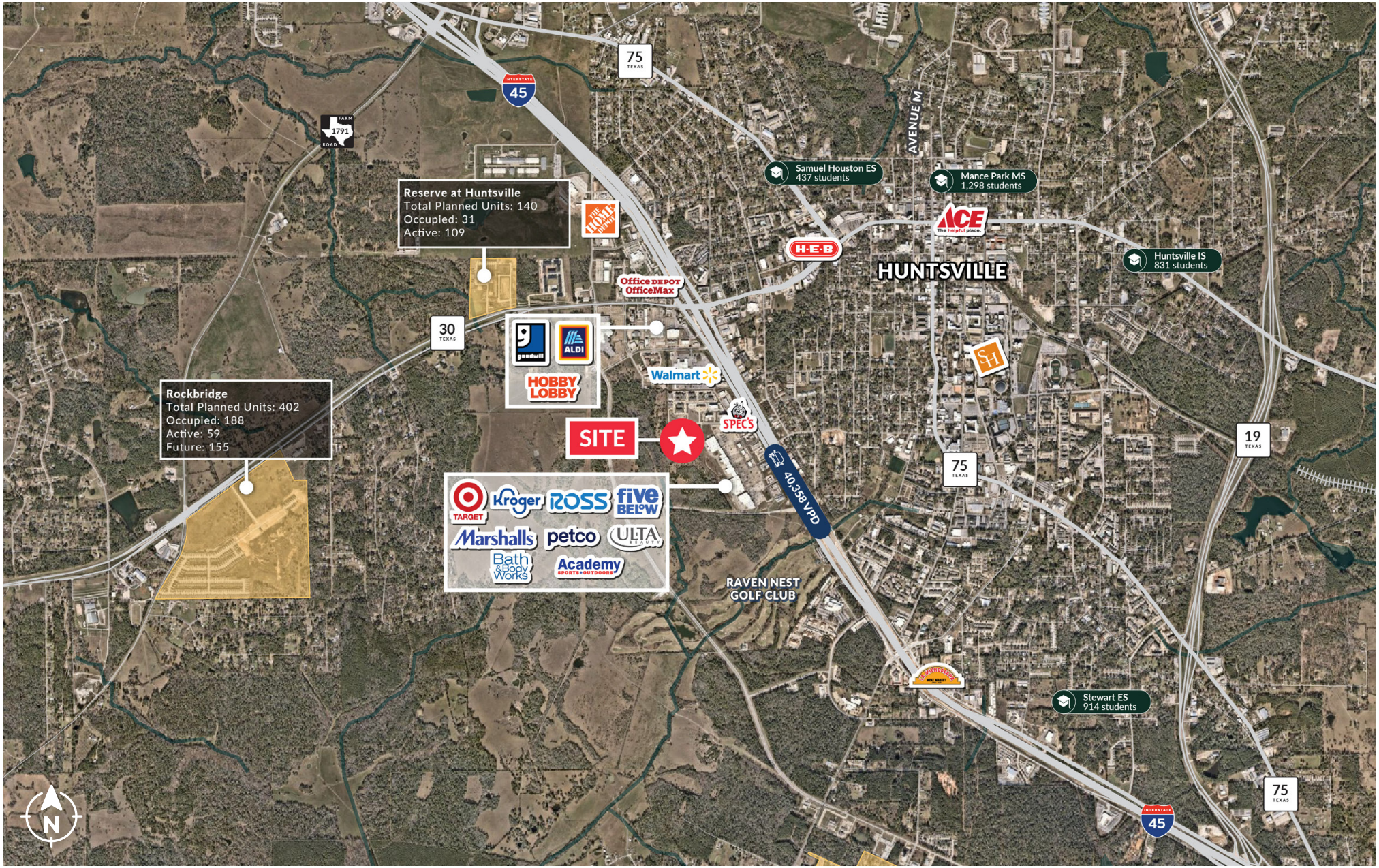
2020 Census, ESRI 2026

- **Approximate Size:**
  ±2 acres (87,120 SF)
- **Price:**
  $15 PSF
- **School District:**
  Huntsville ISD
- **Utilities:**
  Available through City of Huntsville
- **Detention:**
  Detention required
- **Frontage:**
  Approx. 407 FT on Ravenwood Village Drive
- **Traffic Counts:**
  Approx. 40,358 VPD I-45 North
  Approx. 4,475 VPD I-45 North (feeder road)

TxDOT Traffic Counts as of 2026



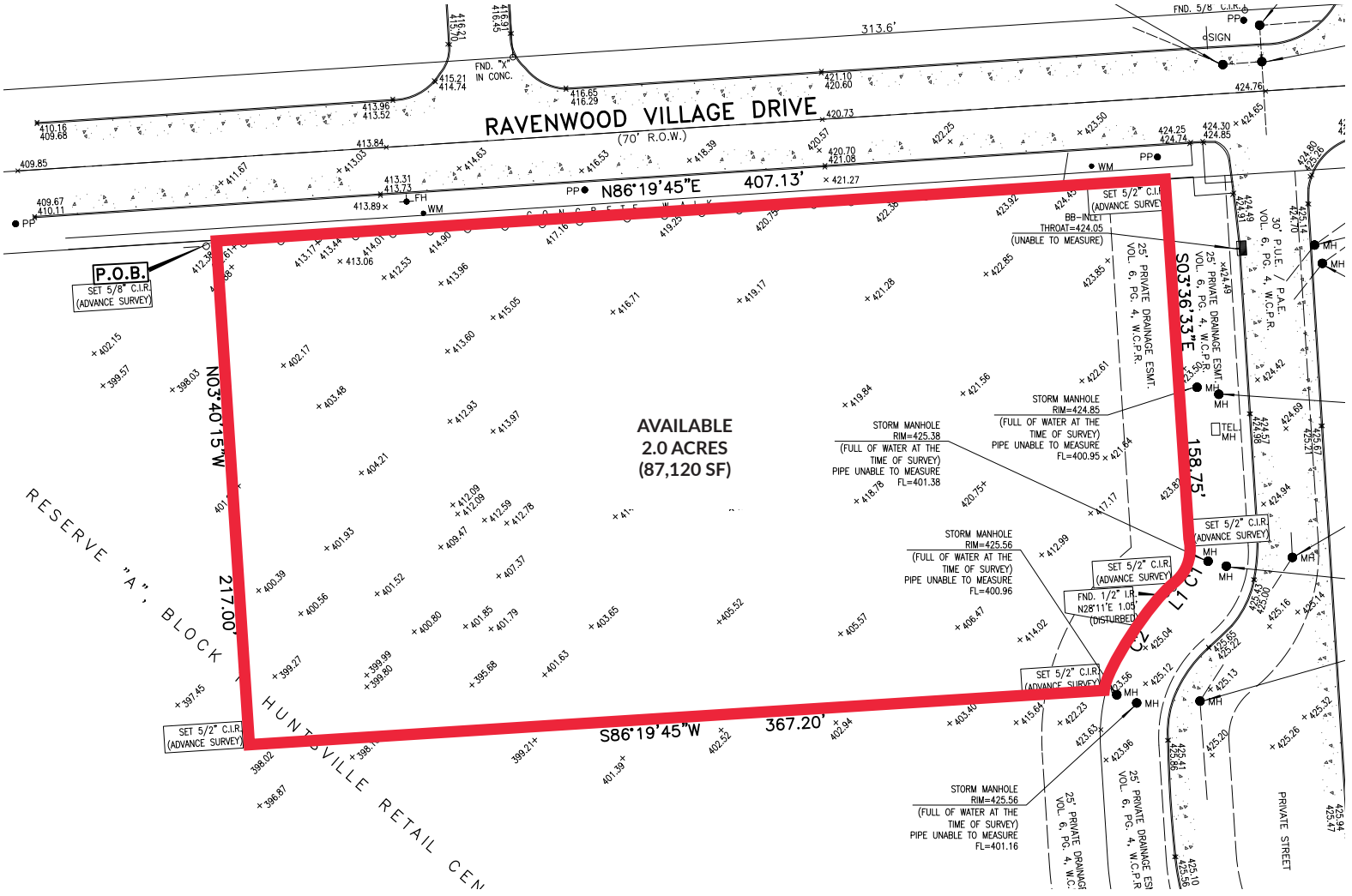
# Aerial




TxDOT Traffic Counts as of 2026

08.26 | 05.26

# Site Plan


RAVENWOOD VILLAGE DRIVE
(70' R.O.W.)
313.6'
N86°19'45"E
407.13'
S03°36'33"E
158.75'
S86°19'45"W
367.20'
N03°40'15"W
217.00'
P.O.B.
SET 5/8" C.I.R. (ADVANCE SURVEY)
AVAILABLE
2.0 ACRES
(87,120 SF)
RESERVE "A", BLOCK 1, HUNTSVILLE RETAIL CEN
25' PRIVATE DRAINAGE ESMT. VOL. 6, PG. 4, W.C.P.R.
30' P.U.E. VOL. 6, PG. 4, W.C.P.R.
STORM MANHOLE RIM=424.85 (FULL OF WATER AT THE TIME OF SURVEY) PIPE UNABLE TO MEASURE FL=400.95
STORM MANHOLE RIM=425.38 (FULL OF WATER AT THE TIME OF SURVEY) PIPE UNABLE TO MEASURE FL=401.38
STORM MANHOLE RIM=425.56 (FULL OF WATER AT THE TIME OF SURVEY) PIPE UNABLE TO MEASURE FL=400.96
STORM MANHOLE RIM=425.56 (FULL OF WATER AT THE TIME OF SURVEY) PIPE UNABLE TO MEASURE FL=401.16
BB-INLET THROAT=424.05 (UNABLE TO MEASURE)
SET 5/2" C.I.R. (ADVANCE SURVEY)
FND. 1/2" I.R. N28°11'E 1.05' (DISTURBED)
PRIVATE STREET

# Demographics

2020 Census, ESRI 2026

| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|---|---|---|---|
| Current Households | 1,959 | 13,745 | 17,822 |
| Current Population | 3,852 | 43,863 | 54,403 |
| 2020 Census Population | 3,470 | 39,214 | 48,510 |
| Population Growth 2020 to 2026 | 11% | 12% | 12% |
| 2026 Median Age | 33.1 | 30.3 | 33. |

| CENSUS HOUSEHOLDS | 1 MILE | 3 MILES | 5 MILES |
|---|---|---|---|
| 1 Person Households | 37.5% | 38.3% | 35.8% |
| 2 Person Households | 33.1% | 30.6% | 33.0% |
| 3+ Person Households | 13.0% | 13.3% | 13.2% |
| Owner-Occupied Housing Units | 68.8% | 70.3% | 71.3% |
| Renter-Occupied Housing Units | 39.5% | 34.0% | 35.3% |

| RACE AND ETHNICITY | 1 MILE | 3 MILES | 5 MILES |
|---|---|---|---|
| White | 62.0% | 46.3% | 51.1% |
| Black or African American | 19.4% | 27.6% | 24.6% |
| Asian or Pacific Islander | 3.0% | 2.2% | 2.0% |
| Other Races | 6.1% | 16.1% | 14.4% |
| Hispanic | 15.8% | 25.2% | 23.4% |

| INCOME | 1 MILE | 3 MILES | 5 MILES |
|---|---|---|---|
| Average Household Income | $71,095 | $59,814 | $69,976 |
| Median Household Income | $54,994 | $50,172 | $54,267 |
| Per Capita Income | $32,526 | $19,317 | $23,739 |

# 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.

**WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS:** A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

**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. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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.

**A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:**

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

**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.

| | | | |
|---|---|---|---|
| **Home Asset, Inc., dba NewQuest** | **420076** | **-** | **281.477.4300** |
| Licensed Broker/Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
| **H. Dean Lane, Jr.** | **366134** | **dlane@newquest.com** | **281.477.4300** |
| 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 |
| **Mark Kidd** | **604548** | **mkidd@newquest.com** | **281.640.7137** |
| Sales Agent/Associate's Name | License No. | Email | Phone |

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

EQUAL HOUSING OPPORTUNITY

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

NewQuest

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