

±96.18 ACRES



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LAND FOR SALE

854 INTERSTATE 45 SOUTH
MADISONVILLE, TX 77864

FRANK COLE
VICE PRESIDENT
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PROPERTY HIGHLIGHTS

854 INTERSTATE 45 SOUTH
MADISONVILLE, TX 77864



LAND SIZE: ±96.18 ACRES



FRONTAGE: 1-45



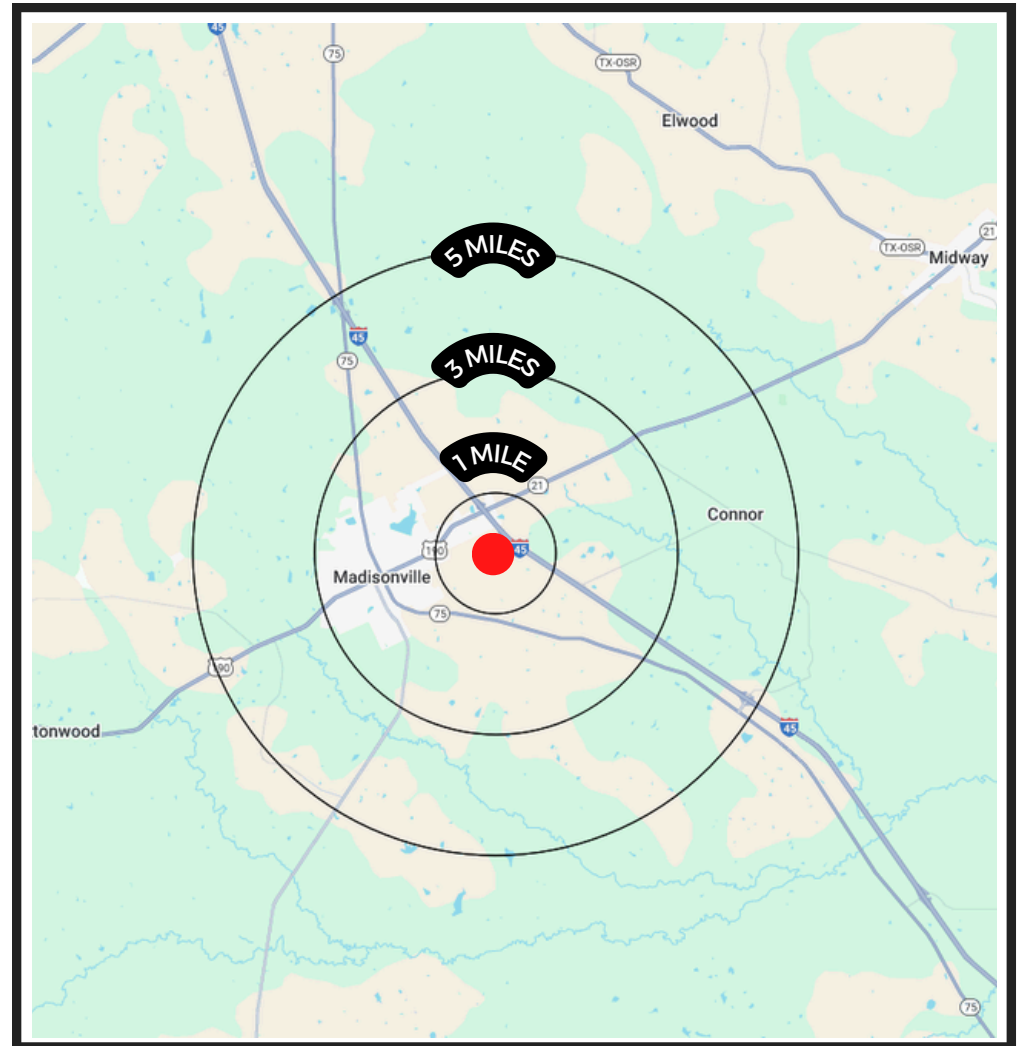
PRICE: \$6,800,000



HIGHLIGHTS: CITY WATER AND ELECTRIC TO SITE, NO MINERAL RIGHTS TO CONVEY, PREVIOUSLY USED FOR CATTLE, ALL FENCED. AGRICULTURAL EXEMPTION FOR PROPERTY TAXES

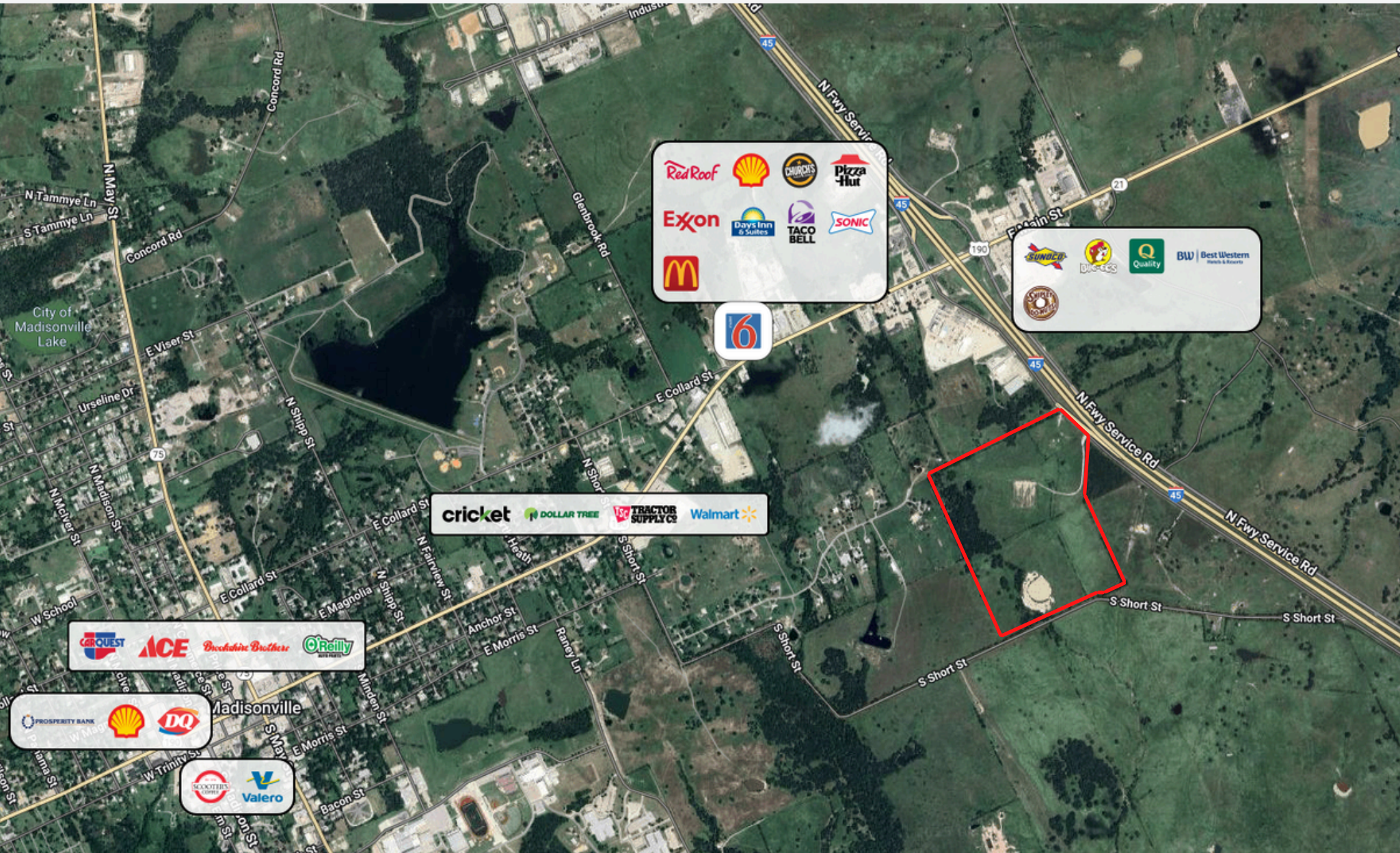
DEMOGRAPHICS

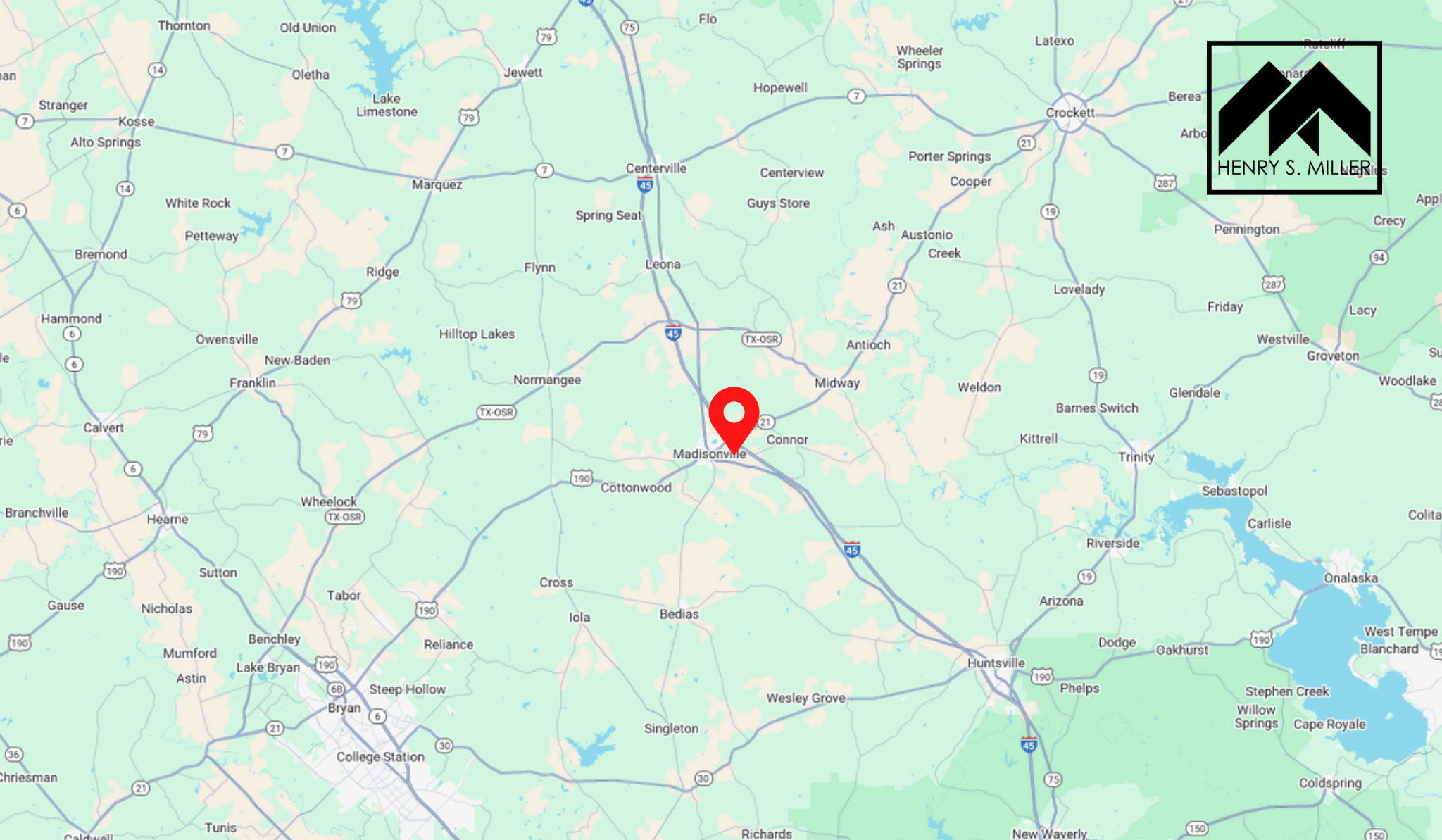
DISTANCE	1-MI	2-MI	3-MI
AVG. POP	317	5,139	6,221
AVG. HH	102	1,678	2,093
AVG. HH INCOME	\$77,056	\$80,381	\$81,611



NEIGHBORING TENANTS

854 INTERSTATE 45 SOUTH
MADISONVILLE, TX 77864





CONTACT OUR TEAM

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