



±96.18 ACRES

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: I-45



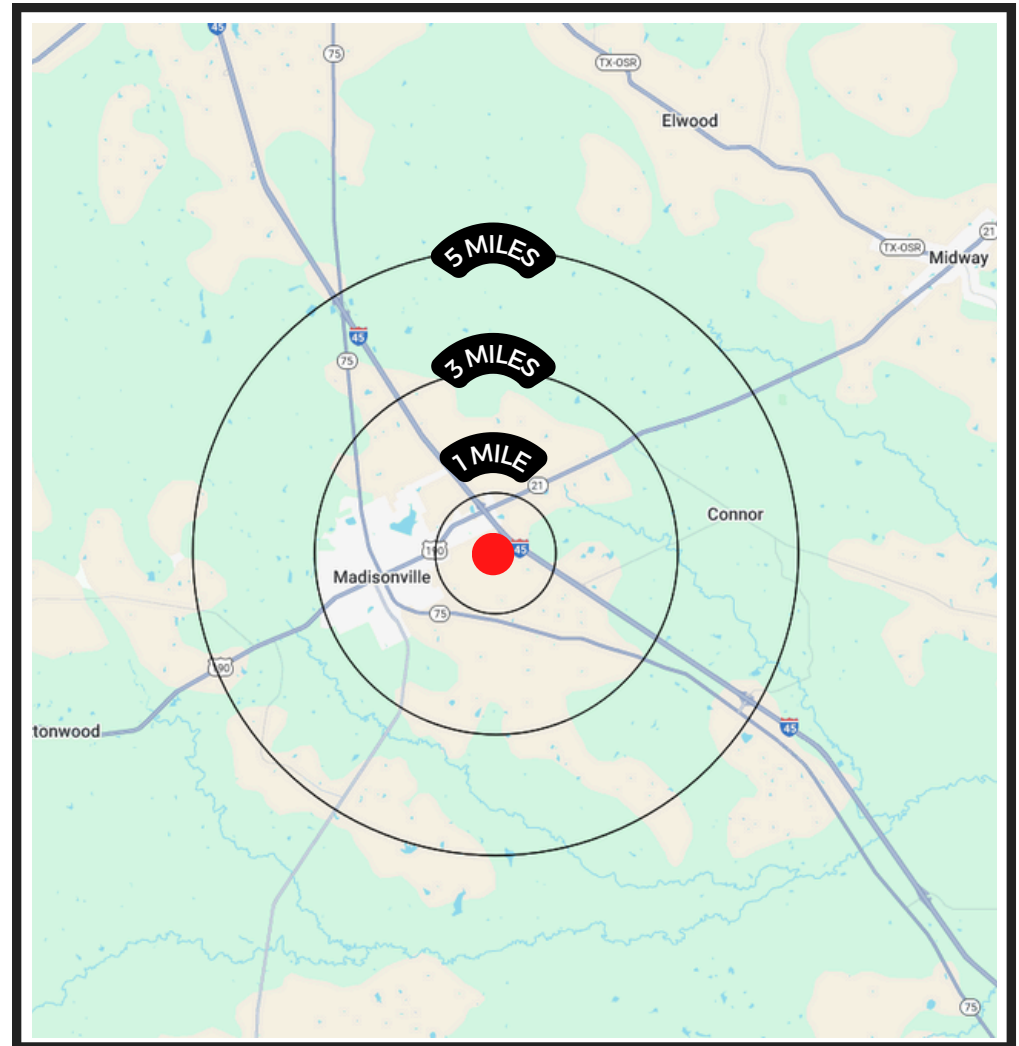
PRICE: \$6,800,000



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

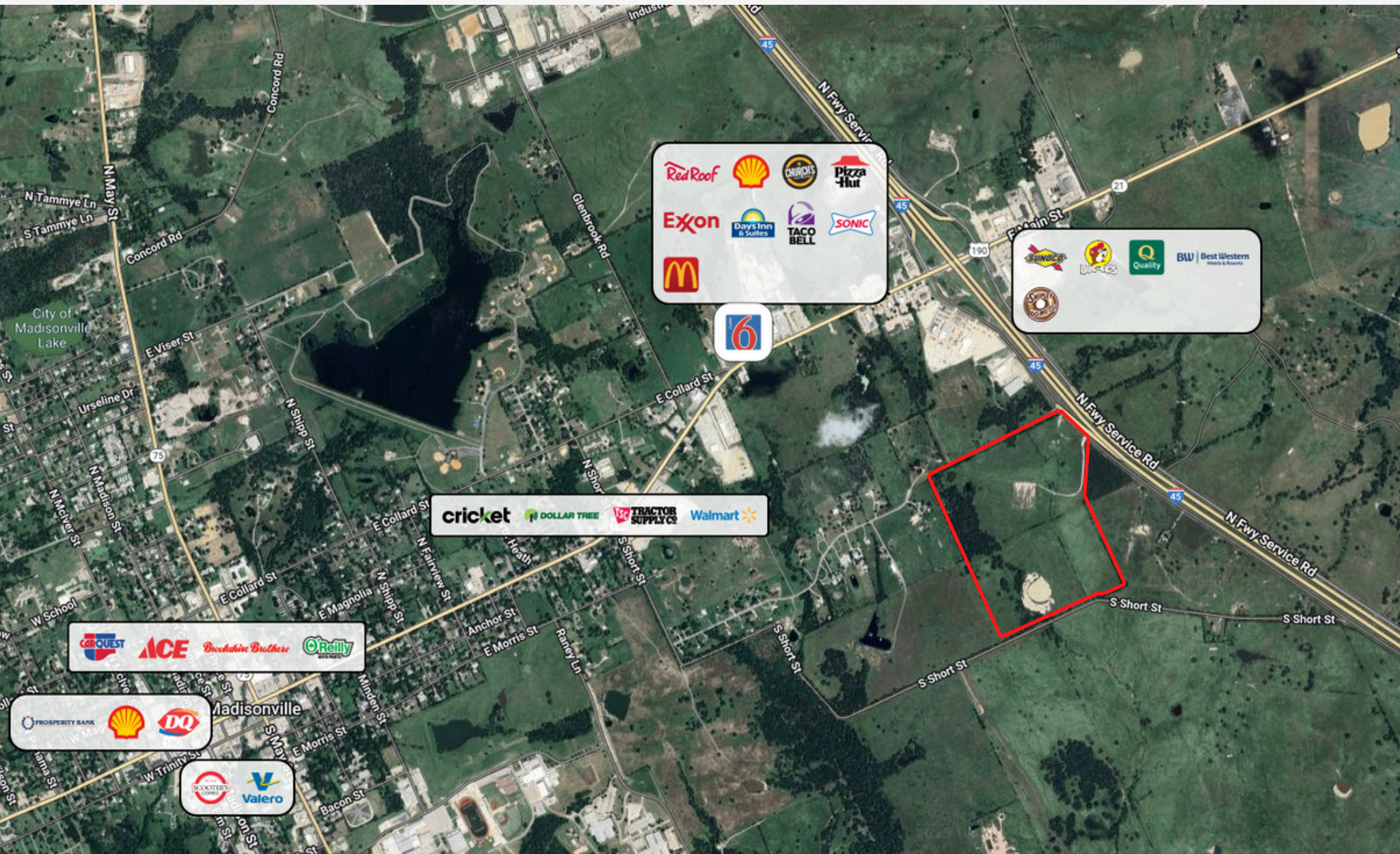
DEMOGRAPHICS

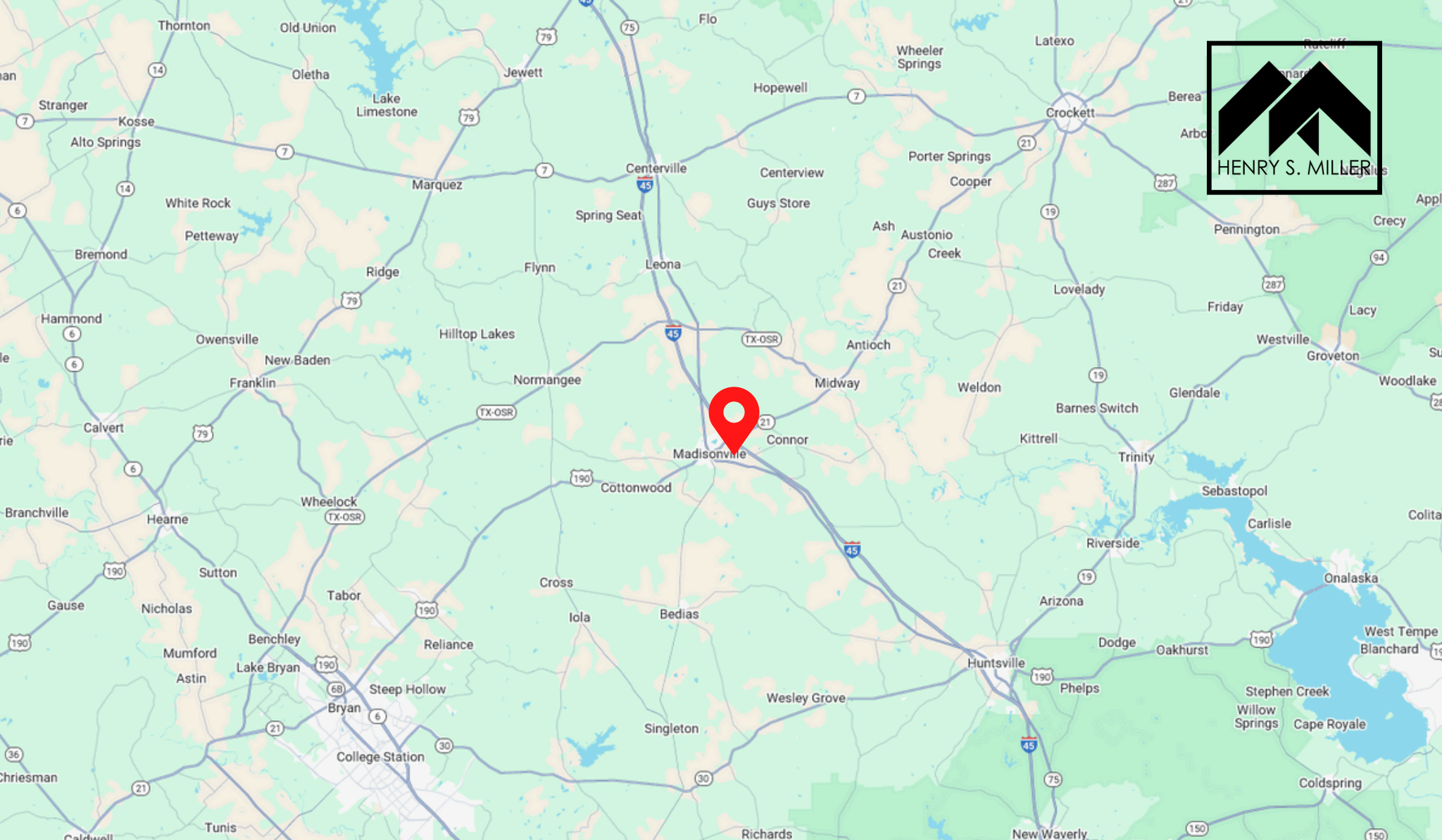
DISTANCE	1-MI	2-MI	3-MI
AVG. POP	253	5,170	6,263
AVG. HH	81	1,678	2,096
AVG. HH INCOME	\$76,341	\$79,690	\$81,003



NEIGHBORING TENANTS

854 INTERSTATE 45 SOUTH
MADISONVILLE, TX 77864





CONTACT OUR TEAM

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