

**±96.18 ACRES**

# LAND FOR SALE

854 INTERSTATE 45 SOUTH  
MADISONVILLE, TX 77864

FRANK COLE  
VICE PRESIDENT  
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# PROPERTY HIGHLIGHTS

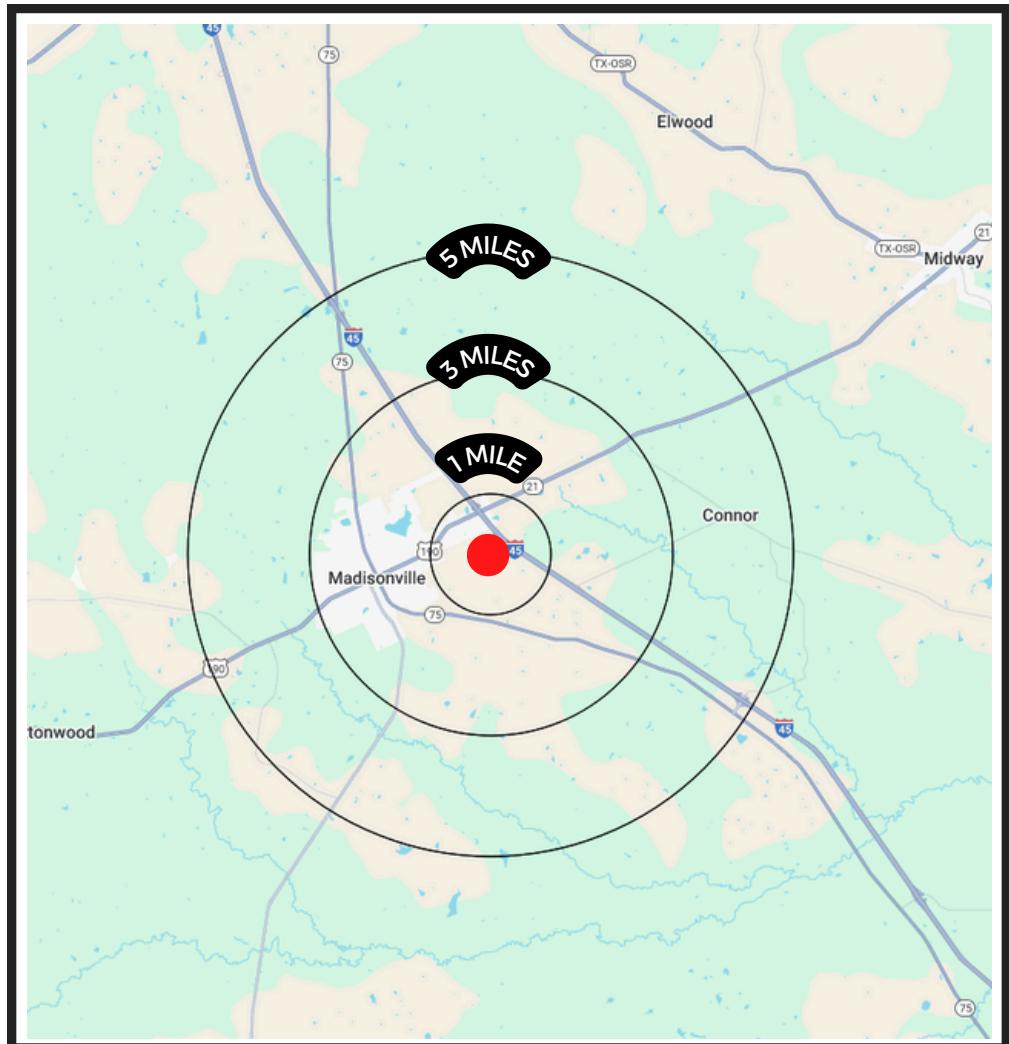
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- LAND SIZE:** ±96.18 ACRES
- FRONTAGE:** I-45
- PRICE:** \$6,800,000
- HIGHLIGHTS:** CITY WATER AND ELECTRIC TO SITE, NO MINERAL RIGHTS TO CONVEY, PREVIOUSLY USED FOR CATTLE, ALL FENCED. AGRICULTURAL EXEMPTION FOR PROPERTY TAXES

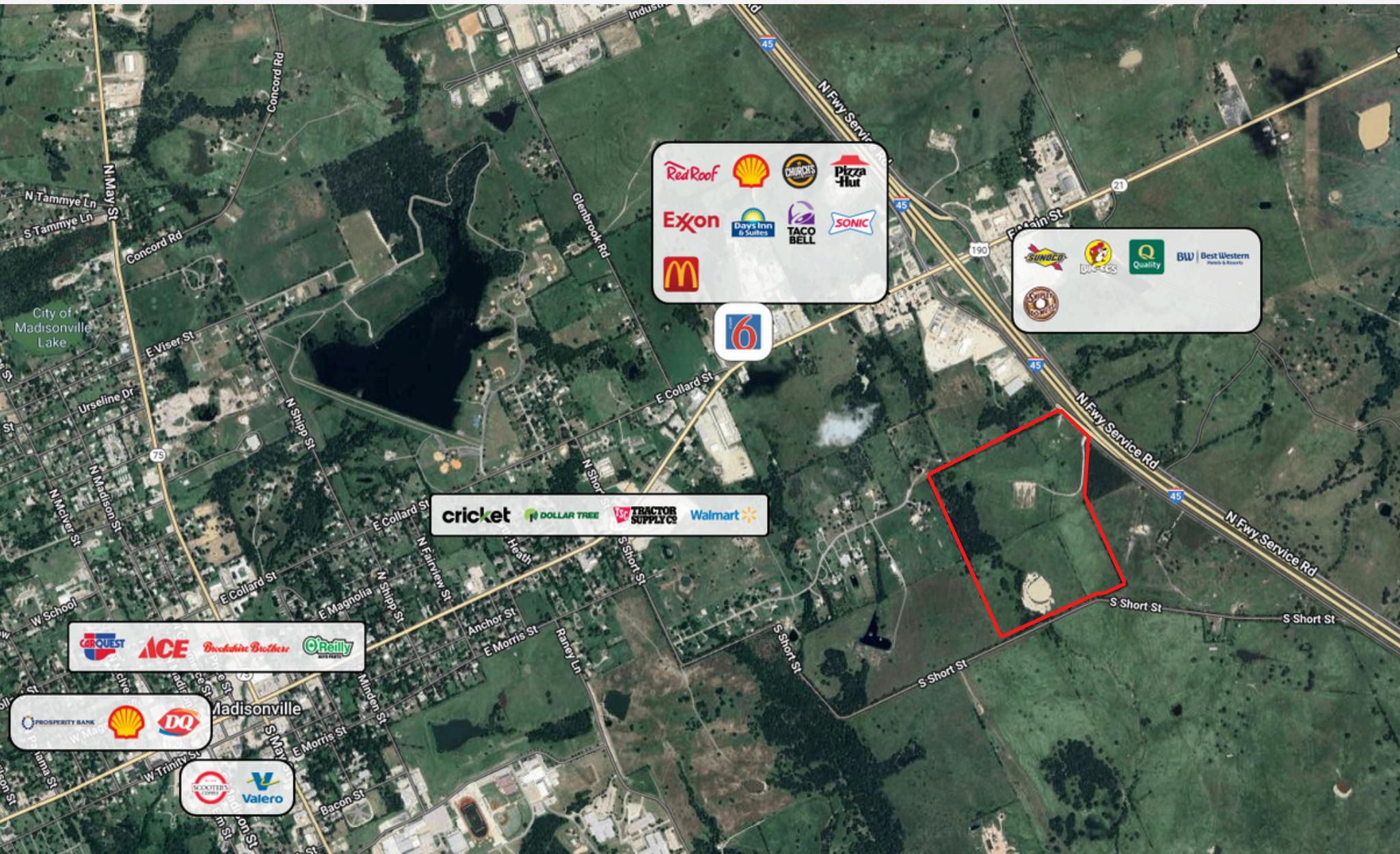
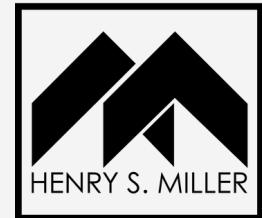
## DEMOGRAPHICS

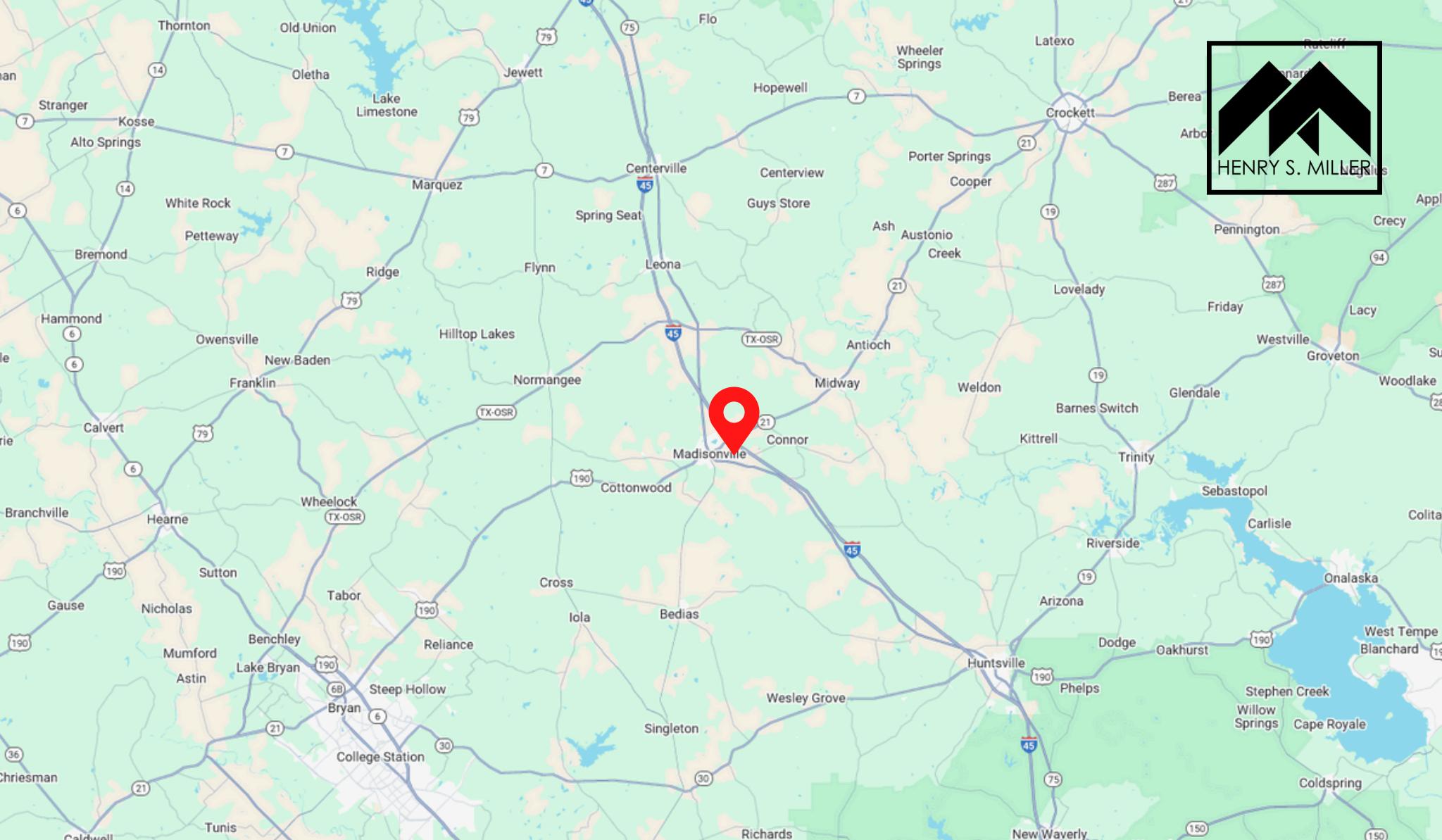
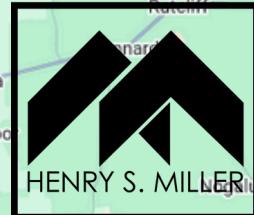
<b>DISTANCE</b>	<b>1-MI</b>	<b>2-MI</b>	<b>3-MI</b>
AVG. POP	253	5,170	6,263
AVG. HH	81	1,678	2,096
AVG. HH INCOME	\$76,341	\$79,690	\$81,003



# NEIGHBORING TENANTS

854 INTERSTATE 45 SOUTH  
MADISONVILLE, TX 77864





# CONTACT OUR TEAM

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