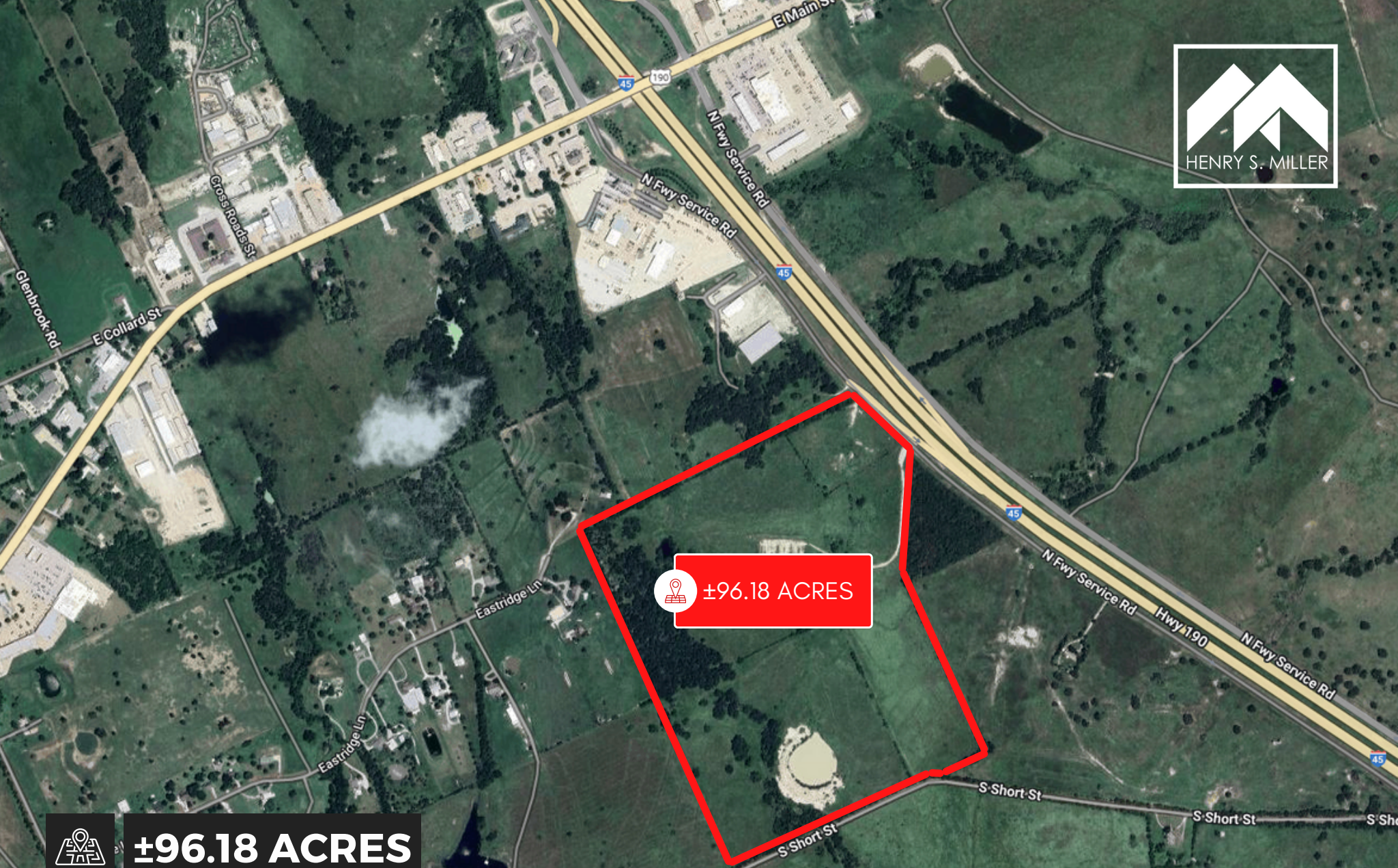




±96.18 ACRES

LAND FOR SALE

854 INTERSTATE 45 SOUTH
MADISONVILLE, TX 77864

FRANK COLE
VICE PRESIDENT
(972) 419-4030 Direct
frankcole@henrysmiller.com

PROPERTY HIGHLIGHTS

854 INTERSTATE 45 SOUTH
MADISONVILLE, TX 77864



LAND SIZE: ±96.18 ACRES



FRONTAGE: I-45



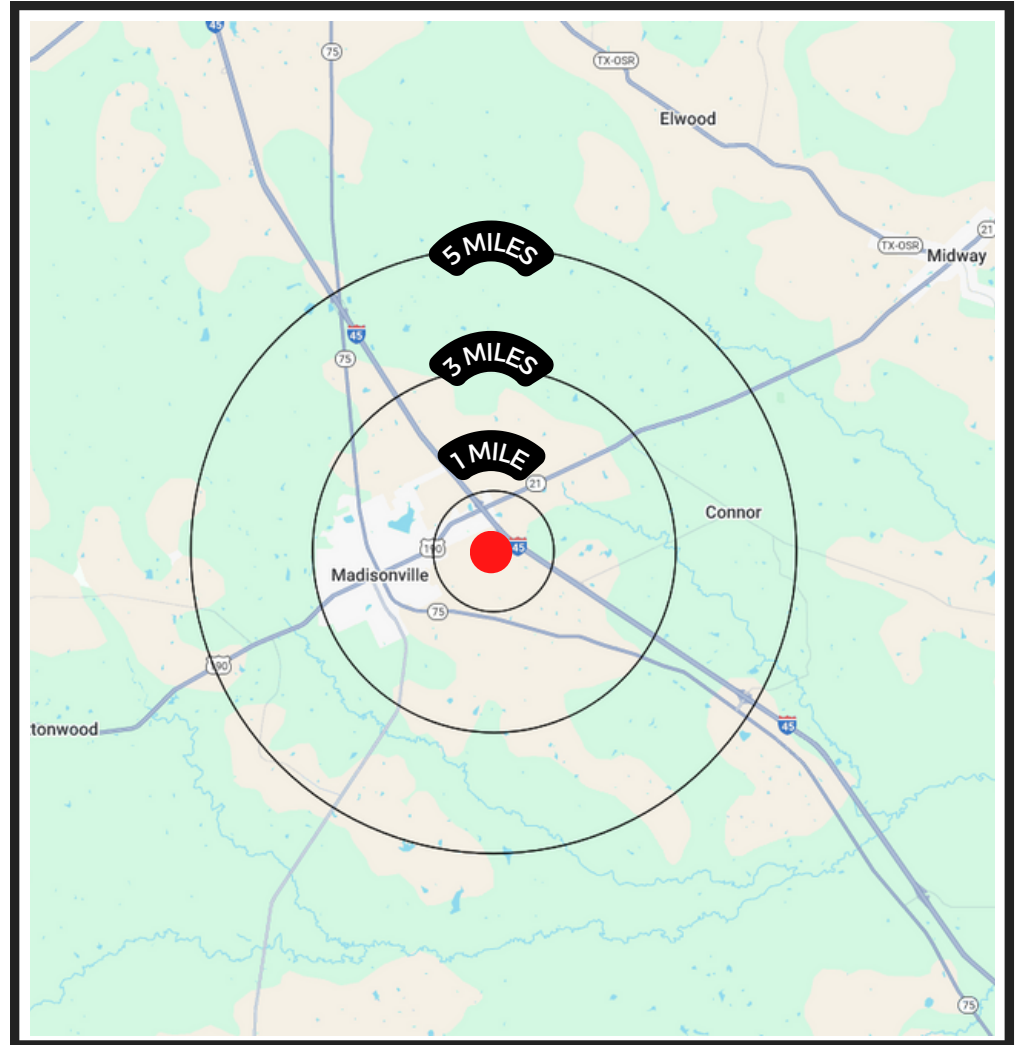
PRICE: \$6,800,000



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

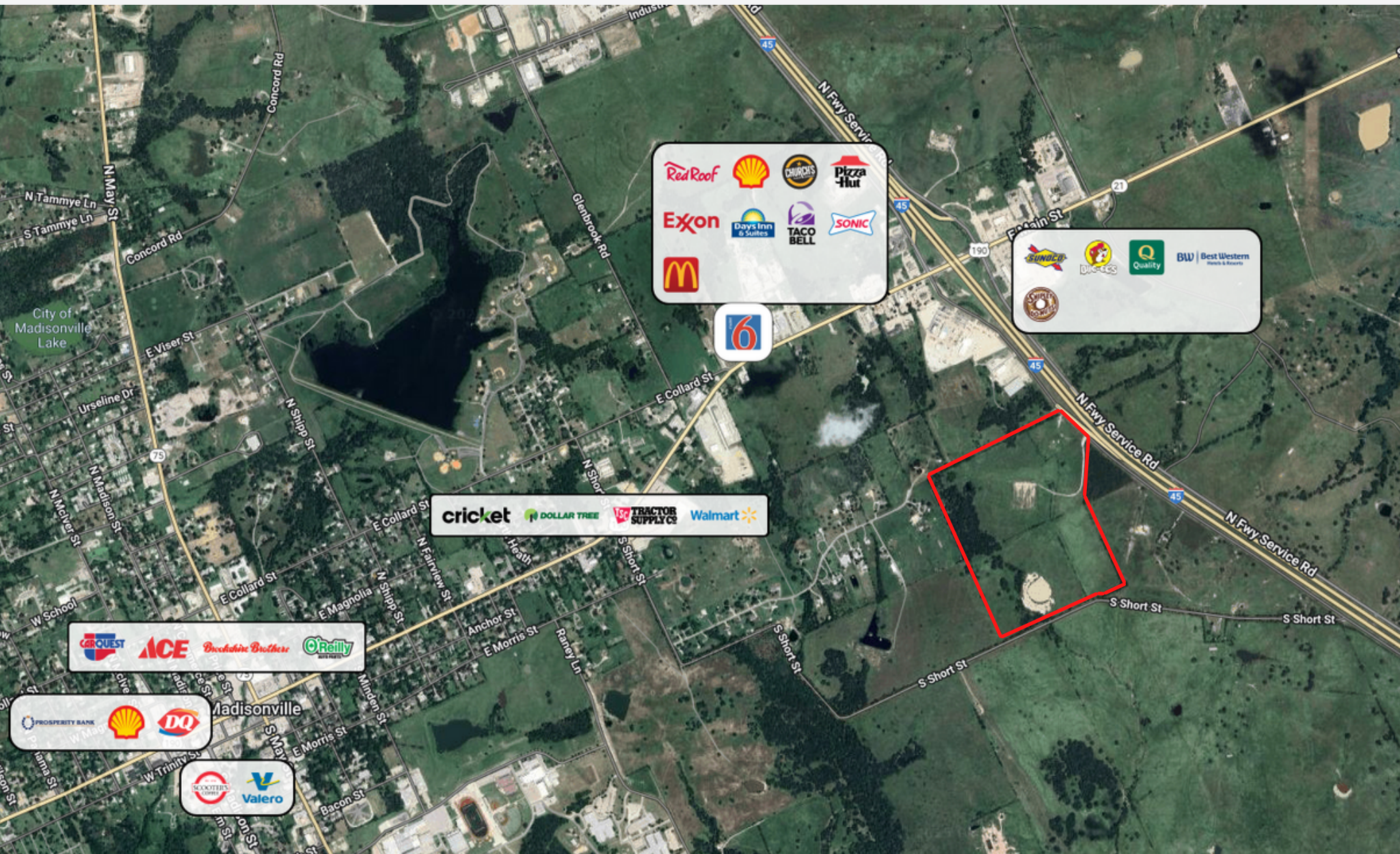
DEMOGRAPHICS

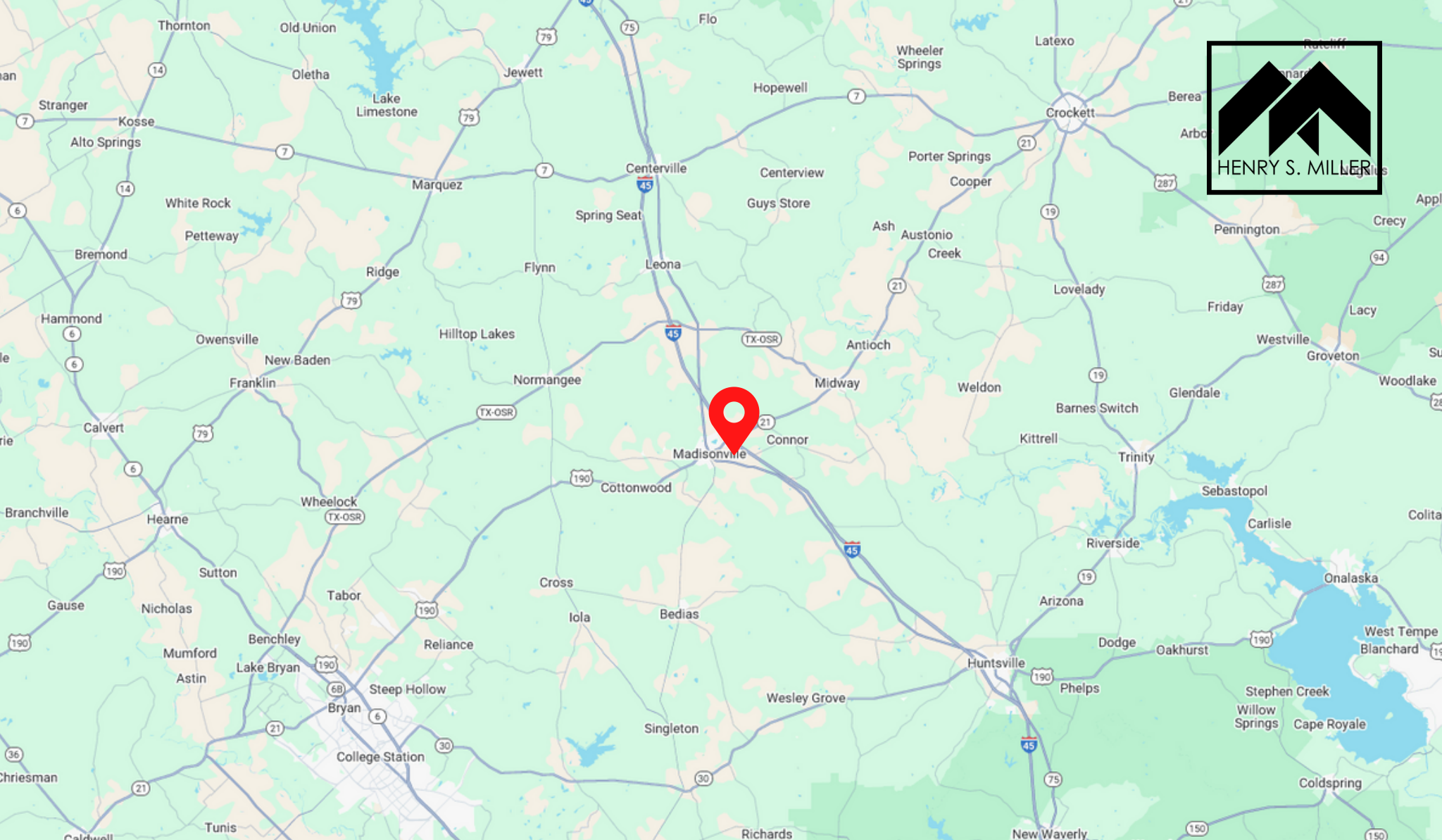
DISTANCE	1-MI	2-MI	3-MI
AVG. POP	253	5,170	6,263
AVG. HH	81	1,678	2,096
AVG. HH INCOME	\$76,341	\$79,690	\$81,003



NEIGHBORING TENANTS

854 INTERSTATE 45 SOUTH
MADISONVILLE, TX 77864





CONTACT OUR TEAM

FRANK COLE
Vice President
(972) 419- 4030 Direct
frankcole@henrysmiller.com

HENRY S. MILLER BROKERAGE, LLC
5151 Belt Line Road, Suite 900
Dallas, Texas 75254
www.henrysmiller.com

NOTICE & DISCLAIMER: The enclosed information is from sources believed to be reliable, but Henry S. Miller Brokerage, LLC has not verified the accuracy of the information. Henry S. Miller Brokerage, LLC makes no guarantee, warranty or representation as to the information, and assumes no responsibility for any error, omission or inaccuracy. The information is subject to the possibility of errors, omissions, changes of condition, including price or rental, or withdrawal without notice. Any projections, assumptions or estimates are for illustrative purposes only. Recipients should conduct their own investigation.