



±2 ACRES

LAND FOR SALE

2600 E. MAIN ST
MADISONVILLE, TX 77864

CONTACT US FOR MORE INFORMATION:

FRANK COLE

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

HENRY S. MILLER

5151 Belt Line Road,
Suite 900
Dallas, Texas 75254
www.henrysmiller.com



PROPERTY INFORMATION

2600 E. MAIN ST
MADISONVILLE, TX 77864

AREA DEMOGRAPHICS

OVERVIEW

- ✓ COMMERCIAL LAND ALONG A HIGH-TRAFFIC THOROUGHFARE
- ✓ APPROXIMATELY 200 FEET OF FRONTAGE WITH EXCELLENT VISIBILITY
- ✓ RECTANGULAR-SHAPED SITE IDEAL FOR QSR, CONVENIENCE RETAIL, OR COMMERCIAL DEVELOPMENT.
- ✓ COMPETITIVELY PRICED FOR A QUICK SALE



2026 ESTIMATED POPULATION



1 MILE	388
3 MILES	5,342
5 MILES	6,181

2026 ESTIMATED HOUSEHOLDS



1 MILE	128
3 MILES	1,778
5 MILES	2,103

2026 AVERAGE HOUSEHOLD INCOME



1 MILE	\$96,411
3 MILES	\$91,307
5 MILES	\$92,280

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.