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FOR MORE INFORMATION CONTACT:
JC Hearn CCIM, ALC, RENE Homeland Properties
936-581-4049 / jchearn@homelandprop.com

HOMELAND PROPERTIES

COMMERCIAL PROPERTY FOR SALE

±12 ACRES

300 W SCHOOL STREET
MADISONVILLE, TEXAS 77864
MADISON COUNTY

Brookshire Brothers

DOWNTOWN
MADISONVILLE



PROPERTY HIGHLIGHTS

- ±12 Acres Total
- Commercial Zoning Potential (Buyer to Verify)
- Currently Zoned Single Family Residential
- Utilities Available
- Excellent Location in Growing Madisonville
- Multiple Development Opportunities

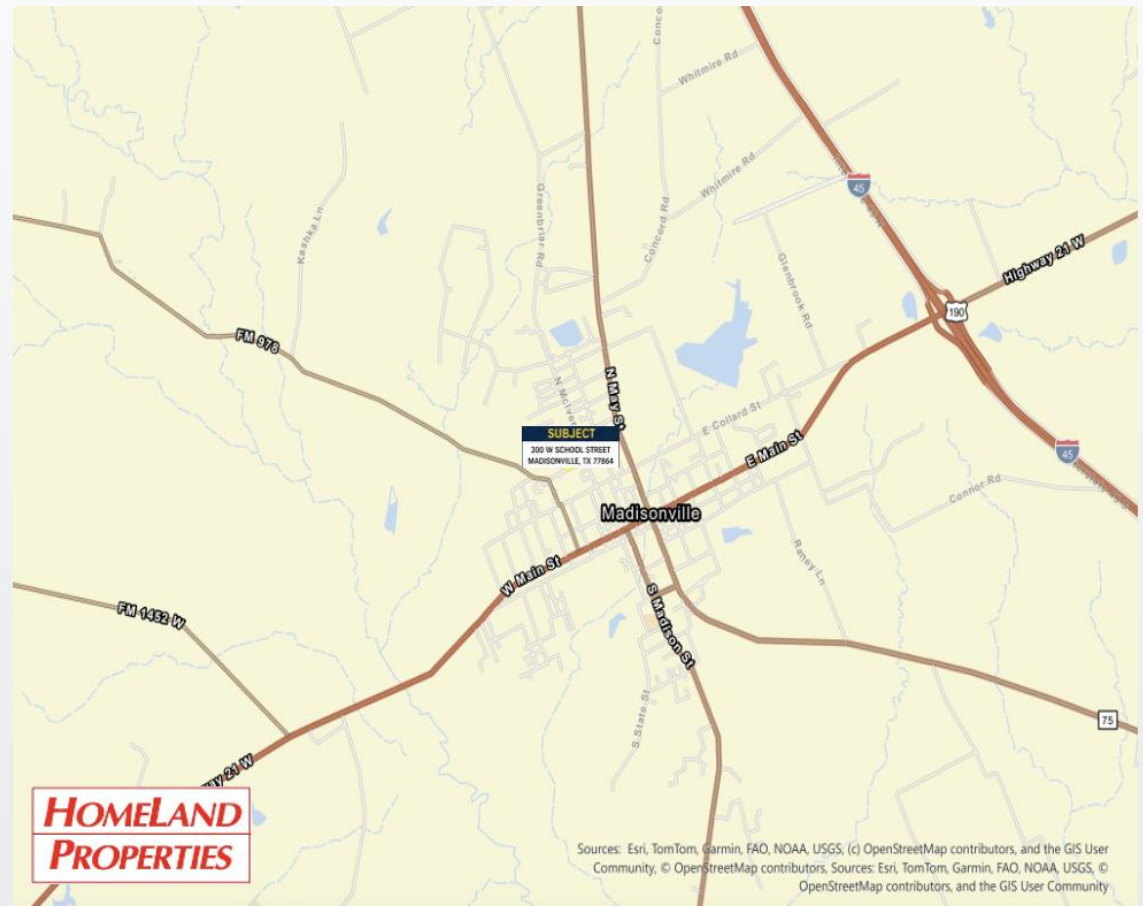
Location Highlights

Strategic Central Madisonville Location

- Located at 300 W School Street in the heart of Madisonville, Texas
- Approximately 12.116 contiguous acres positioned within the city limits
- Rare large-scale infill redevelopment opportunity with existing infrastructure and utility access
- Excellent access to major regional transportation corridors including:
 - Interstate 45
 - State Highway 21
 - State Highway 75
- Positioned between Houston, Dallas, and Bryan/College Station, supporting regional connectivity and workforce access
- Existing improvements, paved areas, and multiple access points support flexible redevelopment strategies
- Located near schools, public facilities, retail services, and established residential neighborhoods
- Commercial zoning potential (buyer to verify); currently zoned single-family residential
- Large tract size allows for phased development, adaptive reuse, institutional use, or mixed-use redevelopment opportunities

Market Highlights:

- Strong Redevelopment & Adaptive Reuse Potential
- One of the few remaining large infill tracts within Madisonville city limits
- Flexible redevelopment profile attractive to:
 - Residential developers
 - Churches and nonprofits
 - Educational users
 - Civic/public entities
 - Healthcare and childcare operators
 - Contractors and flex-space users



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COMMERCIAL PROPERTY FOR SALE
12 Acres +/- W School St
Madisonville, Texas

Showing/Viewing Instructions

Buyer &/or agents must notify Homeland Properties of intent to view/tour & make an advance appointment. A minimum of 24 hours' notice is required. Buyers must be accompanied by a broker or agent. Licensed co-brokers are welcome to show this property by advance appointment and will receive a co-broker fee if the co-broker accompanies their buyer from the first contact to the closing of a sale. Proof of funds or a prequalification letter will be required with all offers.

DEMOGRAPHICS

| | <i>1 Mile Radius</i> | <i>3 Mile Radius</i> | <i>5 Mile Radius</i> |
|---------------------------------|----------------------|----------------------|----------------------|
| Total Population 2024 | 3,663 | 5,349 | 6,173 |
| Total Daytime Population | 3,317 | 5,780 | 6,337 |
| Median HH Income | \$65,697 | \$63,785 | \$63,789 |
| Average HH Income | \$81,289 | \$78,622 | \$78,152 |

Source: Esri, 2025

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MARKET HIGHLIGHTS: Madisonville, Texas — the county seat of Madison County — offers an exceptional combination of small-town quality of life and strategic regional access. Positioned directly on Interstate 45 midway between Houston (~75 miles south) and Dallas (~100 miles north), Madisonville also sits at the crossroads of US Highway 190/State Highway 21, and State Highway 75, making it a natural hub for regional commerce and development.



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