



ADAM OLSEN

(713) 614-2670
2800 POST OAK BLVD, SUITE
4100 HOUSTON, TX 77056

PRIME 10.75-ACRE HIGHWAY 21 DEVELOPMENT OPPORTUNITY

14610 TEXAS 21 NORTH ZULCH, TX 77872



OFFERING SUMMARY

SALE PRICE

\$280,000

PROPERTY TYPE

LAND

LOT SIZE

10.75 ACRES

PROPERTY HIGHLIGHTS

- ±10.75 Acres
- Highway 21 Frontage
- Unrestricted Property
- Electricity Available
- Existing Well on Site
- Public Water Available
- Flexible Development Potential
- Ideal for Commercial or Industrial Use
- Suitable for RV Park or Storage Development
- Growing Madison County Location
- Convenient Access to Bryan-College Station
- Strong Long-Term Investment Potential

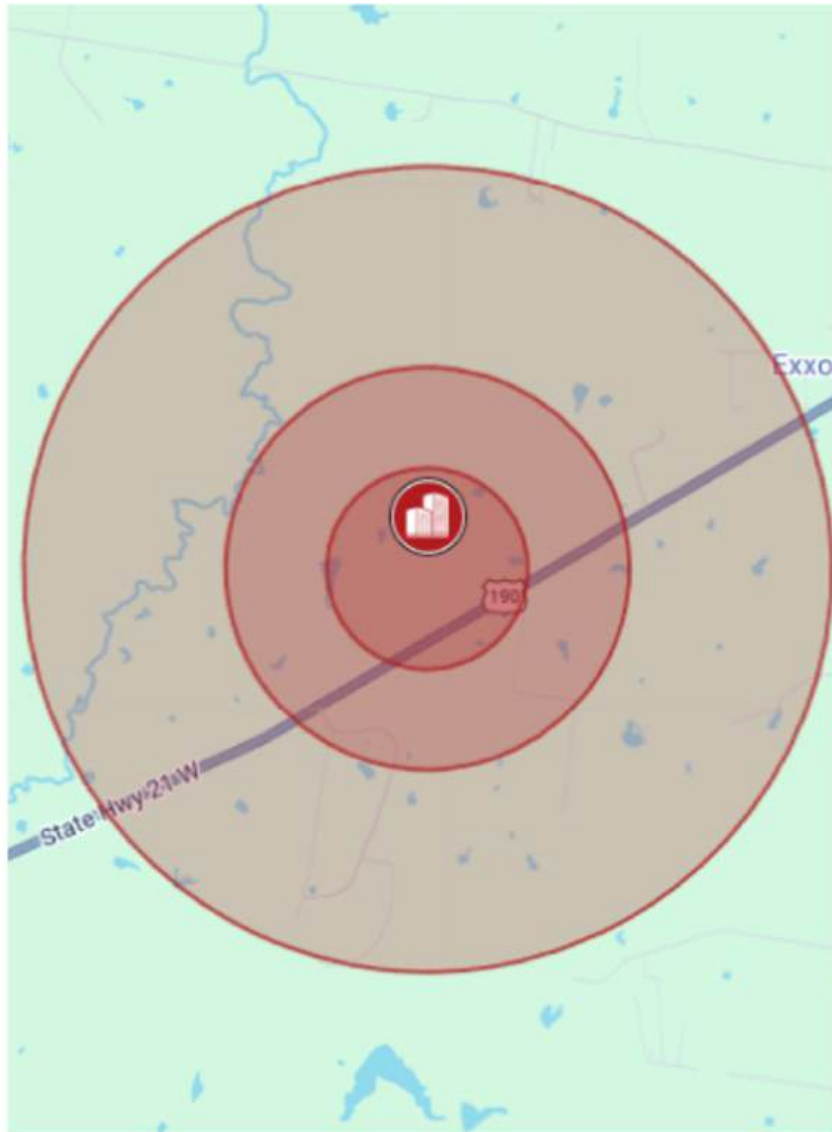
Aerial Map



Property Photos



Demographics



Located on Highway 21 in North Zulch, the property benefits from direct access to a major transportation route connecting Bryan-College Station and Madisonville. The site is positioned within a growing area of Madison County that continues to attract residential, agricultural, and commercial investment. Its location offers convenient regional connectivity while maintaining the advantages of a rural setting, making it attractive for businesses, developers, and investors seeking room for expansion and long-term growth.

	0.25 Miles	0.5 Miles	1 Miles
Total population	3	14	56
Persons per household	3	3.5	3.1
Total household	1	4	18
Average household income	\$120,682	\$120,682	\$107,273
Average age	39.2	33.6	33.6
Male Population	2	7	26
Female Population	2	8	30

Demographics data derived from AlphaMap

Market Overview

North Zulch and the Highway 21 corridor are emerging as attractive destinations for commercial and industrial investment, fueled by continued growth throughout Madison County and the neighboring Bryan-College Station region. The area's strategic location provides convenient access to major markets while offering the flexibility and lower operating costs often associated with rural Texas.

As demand increases for commercial development, storage facilities, RV parks, contractor yards, and mixed-use projects, unrestricted properties with highway frontage and existing utilities remain highly sought after. This 10.75-acre tract is well-positioned to capitalize on the region's continued expansion, offering investors, developers, and owner-users an opportunity to establish a presence in a growing East Texas market.



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