



# 40 ACRES - I-45

I-45 & E. MAIN ST. (SH 21) | MADISONVILLE, TEXAS

±40 ACRE BUC-EE'S SHADOW ANCHORED SITE WITH I-45 FRONTAGE

BRAD LYBRAND | KRystal PEELER | 281.477.4300



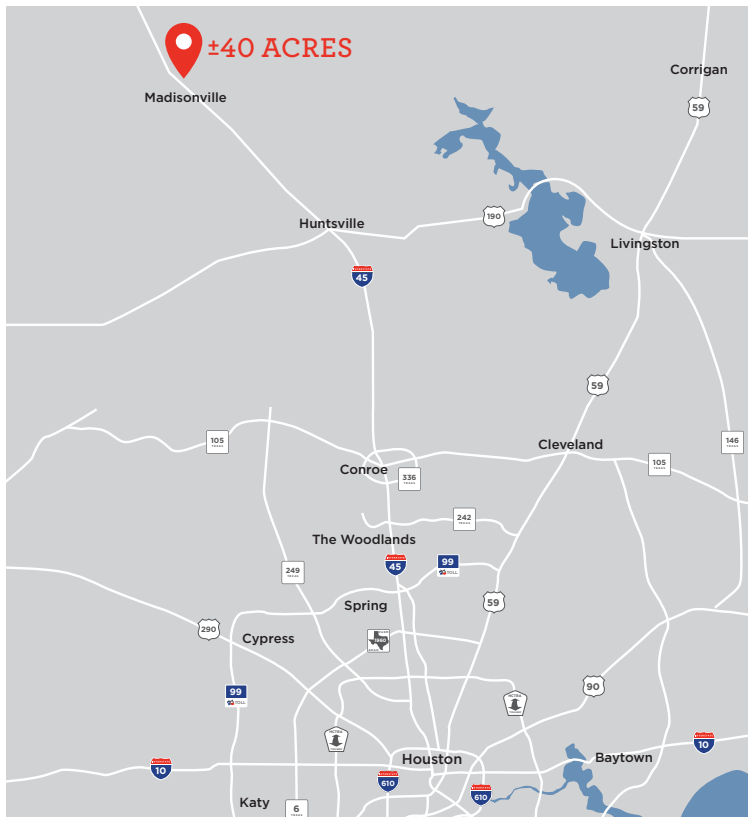
# PROPERTY INSIGHTS

## ±40 ACRES AVAILABLE FOR SALE IN MADISONVILLE, TEXAS

Up to 40 acres Buc-ee's shadow anchored site fronting I-45 in Madisonville, TX. This strategic site is located midway between Dallas and Houston. Excellent for fast food pad sites, emergency medical and farming supply.

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## PROPERTY HIGHLIGHTS

- ▶ **APPROXIMATE SIZE:**  
±40 Acres
- ▶ **PRICE:**  
Contact Broker for Pricing
- ▶ **SCHOOL DISTRICT:**  
Madisonville CISD
- ▶ **FRONTAGE:**  
Approx. 747' on SH 21  
Approx. 737' on I-45
- ▶ **TRAFFIC COUNTS:**  
Approx. 32,714 VPD on I-45  
Approx. 5,633 VPD on SH 21  
Approx. 12,711 VPD on E. Main



**7,770**  
Current Population  
Within a 5-Mile Radius



**217.53%**  
Population Growth  
Within a 1-mile Radius  
from 2020 to 2022



**\$81,701**  
Average HHI Within  
a 3-Mile Radius



AERIALS + ACREAGE

# DEMOGRAPHICS

2020 Census, 2022 Estimates with Delivery Statistics as of 09/2022

<b>POSTAL COUNTS</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Current Households	117	2,197	2,772
Current Population	335	6,224	7,770
2020 Census Average Persons per Household	2.87	2.83	2.80
2020 Census Population	106	4,675	6,110
Population Growth 2020 to 2022	217.53%	33.14%	27.16%
<b>CENSUS HOUSEHOLDS</b>			
1 Person Household	26.91%	28.00%	26.92%
2 Person Households	25.32%	28.16%	29.61%
3+ Person Households	47.77%	43.85%	43.48%
Owner-Occupied Housing Units	82.66%	68.58%	71.21%
Renter-Occupied Housing Units	17.34%	31.42%	28.79%
<b>RACE AND ETHNICITY</b>			
2022 Estimated White	60.30%	52.28%	54.51%
2022 Estimated Black or African American	9.07%	21.59%	20.90%
2022 Estimated Asian or Pacific Islander	1.01%	1.00%	1.00%
2022 Estimated Other Races	28.99%	24.06%	22.54%
2022 Estimated Hispanic	42.39%	32.57%	30.55%
<b>INCOME</b>			
2022 Estimated Average Household Income	\$83,731	\$81,701	\$76,796
2022 Estimated Median Household Income	\$60,512	\$65,444	\$63,523
2022 Estimated Per Capita Income	\$27,843	\$28,327	\$27,049
<b>EDUCATION (AGE 25+)</b>			
2022 Estimated High School Graduate	10.24%	31.01%	31.69%
2022 Estimated Bachelors Degree	21.66%	14.19%	14.59%
2022 Estimated Graduate Degree	6.70%	3.96%	4.91%
<b>AGE</b>			
2022 Median Age	33.6	32.2	33.0

# Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

## TYPES OF REAL ESTATE LICENSE HOLDERS:

- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

## A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

## A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who

will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

## TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

<b>Home Asset, Inc., dba NewQuest Properties</b>	<b>420076</b>	<b>-</b>	<b>(281)477-4300</b>
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Designated Broker of Firm	License No.	Email	Phone
<b>H. Dean Lane, Jr.</b>	<b>366134</b>	<b>dlane@newquest.com</b>	<b>(281)477-4300</b>
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
<b>M. Bradley LyBrand</b>	<b>523795</b>	<b>blybrand@newquest.com</b>	<b>(281)477-4300</b>
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission (TREC) | Information available at: <http://www.trec.texas.gov>



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