

LAND - FOR SALE

4615 SH 75 N, Madisonville, TX 77864



- Price: \$2,561,328
- Price/SF: \$7.50
- Lot Size: +/- 7.84 AC
- Approx Miles: 30 – Sam Houston State University, 40 – northeast of College Station, and 4.7 – US 190
- Madisonville is considered to be midway between Houston and Dallas
- Located on the intersection of I-45 and SH 75



Danny Nguyen, CCIM

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www.dncommercial.net



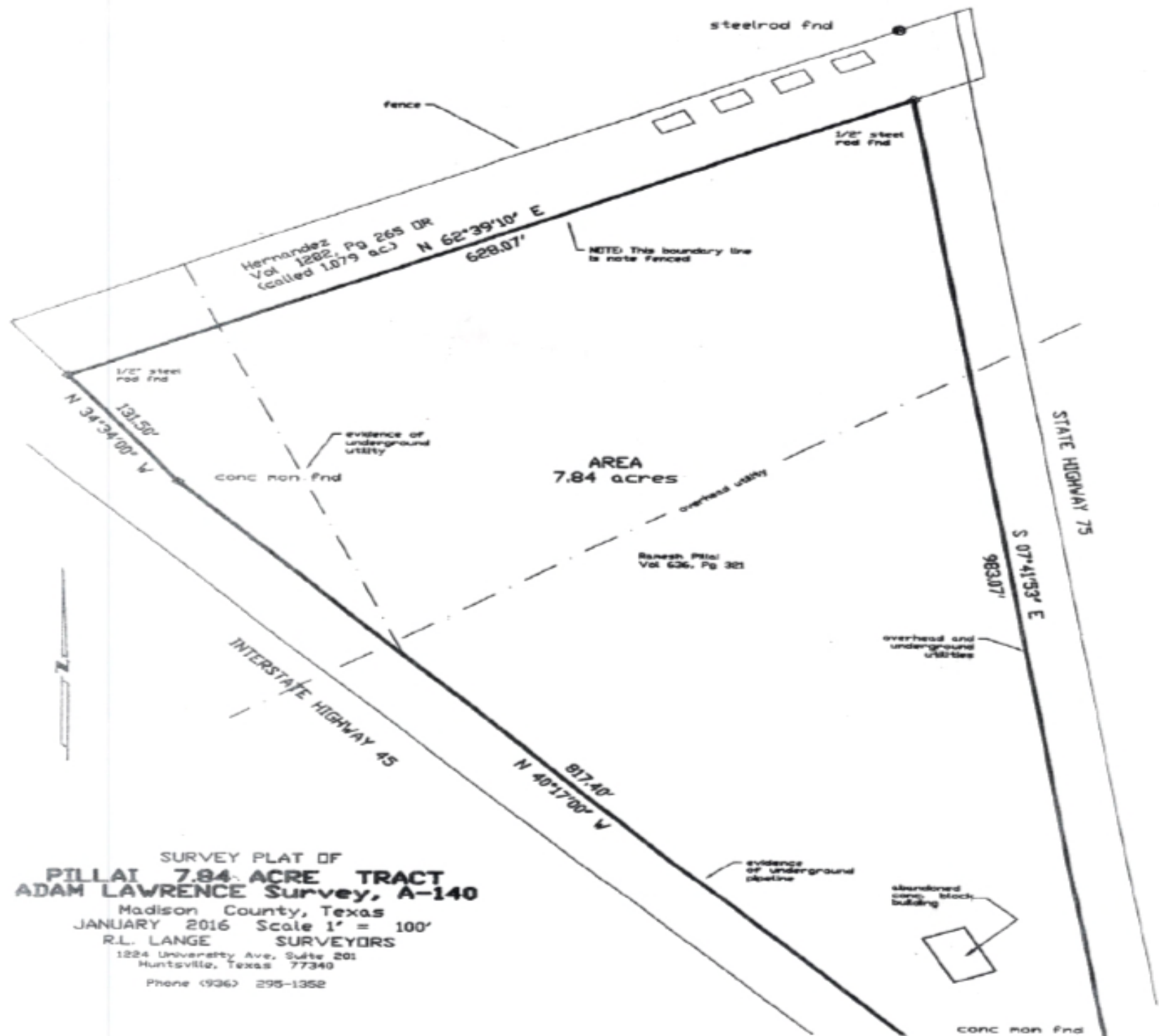
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75
TEXAS

INTERSTATE
TEXAS
45

SITE

A collection of four logos arranged in a 2x2 grid. The top-left logo is the Buc-ee's logo, featuring a cartoon beaver character in a yellow circle. The top-right logo is the Days Hotel & Suites logo, with a sun icon above the text. The bottom-left logo is the Motel 6 logo, with a large blue '6' and the word 'Motel' to its left. The bottom-right logo is the Hampton Inn & Suites logo, with a crown icon above the text.



**SURVEY PLAT OF
PILLAI 7.84 ACRE TRACT
ADAM LAWRENCE Survey, A-140**
Madison County, Texas
JANUARY 2016 Scale 1" = 100'
R.L. LANGE SURVEYORS
1224 University Ave, Suite 201
Huntsville, Texas 77340
Phone (936) 298-1352

The closest match to 4615 SH 75 N, Madisonville, TX 77864 is 4615 HIGHWAY 75 N MADISONVILLE, TX 77864-4404

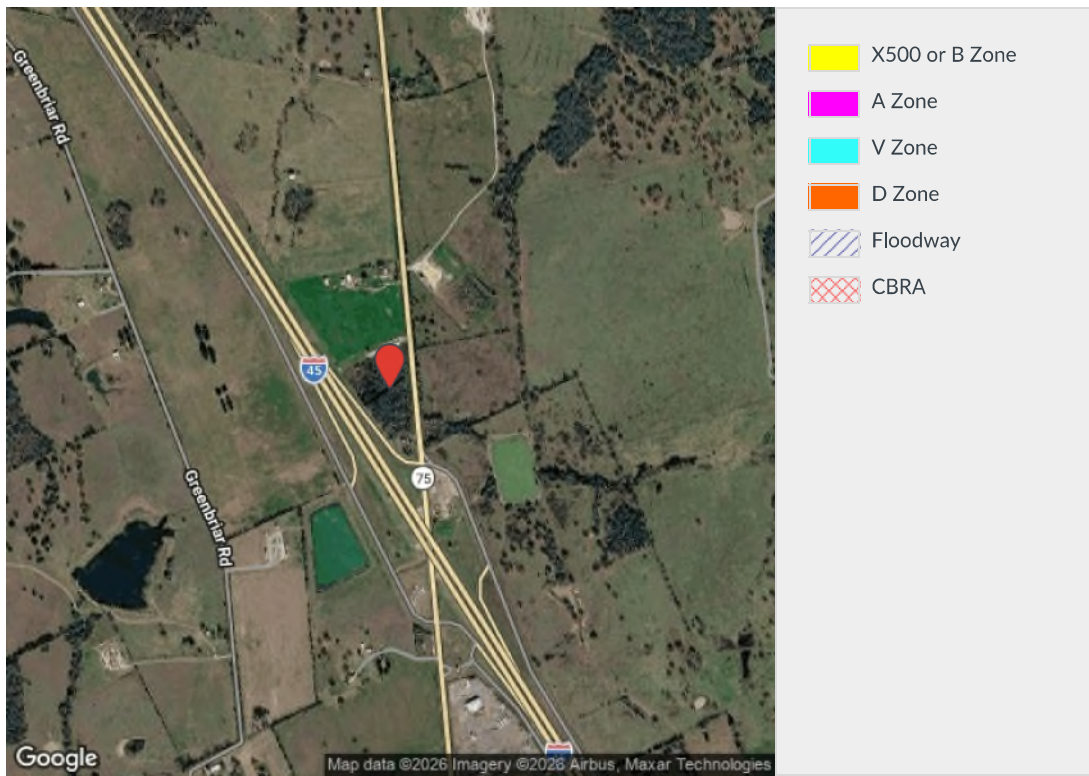
4615 HIGHWAY 75 N MADISONVILLE, TX 77864-4404

LOCATION ACCURACY: 📍 Excellent

Flood Zone Determination Report

Flood Zone Determination: **OUT**

COMMUNITY	481180	PANEL	0050A
PANEL DATE	September 27, 1991	MAP NUMBER	4811800050A





Definitions of FEMA Flood Zone Designations

Zones indicating mandatory purchase of flood insurance in participating communities

ZONE	DESCRIPTION
A	Areas subject to a one percent or greater annual chance of flooding in any given year. Because detailed hydraulic analyses have not been performed on these areas, no base flood elevations are shown.
AE, A1 - A30	Areas subject to a one percent or greater annual chance of flooding in any given year. Base flood elevations are shown as derived from detailed hydraulic analyses (Zone AE is used on new and revised maps in place of Zones A1 - A30).
AH	Areas subject to a one percent or greater annual chance of shallow flooding in any given year. Flooding is usually in the form of ponding with average depths between one and three feet. Base flood elevations are shown as derived from detailed hydraulic analyses.
AO	Areas subject to a one percent or greater annual chance of shallow flooding in any given year. Flooding is usually in the form of sheet flow with average depths between one and three feet. Average flood depths are shown as derived from detailed hydraulic analyses.
AR	Areas subject to a one percent or greater annual chance of flooding in any given year due to a temporary increase in flood hazard from a flood control system that provides less than its previous level of protection.
A99	Areas subject to a one percent or greater annual chance of flooding in any given year, but will ultimately be protected by a flood protection system under construction. No base flood elevations or flood depths are shown.
V	Areas along coasts subject to a one percent or greater annual chance of flooding in any given year that also have additional hazards associated with velocity wave action. Because detailed hydraulic analyses have not been performed on these areas, no base flood elevations are shown.
VE, V1 - V30	Areas along coasts subject to a one percent or greater annual chance of flooding in any given year that include additional hazards associated with velocity wave action. Base flood elevations are shown as derived from detailed hydraulic analyses. (Zone VE is used on new and revised maps in place of Zones V1 - V30.)

CoreLogic® Flood Services has led the industry in providing fast, reliable and accurate flood risk data for 20 years. More than one million users rely on us to assess risk; support underwriting, investment and marketing decisions; prevent fraud; and improve performance in their daily operations.

Zones indicating non-mandatory (but available) purchase of flood insurance in participating communities

ZONE	DESCRIPTION
D	Areas of undetermined flood hazard where flooding is possible.
X, C	Areas of minimal flood hazard from the principal source of flood in the area and determined to be outside the 0.2 percent annual chance floodplain. (Zone X is used on new and revised maps in place of Zone C.)
X (Shaded), X500, B	Areas of moderate flood hazard from the principal source of flood in the area, determined to be within the limits of one percent and 0.2 percent annual chance floodplain. (Shaded Zone X is used on new and revised maps in place of Zone B.)
XFUT	For communities which elect to incorporate future floodplain conditions into their FIRMs, the future flood zone shown on the new map indicates the areas which the community believes will become the one percent annual chance floodplain (or the future Special Flood Hazard Area), due to projected urban development and land use.
None	Areas of undetermined flood hazard that do not appear on a Flood Insurance Rate Map or Flood Hazard Boundary Map, where flooding is possible.

FOR MORE INFORMATION, PLEASE CALL 800.447.1772
OR VISIT www.floodcert.com

Executive Summary

4615 State Highway 75 North, Madisonville, Texas, 77864



Ring bands: 0-1, 1-3, 3-5 mile radii

Population	0 - 1 mile	1 - 3 mile	3 - 5 mile
2010 Population	62	639	4,124
2020 Population	60	614	4,196
2025 Population	64	655	4,144
2030 Population	66	678	4,166
2010-2020 Annual Rate	-0.33%	-0.40%	0.17%
2020-2025 Annual Rate	1.24%	1.24%	-0.24%
2025-2030 Annual Rate	0.62%	0.69%	0.11%

Age	0 - 1 mile	1 - 3 mile	3 - 5 mile
2025 Median Age	45.0	44.9	34.5
U.S. median age is 39.1			

Race and Ethnicity	0 - 1 mile	1 - 3 mile	3 - 5 mile
White Alone	76.6%	77.1%	44.1%
Black Alone	6.3%	5.3%	22.1%
American Indian Alone	0.0%	1.2%	1.1%
Asian Alone	0.0%	1.1%	0.6%
Pacific Islander Alone	0.0%	0.0%	0.1%
Some Other Race Alone	9.4%	9.2%	20.0%
Two or More Races	7.8%	6.0%	12.0%
Hispanic Origin	21.9%	18.3%	41.2%
Diversity Index	60.2	57.3	84.6

Households	0 - 1 mile	1 - 3 mile	3 - 5 mile
2010 Total Households	18	253	1,380
2020 Total Households	18	255	1,408
2025 Total Households	19	262	1,399
2030 Total Households	19	268	1,397
2010-2020 Annual Rate	0.00%	0.08%	0.20%
2020-2025 Annual Rate	1.04%	0.52%	-0.12%
2025-2030 Annual Rate	0.00%	0.45%	-0.03%
2025 Average Household Size	3.37	2.48	2.89
Wealth Index	63	54	59

Mortgage Income	0 - 1 mile	1 - 3 mile	3 - 5 mile
2025 Percent of Income for Mortgage	0.0%	16.8%	11.5%
Median Household Income			
2025 Median Household Income	\$57,124	\$62,918	\$64,329
2030 Median Household Income	\$60,000	\$67,263	\$66,688
2025-2030 Annual Rate	0.99%	1.34%	0.72%
Average Household Income			
2025 Average Household Income	\$76,836	\$73,847	\$80,848
2030 Average Household Income	\$82,252	\$77,671	\$84,677
Per Capita Income			
2025 Per Capita Income	\$29,905	\$28,874	\$27,487
2030 Per Capita Income	\$31,046	\$30,018	\$28,599
2025-2030 Annual Rate	0.75%	0.78%	0.80%
Income Equality			
2025 Gini Index	39.6	41.2	47.2
Socioeconomic Status			
2025 Socioeconomic Status Index	49.6	49.9	44.7
Housing Unit Summary			
Housing Affordability Index	0	129	180
2010 Total Housing Units	20	319	1,598
2010 Owner Occupied Hus (%)	83.3%	83.0%	66.3%
2010 Renter Occupied Hus (%)	16.7%	17.0%	33.7%
2010 Vacant Housing Units (%)	10.0%	20.7%	13.6%
2020 Housing Units	19	314	1,637
2020 Owner Occupied HUs (%)	83.3%	80.4%	61.1%
2020 Renter Occupied HUs (%)	16.7%	19.6%	38.9%
Vacant Housing Units	15.8%	17.5%	12.1%
2025 Housing Units	20	329	1,647
Owner Occupied Housing Units	84.2%	80.5%	61.1%
Renter Occupied Housing Units	15.8%	19.5%	38.9%
Vacant Housing Units	5.0%	20.4%	15.1%
2030 Total Housing Units	20	333	1,649
2030 Owner Occupied Housing Units	16	219	871
2030 Renter Occupied Housing Units	3	50	526
2030 Vacant Housing Units	1	65	252

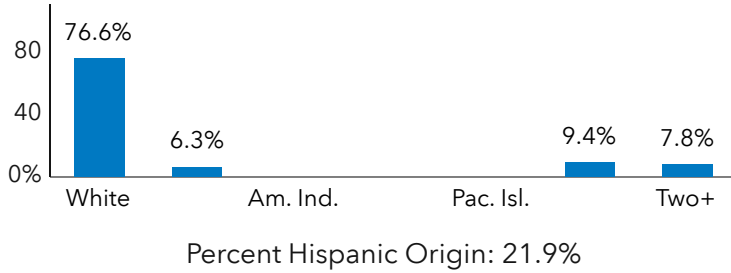
Graphic Profile

4615 State Highway 75 North, Madisonville, Texas, 77864

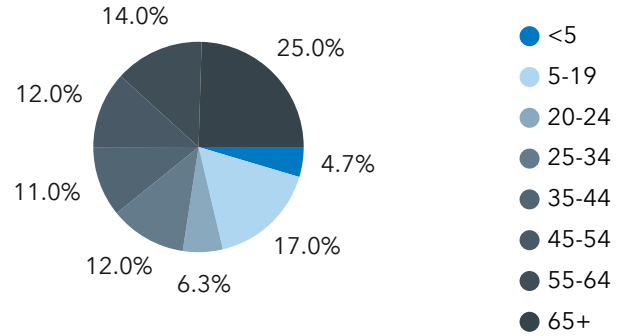


Ring band: 0 - 1 mile radius

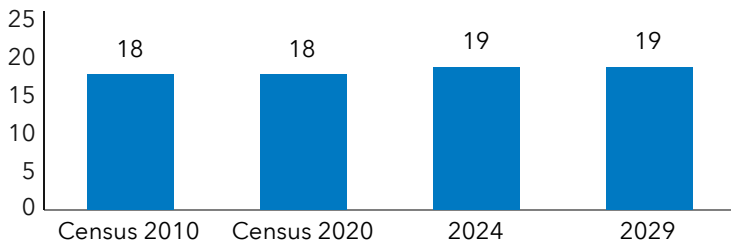
Population by Race



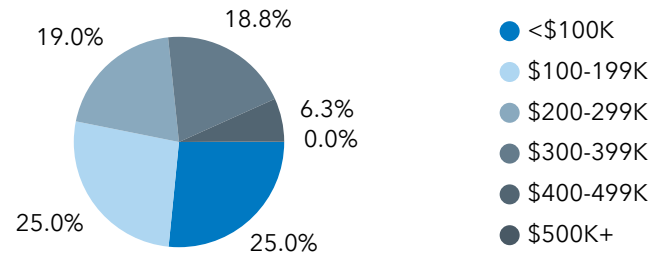
Population by Age



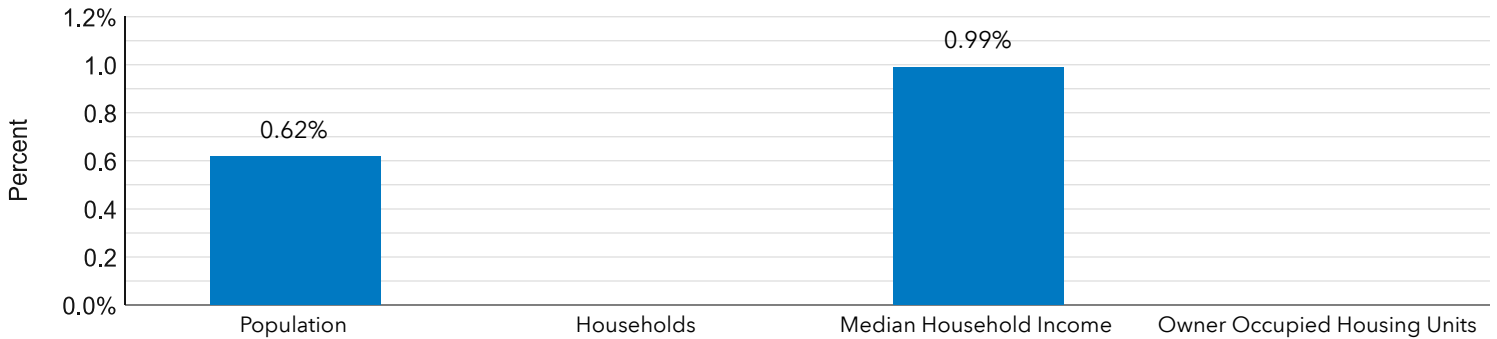
Households



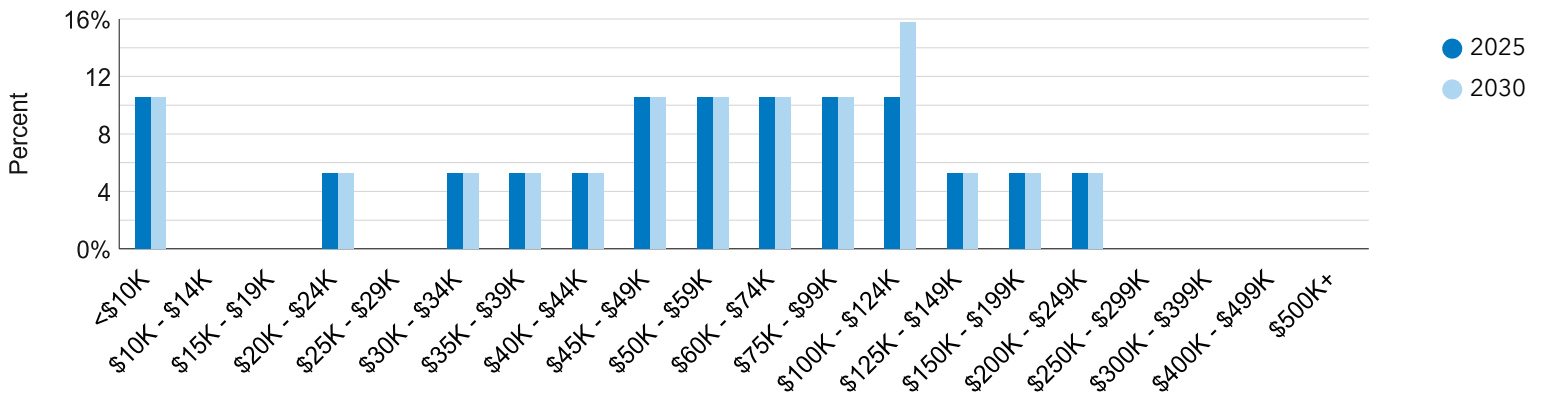
Home Value



2024-2029 Annual Growth Rate



Household Income



Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography. U.S. Census Bureau 2020 decennial Census data.

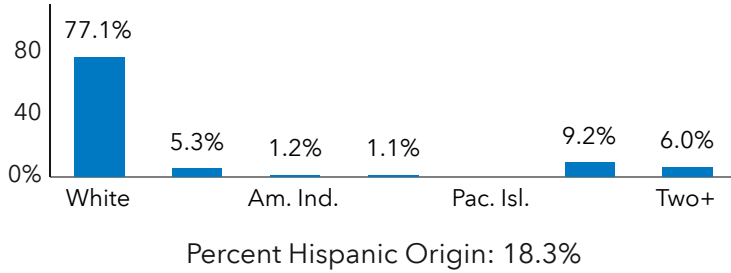
Graphic Profile

4615 State Highway 75 North, Madisonville, Texas, 77864

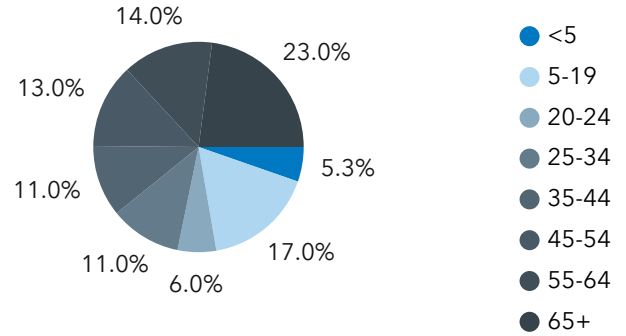


Ring band: 1 - 3 mile radius

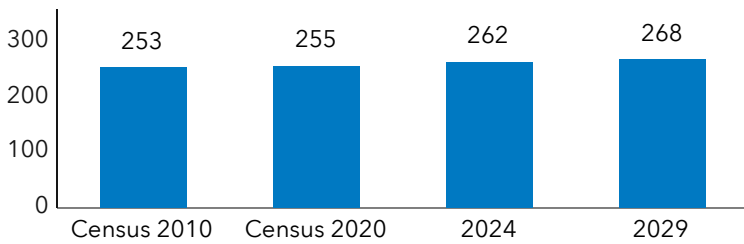
Population by Race



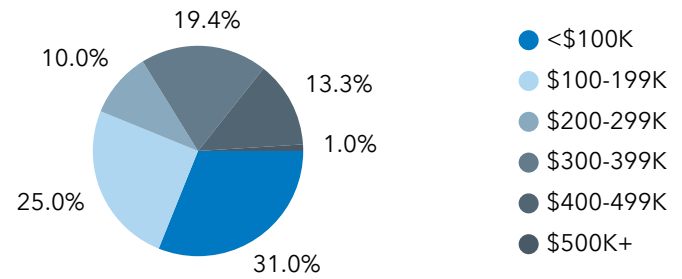
Population by Age



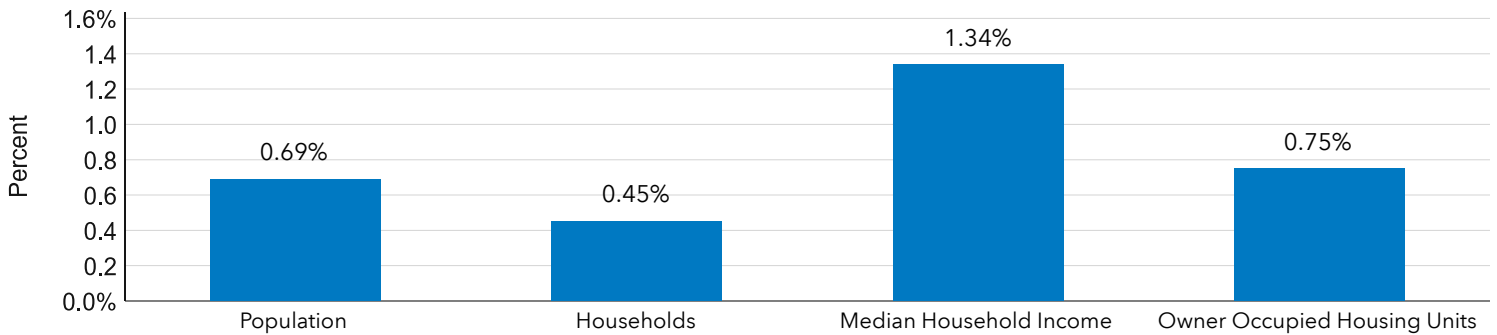
Households



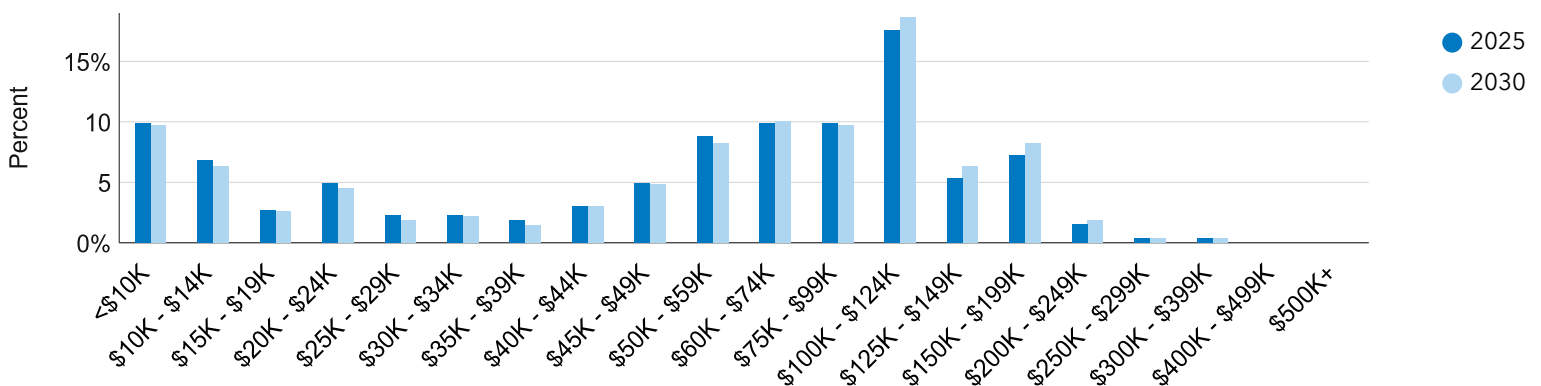
Home Value



2024-2029 Annual Growth Rate



Household Income



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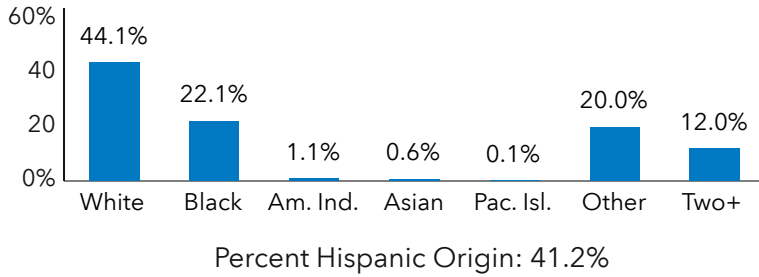
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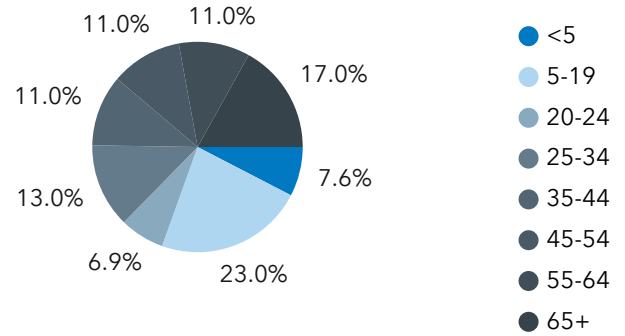


Ring band: 3 - 5 mile radius

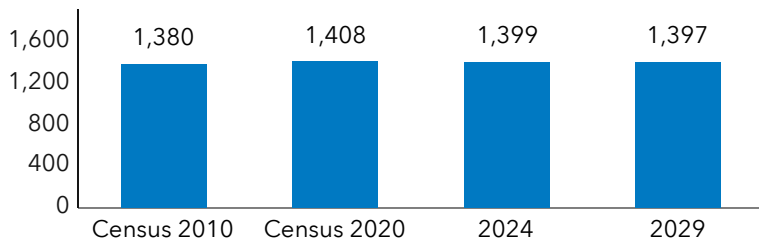
Population by Race



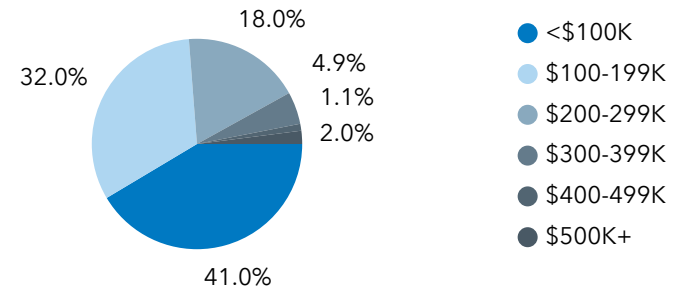
Population by Age



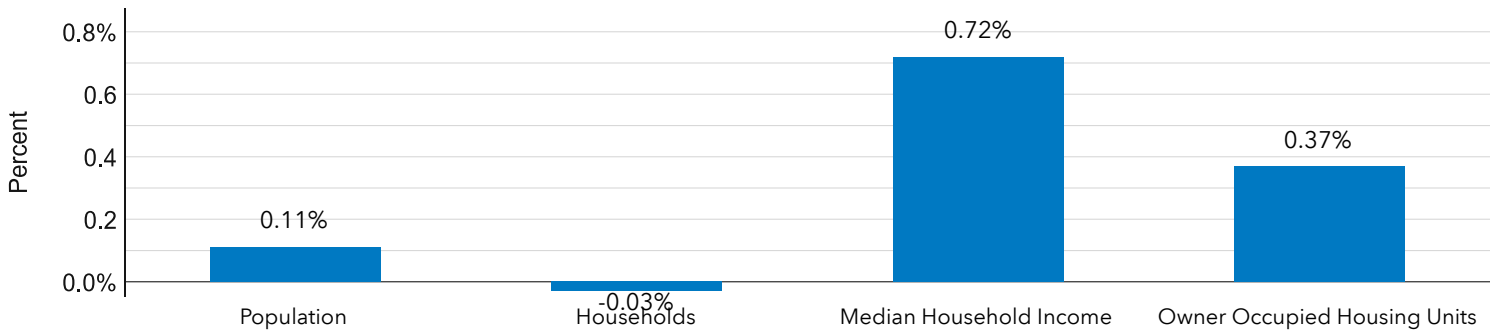
Households



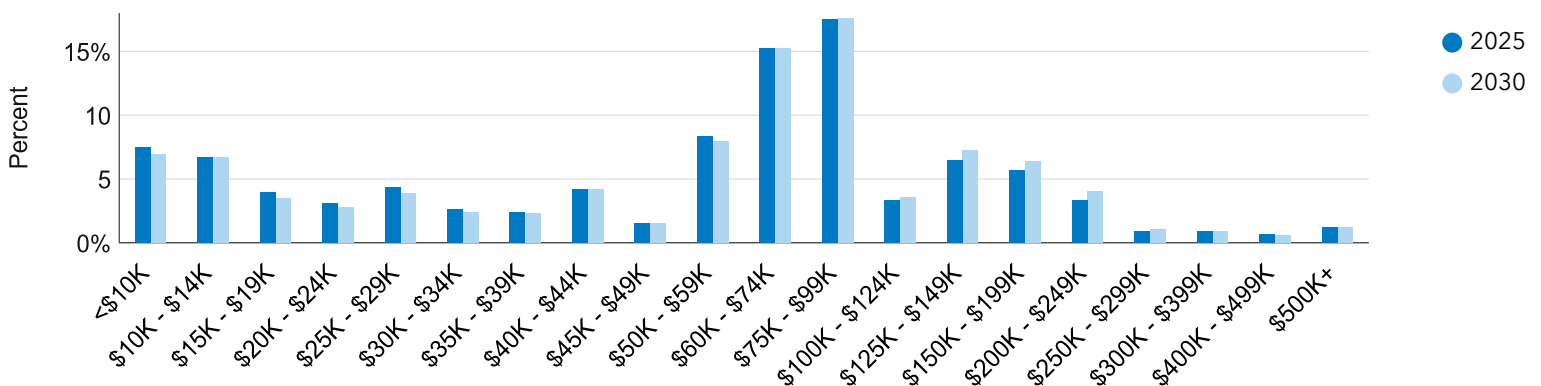
Home Value



2024-2029 Annual Growth Rate



Household Income



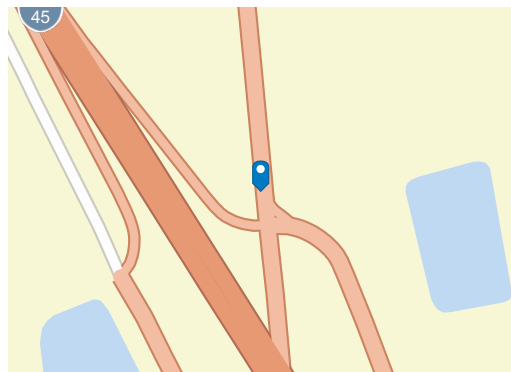
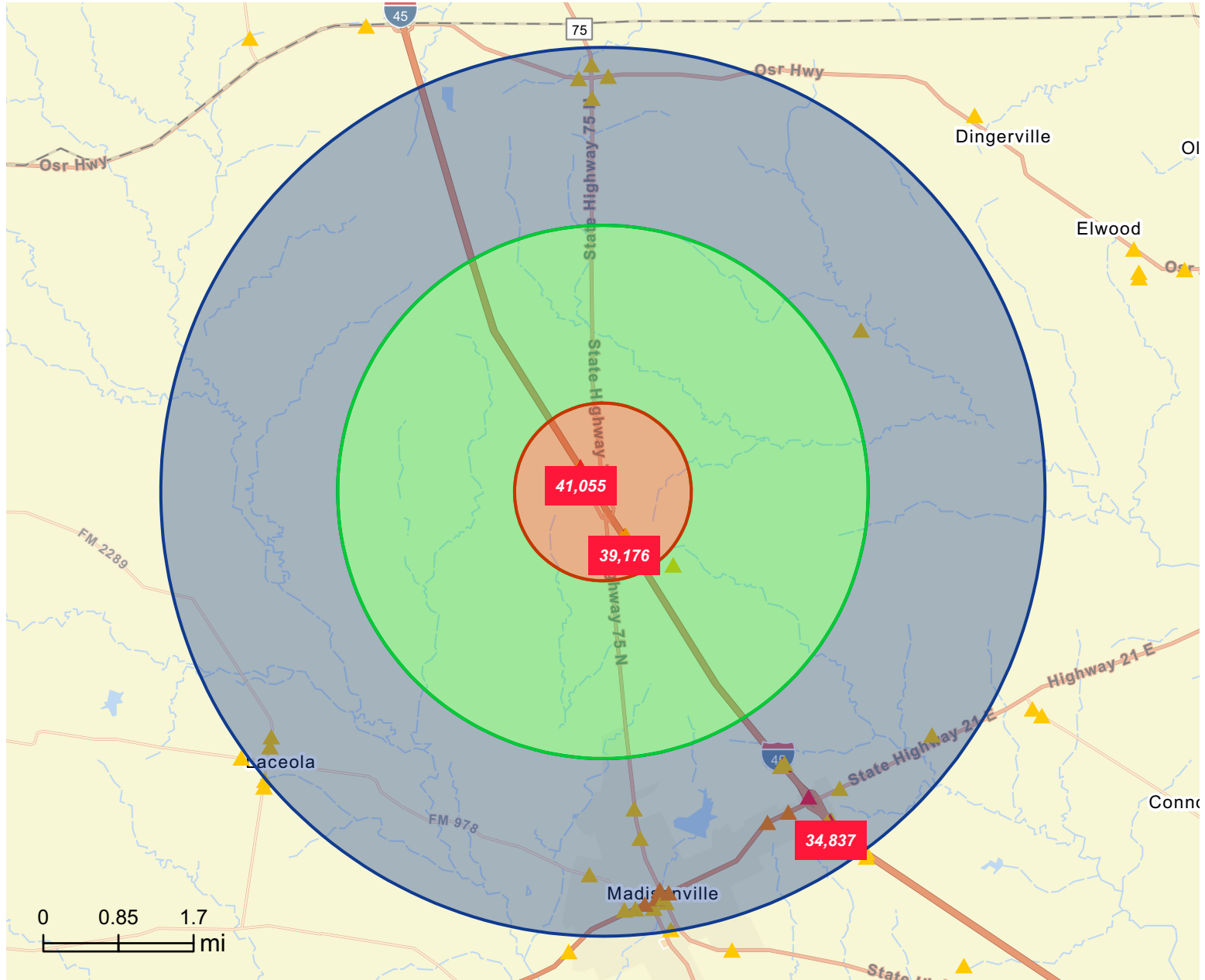
Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography. U.S. Census Bureau 2020 decennial Census data.

Traffic Count Map

4615 State Highway 75 North, Madisonville, Texas, 77864

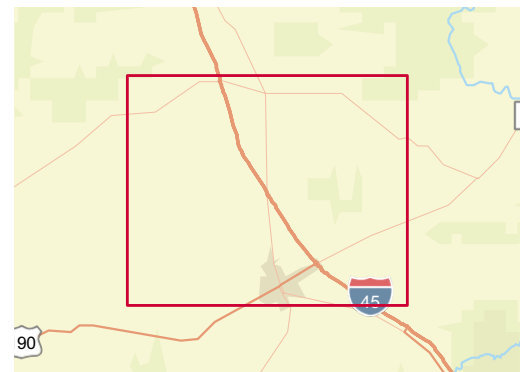


Ring bands: 0-1, 1-3, 3-5 mile radii



Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



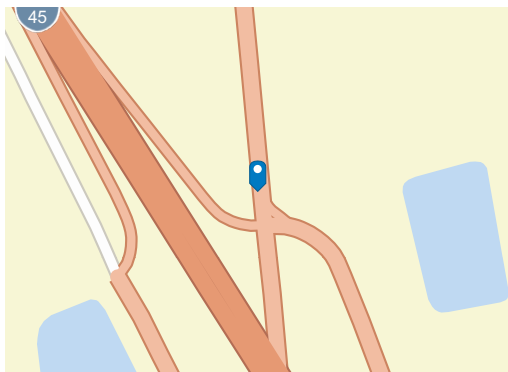
[Source:](#) Traffic Counts (2025)

Traffic Count Map - Close Up

4615 State Highway 75 North, Madisonville, Texas, 77864



Ring bands: 0-1, 1-3, 3-5 mile radii



Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



Source: Traffic Counts (2025)

Traffic Count Profile

4615 State Highway 75 North, Madisonville, Texas, 77864



Ring bands: 0-1, 1-3, 3-5 mile radii

Dist (mi)	Street	Nearest Cross Street	Year of Count	Traffic Count
0.40		I- 45 Svc Rd	2021	288
0.40		I- 45 Svc Rd	2022	282
0.40		State Hwy 75	2022	41,055
0.50		Martin Rd	2022	476
0.60		State Hwy 75	2022	39,176
0.60		Martin Rd	2022	139
0.60	State Highway 75 North	I-45	2022	4,476
1.10		I- 45 Svc Rd	2022	661
3.40		Halliday Ln	2022	89
3.60	N May St	Concord Rd	2002	4,700
3.70		Industrial Park	2022	654
3.70		Industrial Park	2022	39,176
3.70		Industrial Park	2021	413
3.70		Industrial Park	2022	404
3.90	North May Street	E Lance St	2022	6,657
4.20	I-45	E Main St	2002	25,000
4.20	E Main St	Cross Roads St	2002	8,700
4.20	East Main Street	Cross Roads St	2022	13,662
4.30	East Main Street	I-45	2022	6,027
4.30	Woodrow Street	Wilson St	2022	1,056
4.40	State Highway 75 North	Williams Ln	2022	1,443
4.50		E Main St	2021	3,919
4.50		E Main St	2022	3,834
4.50		E Main St	2021	4,510
4.50		E Main St	2022	4,413
4.50		E Main St	2022	34,837
4.50	North May Street	E Magnolia	2022	9,253
4.60	East Main Street	S Hunt St	2022	13,663

Closest locations 1-28, Table 1 of 2

Data Note: The Traffic Profile displays up to 30 of the closest available traffic counts within the largest radius around your site. The years of the counts in the database range from 2025 to 2000. Esri removes counts that are older than 2000 from the Kalibrate provided database. Traffic counts are identified by the street on which they were recorded, along with the distance and direction to the closest cross-street. Distances displayed as 0.00 miles (due to rounding), are closest to the site. A traffic count is defined as the two-way Average Daily Traffic (ADT) that passes that location.

Dist (mi)	Street	Nearest Cross Steet	Year of Count	Traffic Count
4.60	Farm-to-Market Road 2346	State Hwy 21	2022	1,043
4.60	East Main Street	N Commerce St	2022	9,646
4.60	South May Street	E Trinity St	2022	7,710
4.70	Farm-to-Market Road 2289	Fm 978	2002	790
4.70	Old San Antonio Road	Puddin Ln	2022	505
4.70	West Main Street	N Elm St	2022	9,168
4.70	S May St	E Willard St	2002	7,400
4.70	Old San Antonio Road	County Rd579	2022	1,358
4.70	W Main St	N Texas St	2002	7,800
4.70	North Woodrow Street	W Main St	2022	1,053
4.70	South Madison Street	E Morris St	2020	2,230
4.70	South Madison Street	S Madison St	2022	2,230
4.70		FM 978	2022	627
4.80	State Highway 75 North	Old San Antonio Rd	2022	976
5.00	East South Street	S May St	2022	4,729



Information About Brokerage Services

Texas law requires all real estate licensees 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.

DNCommercial	577136	dannynguyen@dncommercial.net	(713)270-5400
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Danny Nguyen, CCIM	456765	dannynguyen@dncommercial.net	(713)478-2972
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	

Regulated by the Texas Real Estate Commission

TXR-2501

Danny Nguyen Commercial, 9999 Bellaire Blvd, Ste 909 Houston TX 77036
Doan Nguyen

Information available at www.trec.texas.gov

IABS 1-0 Date

Phone: 7132705400 Fax: 7135838985

Independence Blvd

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