



For Sale

4615 SH 75 N, Madisonville, TX 77864



Property Description

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



Danny Nguyen, CCIM

M - (713) 478-2972

O - (713) 270-5400

dannynguyen@dncommercial.net

www.dncommercial.net

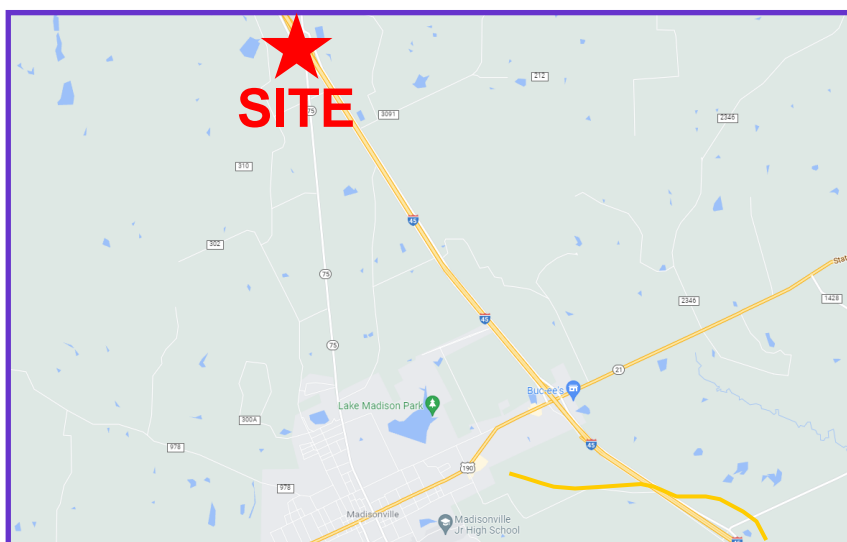


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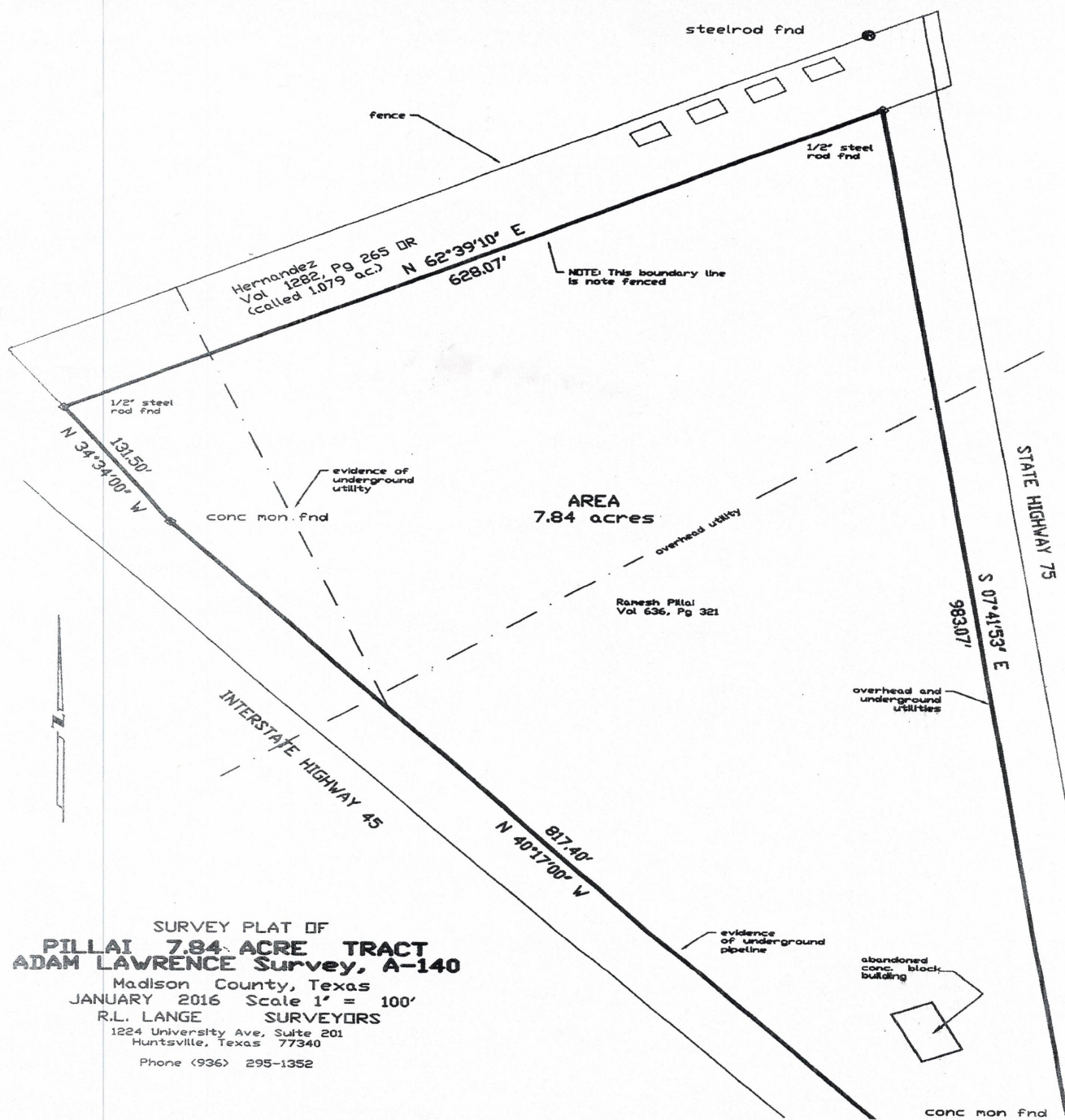
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Executive Summary

4615 Highway 75 N, Madisonville, Texas, 77864 2
4615 Highway 75 N, Madisonville, Texas, 77864
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 31.01623
Longitude: -95.92324

	1 mile	3 miles	5 miles
Population			
2010 Population	62	500	4,774
2020 Population	60	484	4,822
2022 Population	64	503	4,698
2027 Population	69	531	4,672
2010-2020 Annual Rate	-0.33%	-0.32%	0.10%
2020-2022 Annual Rate	2.91%	1.73%	-1.15%
2022-2027 Annual Rate	1.52%	1.09%	-0.11%
2022 Male Population	48.4%	50.1%	48.1%
2022 Female Population	50.0%	49.9%	51.9%
2022 Median Age	42.5	43.7	34.9

In the identified area, the current year population is 4,698. In 2020, the Census count in the area was 4,822. The rate of change since 2020 was -1.15% annually. The five-year projection for the population in the area is 4,672 representing a change of -0.11% annually from 2022 to 2027. Currently, the population is 48.1% male and 51.9% female.

Median Age

The median age in this area is 34.9, compared to U.S. median age of 38.9.

Race and Ethnicity

2022 White Alone	77.8%	75.7%	48.8%
2022 Black Alone	6.3%	6.4%	20.6%
2022 American Indian/Alaska Native Alone	0.0%	1.0%	1.2%
2022 Asian Alone	0.0%	0.8%	0.7%
2022 Pacific Islander Alone	0.0%	0.0%	0.0%
2022 Other Race	7.9%	8.9%	17.4%
2022 Two or More Races	7.9%	7.2%	11.2%
2022 Hispanic Origin (Any Race)	20.3%	19.3%	36.0%

Persons of Hispanic origin represent 36.0% of the population in the identified area compared to 19.0% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 82.6 in the identified area, compared to 71.6 for the U.S. as a whole.

Households

2022 Wealth Index	83	79	62
2010 Households	18	200	1,629
2020 Households	18	202	1,659
2022 Households	19	209	1,625
2027 Households	21	221	1,616
2010-2020 Annual Rate	0.00%	0.10%	0.18%
2020-2022 Annual Rate	2.43%	1.53%	-0.92%
2022-2027 Annual Rate	2.02%	1.12%	-0.11%
2022 Average Household Size	3.32	2.38	2.82

The household count in this area has changed from 1,659 in 2020 to 1,625 in the current year, a change of -0.92% annually. The five-year projection of households is 1,616, a change of -0.11% annually from the current year total. Average household size is currently 2.82, compared to 2.84 in the year 2020. The number of families in the current year is 1,126 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau. Esri forecasts for 2022 and 2027. Esri converted Census 2010 data into 2020 geography.



Executive Summary

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	1 mile	3 miles	5 miles
Mortgage Income			
2022 Percent of Income for Mortgage	0.0%	15.6%	10.8%
Median Household Income			
2022 Median Household Income	\$53,002	\$54,913	\$53,634
2027 Median Household Income	\$64,728	\$61,756	\$57,804
2022-2027 Annual Rate	4.08%	2.38%	1.51%
Average Household Income			
2022 Average Household Income	\$87,865	\$84,518	\$78,318
2027 Average Household Income	\$103,006	\$98,705	\$88,270
2022-2027 Annual Rate	3.23%	3.15%	2.42%
Per Capita Income			
2022 Per Capita Income	\$33,994	\$33,219	\$27,467
2027 Per Capita Income	\$40,614	\$38,723	\$30,931
2022-2027 Annual Rate	3.62%	3.11%	2.40%

Households by Income

Current median household income is \$53,634 in the area, compared to \$72,414 for all U.S. households. Median household income is projected to be \$57,804 in five years, compared to \$84,445 for all U.S. households

Current average household income is \$78,318 in this area, compared to \$105,029 for all U.S. households. Average household income is projected to be \$88,270 in five years, compared to \$122,155 for all U.S. households

Current per capita income is \$27,467 in the area, compared to the U.S. per capita income of \$40,363. The per capita income is projected to be \$30,931 in five years, compared to \$47,064 for all U.S. households

Housing			
2022 Housing Affordability Index	0	146	192
2010 Total Housing Units	20	243	1,902
2010 Owner Occupied Housing Units	15	165	1,122
2010 Renter Occupied Housing Units	3	36	507
2010 Vacant Housing Units	2	43	273
2020 Total Housing Units	19	237	1,937
2020 Vacant Housing Units	1	35	278
2022 Total Housing Units	20	247	1,918
2022 Owner Occupied Housing Units	17	172	1,109
2022 Renter Occupied Housing Units	2	37	517
2022 Vacant Housing Units	1	38	293
2027 Total Housing Units	20	247	1,918
2027 Owner Occupied Housing Units	19	183	1,109
2027 Renter Occupied Housing Units	2	38	507
2027 Vacant Housing Units	0	26	302

Currently, 57.8% of the 1,918 housing units in the area are owner occupied; 27.0%, renter occupied; and 15.3% are vacant. Currently, in the U.S., 58.2% of the housing units in the area are owner occupied; 31.8% are renter occupied; and 10.0% are vacant. In 2020, there were 1,937 housing units in the area and 14.4% vacant housing units. The annual rate of change in housing units since 2020 is -0.44%. Median home value in the area is \$109,896, compared to a median home value of \$283,272 for the U.S. In five years, median value is projected to change by 1.82% annually to \$120,251.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau. Esri forecasts for 2022 and 2027. Esri converted Census 2010 data into 2020 geography.

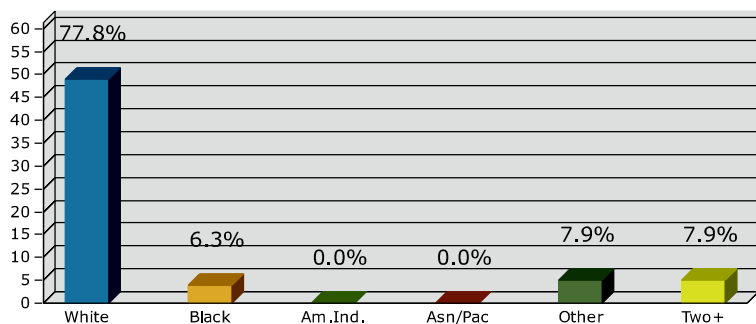


Graphic Profile

4615 Highway 75 N, Madisonville, Texas, 77864 2
4615 Highway 75 N, Madisonville, Texas, 77864
Ring: 1 mile radius

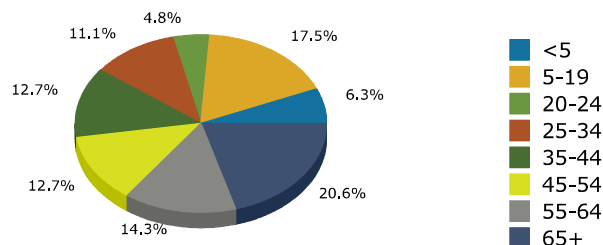
Prepared by Esri
Latitude: 31.01623
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2022 Population by Race

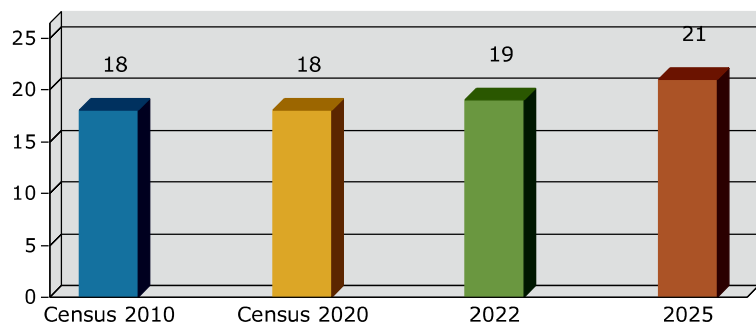


2022 Percent Hispanic Origin: 20.3%

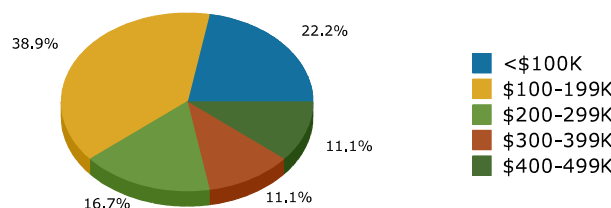
2022 Population by Age



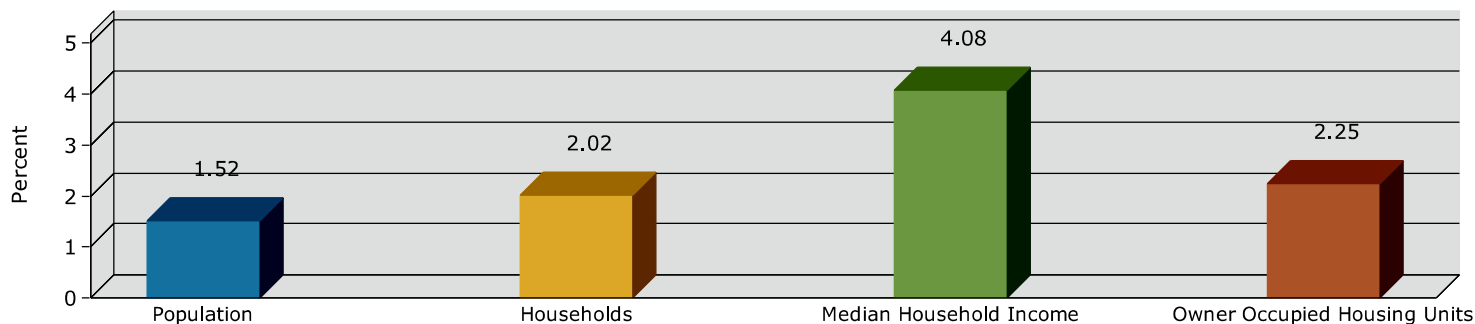
Households



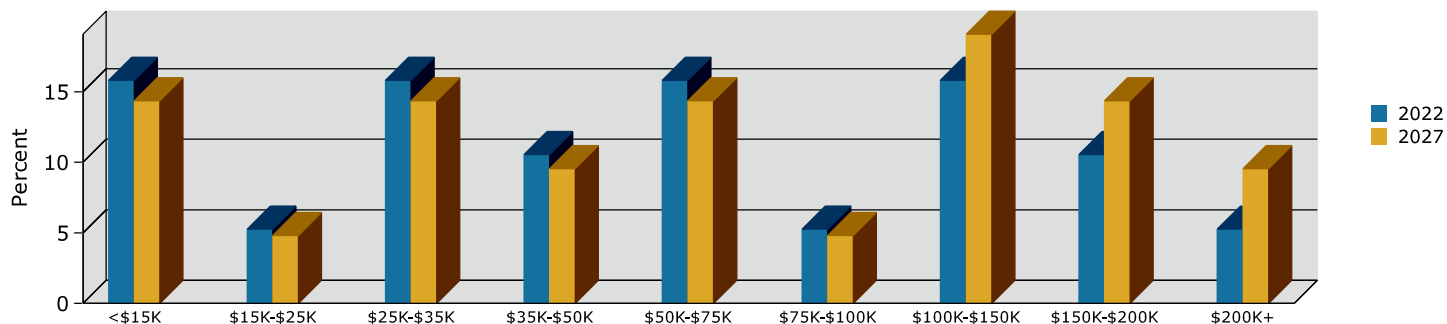
2022 Home Value



2022-2027 Annual Growth Rate



Household Income



Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

September 29, 2022

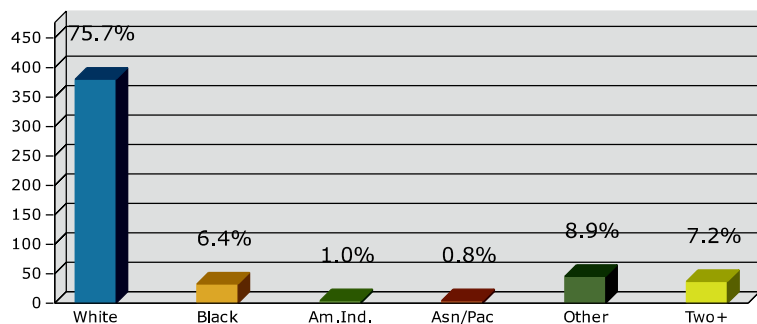


Graphic Profile

4615 Highway 75 N, Madisonville, Texas, 77864 2
4615 Highway 75 N, Madisonville, Texas, 77864
Ring: 3 mile radius

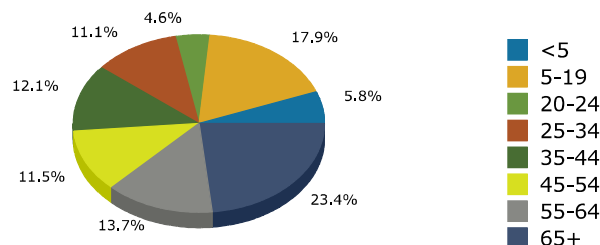
Prepared by Esri
Latitude: 31.01623
Longitude: -95.92324

2022 Population by Race

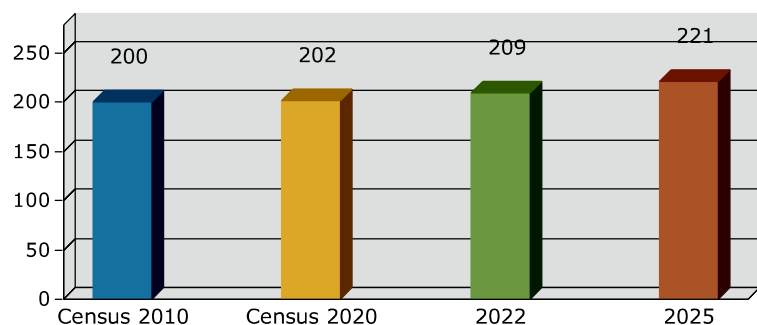


2022 Percent Hispanic Origin: 19.3%

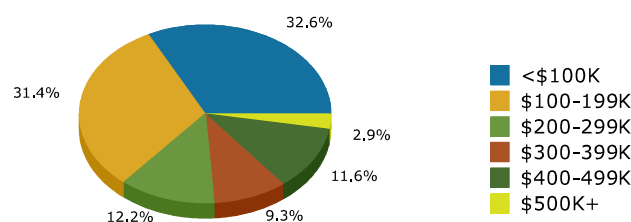
2022 Population by Age



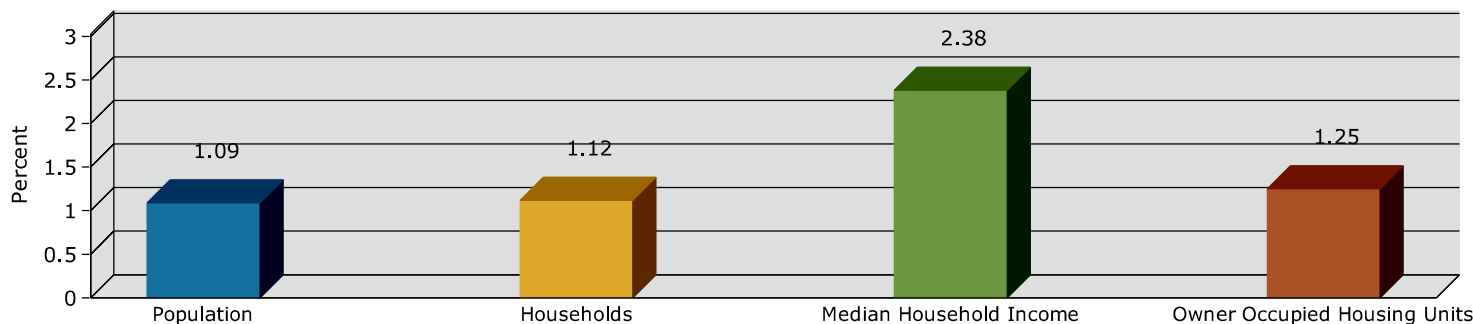
Households



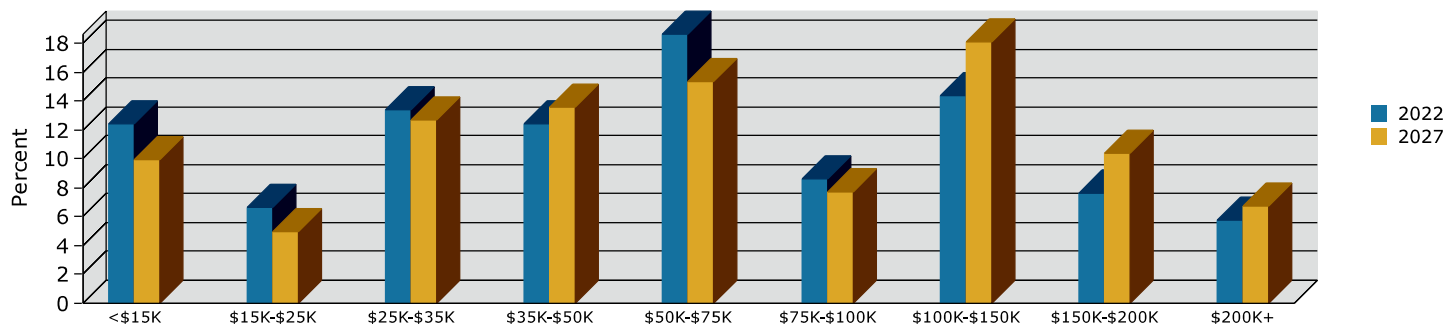
2022 Home Value



2022-2027 Annual Growth Rate



Household Income



Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

September 29, 2022

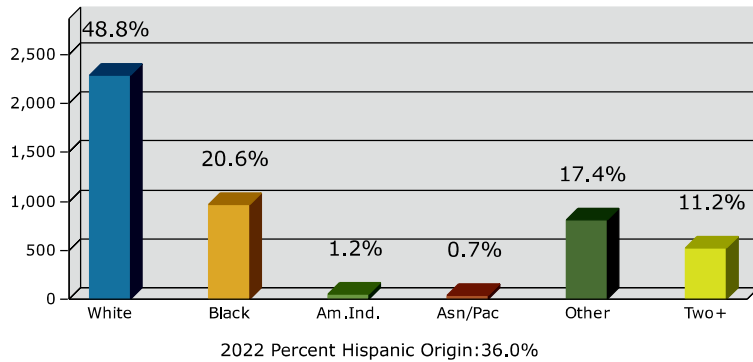


Graphic Profile

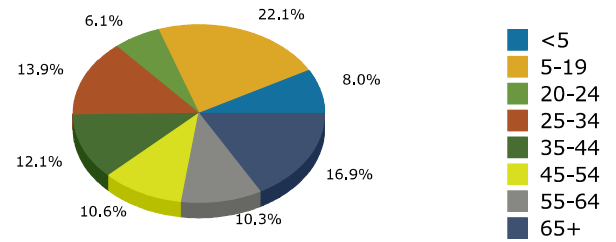
4615 Highway 75 N, Madisonville, Texas, 77864 2
4615 Highway 75 N, Madisonville, Texas, 77864
Ring: 5 mile radius

Prepared by Esri
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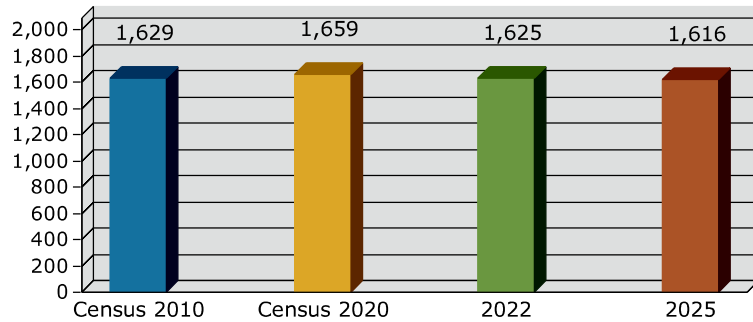
2022 Population by Race



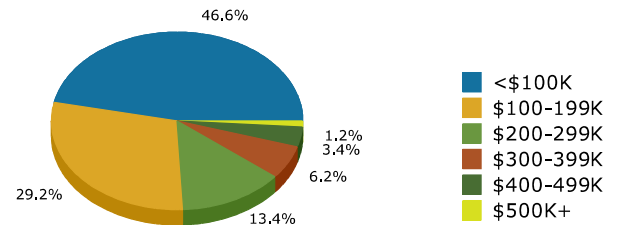
2022 Population by Age



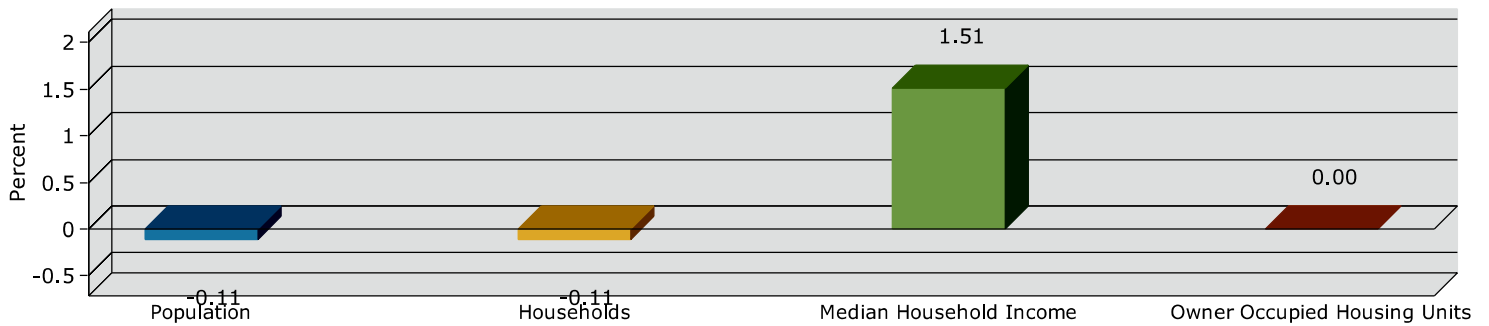
Households



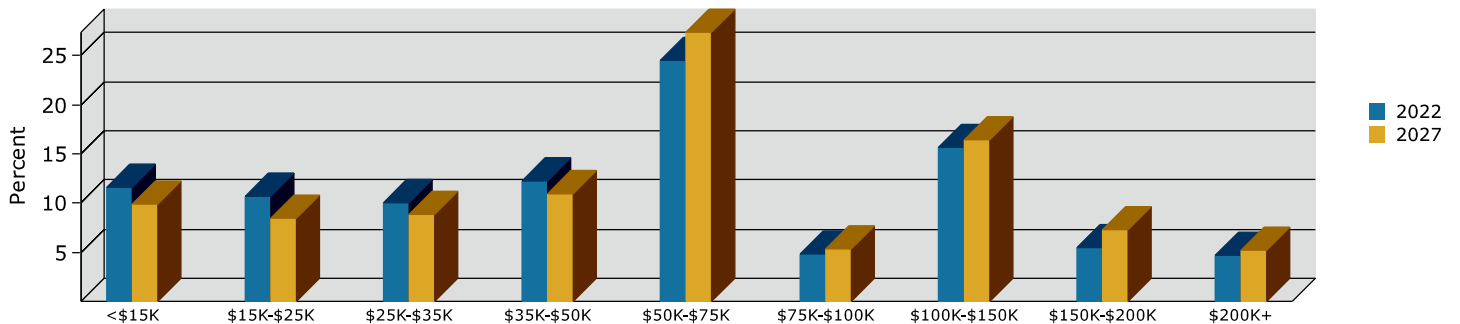
2022 Home Value



2022-2027 Annual Growth Rate



Household Income



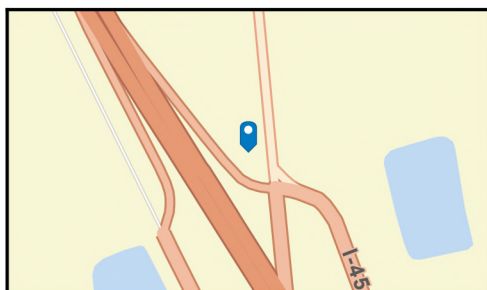
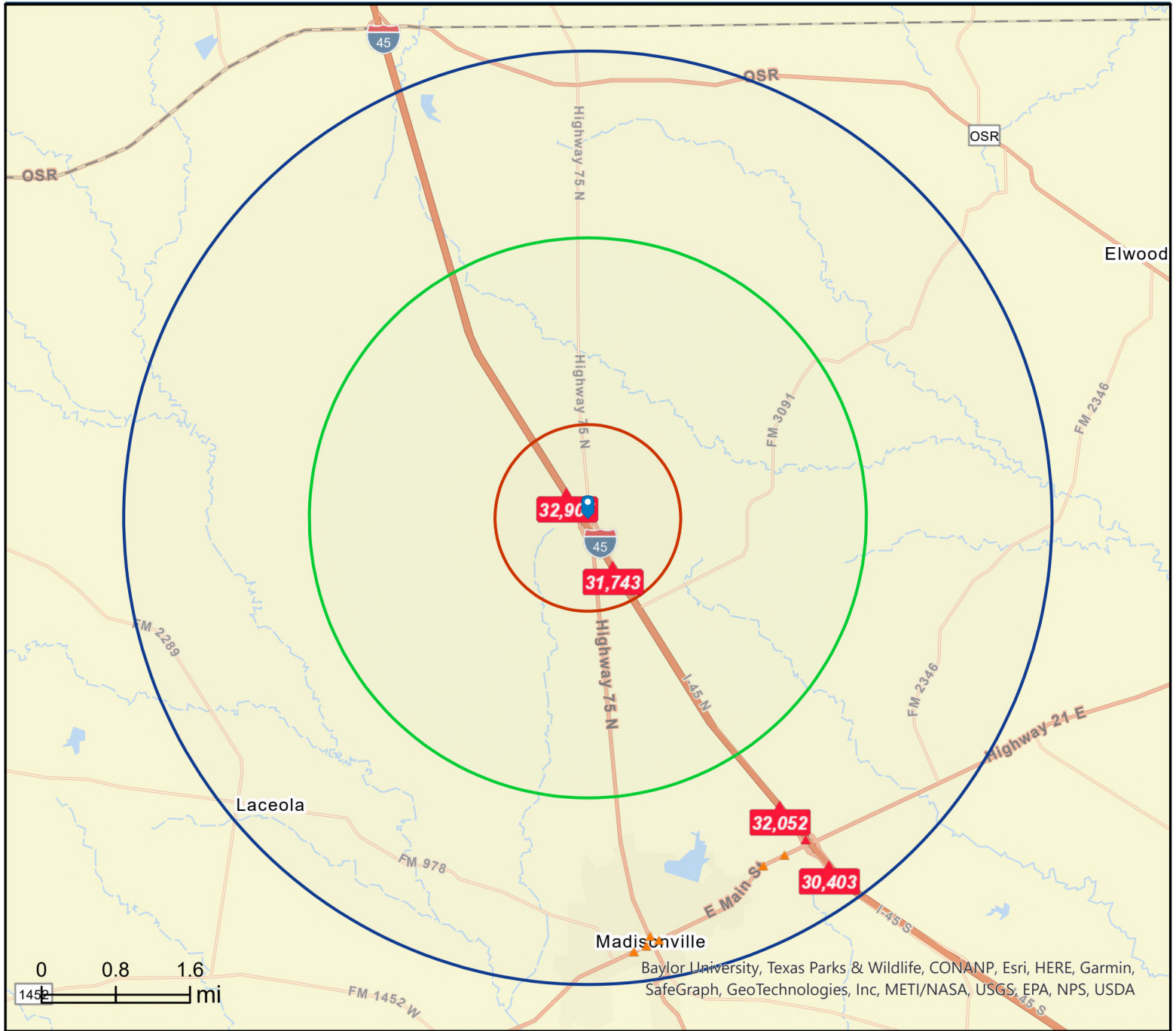
Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

September 29, 2022

Traffic Count Map

4615 Highway 75 N, Madisonville, Texas, 77864 2
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 Rings: 1, 3, 5 mile radii

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Average Daily Traffic Volume

- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day



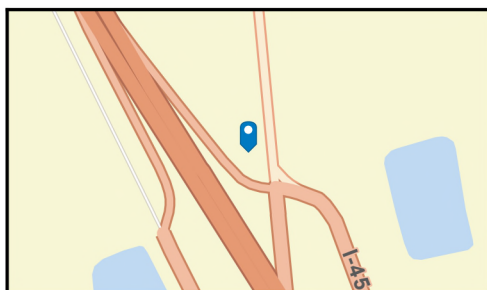
Source: ©2022 Kalibrate Technologies (Q1 2022).

September 29, 2022

Traffic Count Map - Close Up

4615 Highway 75 N, Madisonville, Texas, 77864 2
 4615 Highway 75 N, Madisonville, Texas, 77864
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Average Daily Traffic Volume
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 ▲ 6,001 - 15,000
 ▲ 15,001 - 30,000
 ▲ 30,001 - 50,000
 ▲ 50,001 - 100,000
 ▲ More than 100,000 per day



Source: ©2022 Kalibrate Technologies (Q1 2022).

September 29, 2022



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

