

7.5 Acres | Highway 75
Highway 75
Madisonville, TX 77006

\$142,500
7.5± Acres
Madison County



MORE INFO ONLINE:
www.homelandprop.com

7.5 Acres | Highway 75
Madisonville, TX / Madison County

SUMMARY

Address

Highway 75

City, State Zip

Madisonville, TX 77006

County

Madison County

Type

Recreational Land, Undeveloped Land

Latitude / Longitude

31.032516 / -95.924435

Taxes (Annually)

\$2,244

Acreage

7.5

Price

\$142,500

Property Website

<https://homelandprop.com/property/7-5-acres-highway-75/madison/texas/92945/>



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PROPERTY DESCRIPTION

7.5 +/- Acres | Hwy 75 Frontage, Madisonville, TX

Prime 7.5 +/- acre unrestricted tract with extensive frontage along Hwy 75, just 1 mile east of I-45 and minutes outside Madisonville city limits. Ideal for multiple uses.

Key Highlights:

- **Significant paved road frontage on Hwy 75—perfect visibility and access**
- **Easily Divisible into 2 parcels for flexibility or investment**
- **Electricity available at the road; water would need to be from a well**
- **Level topography with scattered trees**
- **No zoning or restrictions—build, split, or hold as desired**

Strategically located for quick commutes: Madisonville (5 min), Huntsville (25 min), Bryan/College Station (45 min). High-traffic corridor with growing demand for small acreage near I-45.

Utilities: Electric available, Well required

Utility Provider: Entergy



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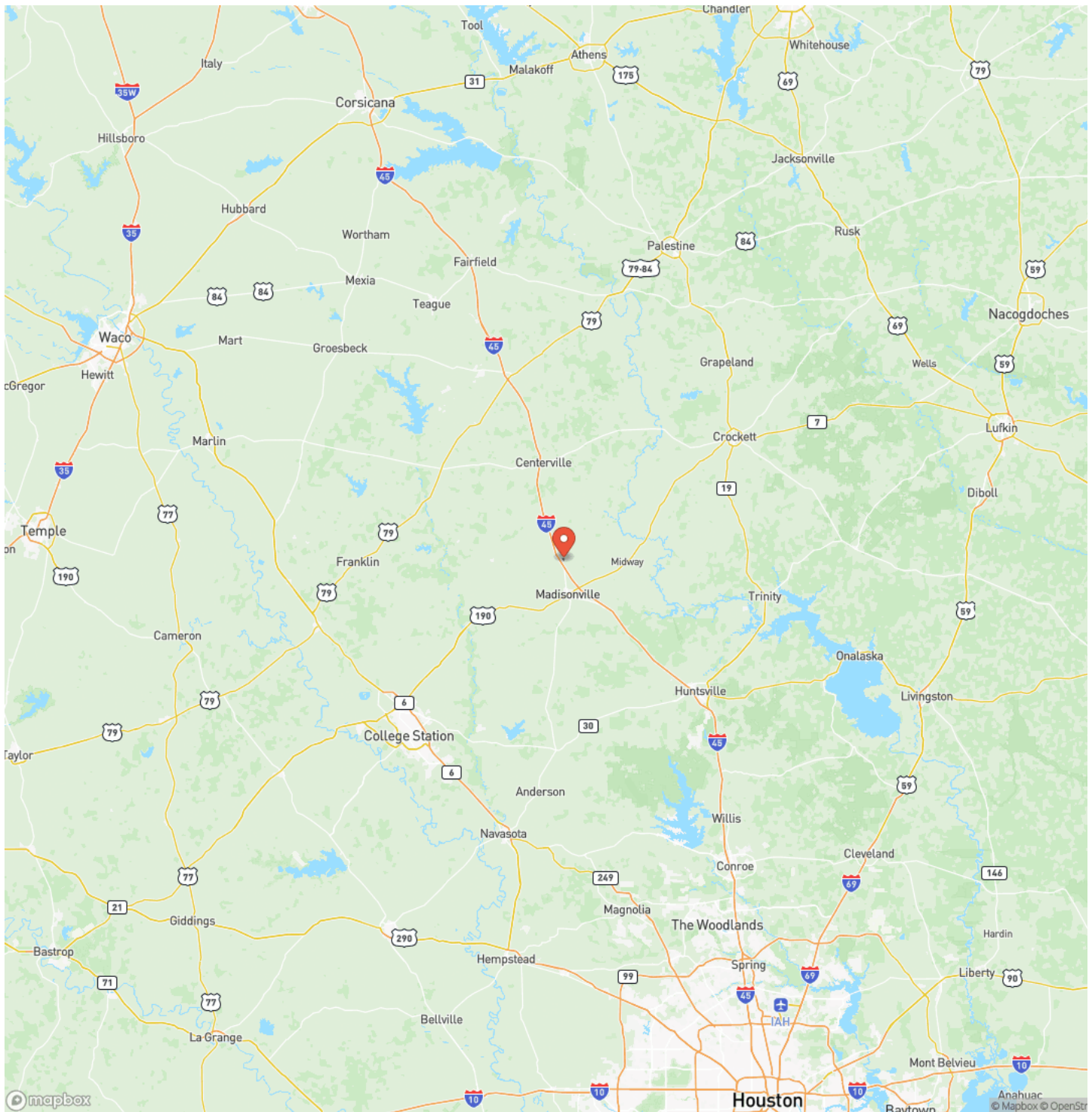


Locator Map



7.5 Acres | Highway 75
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Locator Map



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7.5 Acres | Highway 75
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Satellite Map



7.5 Acres | Highway 75
Madisonville, TX / Madison County

LISTING REPRESENTATIVE

For more information contact:



Representative

Walker Powell

Mobile

(936) 661-9442

Office

(936) 295-2500

Email

walker@homelandprop.com

Address

1600 Normal Park Dr

City / State / Zip

Huntsville, TX 77340

NOTES



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DISCLAIMERS

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Legal Description Disclaimer: Size is approximate and subject to recorded legal description or surveyed gross acres to include, but not limited to, any acres lying within roads and/or easements. CAD shape files are not reliable. Shape files per maps herein are considered the most accurate available and are derived using the best information available, included, but not limited to, GIS data, field data, legal descriptions, and survey, if available.

Easement Disclaimer: Visible and apparent and/or marked in field.



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