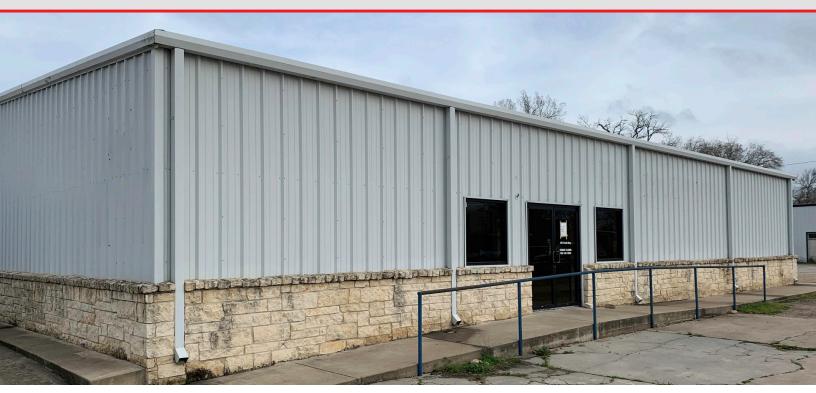


MADISONVILLE, TEXAS 77864

For more information, please contact:

Scott Lovett scott@clarkisenhour.com



PROPERTY FEATURES

- 3,200 SF retail space ready for your business!
- Excellent access and visibility from Hwy 21 and TX 75 intersection!
- Great building signage opportunity
- Open retail floorplan with an office and restroom
- Average daily traffic (2018) shows 12,850 vehicles on Hwy 21 and 6,300 on TX 75
- Available immediately



Offered for Lease: \$3,350/MO Gross

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No warranty or representation, expressed or implied is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the owner.



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PROPERTY PHOTOS









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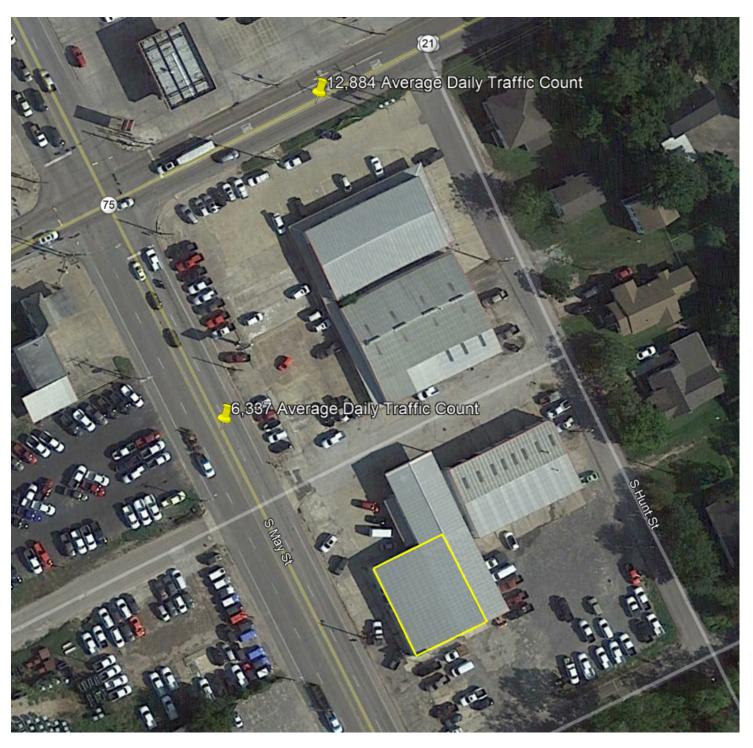


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TRAFFIC VOLUME AERIAL



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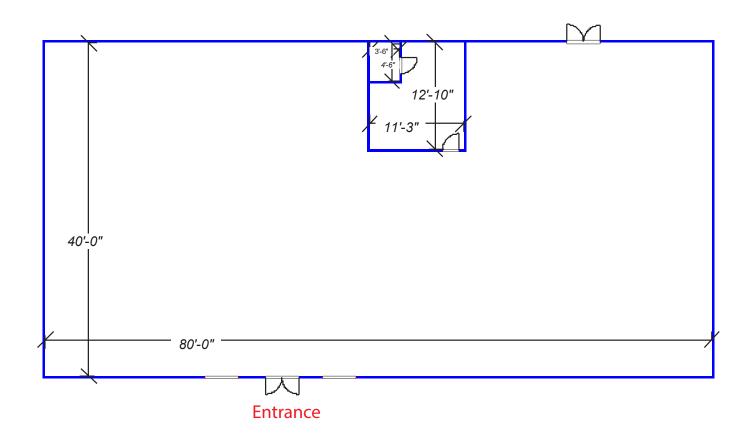


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FLOOR PLAN





All measurements are approximate

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FOR LEASE 205 South May Street

MADISONVILLE, TEXAS 77864

Scott Lovett scott@clarkisenhour.com

					11/2/20
	Information	About B	rokerage Services		
Tex Tex			to give the following inform		
DPORTUNTY			ers, tenants, sellers and lan		
	brokerage services to pr	ospective buye		uloius.	
TYPES OF REAL ESTATE	LICENSE HOLDERS:				
A BROKER is responsi	ble for all brokerage activities,	including acts p	erformed by sales agents spons	ored by the bro	ker.
 A SALES AGENT must 	be sponsored by a broker an	d works with clie	nts on behalf of the broker.		
		A client is the n	erson or party that the broker	rennee entely	
	client above all others, includir			represents).	
			saction received by the broker;		
	stions and present any offer to				
 Treat all parties to a rea 	I estate transaction honestly a	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 the	ough an agree	ment with the own
			t. An owner's agent must pe		
above and must inform the	he owner of any material	information abo	out the property or transaction		
	agent or subagent by the buye				
AS AGENT FOR BUVER	FNANT: The broker become	as the huverlton	ant's agent by agreeing to rep	recent the how	or usually through
			roker's minimum duties above		
			ent, including information disc		
seller's agent.	even digit under				
AS AGENT FOR BOTH		an intermedia	n how on the notice the	rokor rout f	nt obtain the
			ary between the parties the b nust state who will pay the b		
			ker who acts as an intermediary		conspicuous Dolu
	he transaction impartially and		ier inte aete ae an interneedalij	•	
			e holder associated with the	broker to eac	ch party (owner a
buyer) to communicate	with, provide opinions and adv	vice to, and carry	out the instructions of each par	ty to the transac	ction.
	cally authorized in writing to do				
	accept a price less than the wr	ritton acking price			
	A 201				
	nt will pay a price greater than	the price submit	ted in a written offer; and	te the broke	r in writing not
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