

**Former Bank Branch: Madisonville, TX**

Property No.: 6008  
Auction No.: 250211



### Property Details

<b>Property Type:</b>	<i>Former Bank Branch</i>
<b>Seller Type:</b>	<i>Bank Owned</i>
<b>Auction Type:</b>	<i>Reserve</i>
<b>Total Land Area:</b>	<i>0.61 ± Acres</i>
<b>Square Feet±:</b>	<i>9,384</i>
<b>Year Built:</b>	<i>1991</i>
<b>Tax Identification Number:</b>	<i>24842</i>
<b>County:</b>	<i>Madison</i>
<b>Address:</b>	<i>207 E Main Street Madisonville, Texas 77554</i>
<b>Lat/Lon:</b>	<i>30.94992, -95.91299</i>

### Agent Details

<b>Listing Agent Information:</b>	<i>David Coleman Coleman &amp; Patterson 936-661-3411 david@colemanandpatterson.com</i>
<b>Buyer Agent Commission:</b>	<i>For Registered Buyer Agents, 2% of High Bid. Must Complete the Broker Registration Form</i>

## Closing Details

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<b>Closing Agent:</b>	<i>Chad Kolbe Capital Title 3375 University Drive East, Bryan, TX 77802 979-383-2200</i>
<b>Closing Date:</b>	<i>30 Days From Binding Agreement Date</i>
<b>Deed Type:</b>	<i>Special Warranty Deed</i>
<b>Buyer's Premium:</b>	<i>10% Added to the High Bid Price</i>

## Description

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### **Prime Commercial Opportunity in Madisonville, TX**

Discover the potential of this **9,384 sq ft** former bank building, perfectly situated on **0.61 acres** in the heart of Madisonville. Built in **1991**, this property boasts a strategic location just **1.5 hours from Houston** and **2.5 hours from Austin**, making it an ideal investment for businesses looking to expand or establish a presence in a thriving community.

#### **Key Features:**

- **Spacious Layout:** With over 9,000 sq ft of versatile space, this building can accommodate a variety of commercial uses.
- **Prime Location:** Located on East Main Street, the property enjoys high visibility and easy access to major highways.

**Texas Properties Selling in Conjunction with Coleman & Patterson Real Estate; Texas Auction Firm License 13489, David Coleman TREC #530027.**

For additional details about this property, visit [7hauctions.com](https://7hauctions.com) or contact us at 800.742.9165



