

# FOR LEASE

FORMER JACK-IN-THE-BOX

GREAT FAST FOOD DRIVE-THRU OPPORTUNITY!

Asking Rent: \$12,000/mo. including all the F F & E

Size: ±2,938 SF building - ±38,000 SF lot

Parking: 45 dedicated parking spaces

- Features:
- Drive thru with two windows
  - Conveniently located off I-45 exit 142
  - Main exit for Texas A&M University



## 3000 E Main Street, Madisonville, Texas

Suzanne Laff 310.447.7212

[slaff@beitler.com](mailto:slaff@beitler.com) | LIC. #01058946

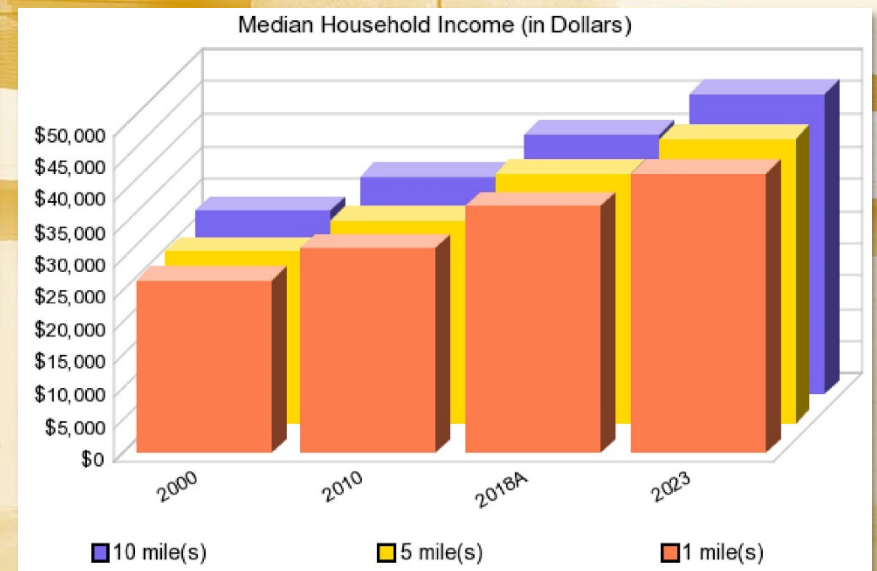
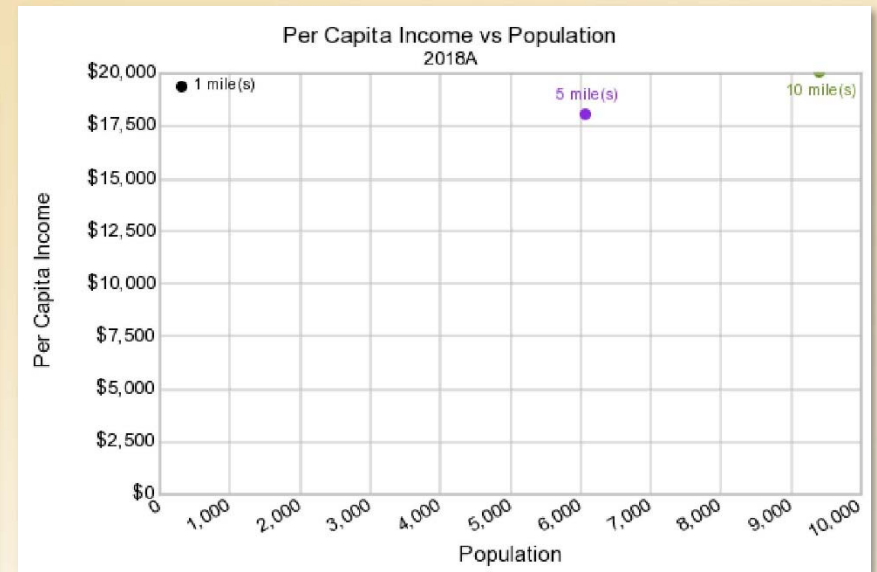
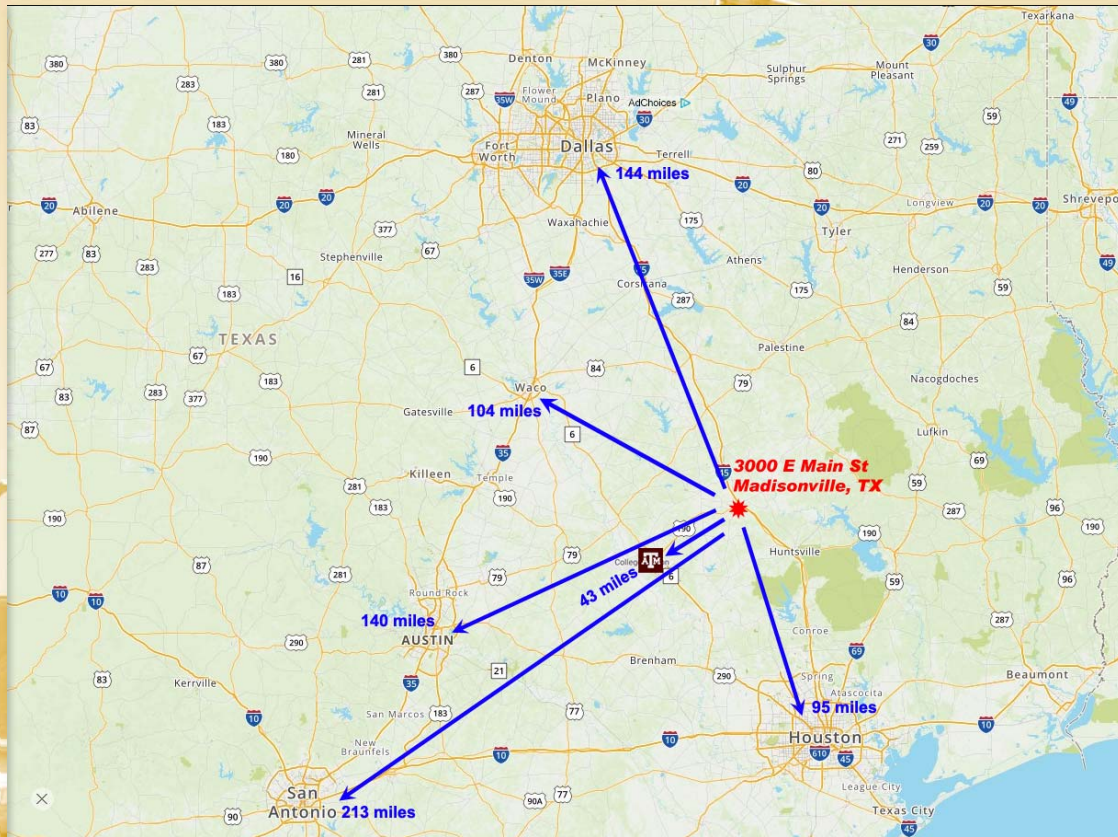
**BEITLER**

Beitler Commercial Realty Services LIC. #00808850 | 825 S. Barrington Avenue

Los Angeles, CA 90049 | 310.820.2955

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The city of Madisonville boasts the kind of attractions that will make your trip to the heart of Texas memorable. With a stirrup maker and cutting horse training facility, a local burger chain, a gas station that has become a cultural phenomenon in the Lone Star State, and a local cafe serving ice cold sweet tea, you'll be getting the full Texan experience. So kick your spurs up and head for these attractions in Madisonville.

Located in the Piney Woods region of Texas, this small but lively community is 40 miles northeast of College Station, Madisonville is within three hours of over 16 million people, including the cities of Houston, Dallas/Ft. Worth, Austin, and San Antonio; A refreshing retreat from the big city. Once you are here, you will find so many reasons to stay - our historic downtown square offers unique shops and eateries. Do not let our quiet, rural setting fool you, there is always something going on. Whether you are fishing, boating or picnicking at Lake Madison or playing a round of golf at any of the golf courses.

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