

CENTURY 21[®]

Judge Fite Company



HWY 77 @ AUGUST STREET

SCHULENBURG, TX 78956



\$400,000



0 sqft

DESCRIPTION

Commercial Opportunity 8.4 Acres Hwy 77 Hard Corner Schulenburg, TX Position your business for success with this high-visibility 8.4-acre commercial tract located at a prime hard corner along Highway 77 in Schulenburg. Strategically situated just inside the city limits traveling north from Hallettsville, this property offers exceptional exposure, accessibility, and development potential in a growing corridor between Houston and San Antonio. Property Highlights • 8.4 Acres of level, developable land • Hard Corner Location – ideal for maximum traffic exposure • 333± Ft Frontage on Highway 77 • 540.42 Ft Frontage on August Street • Inside City Limits with utilities available • Zoned General/Commercial – flexible for a wide range of uses • New Survey Available Why This Property Stands Out This tract sits at a key entry point into Schulenburg, capturing traffic from both local and regional flow. With dual frontage and strong visibility, it is perfectly suited for: • Retail development (QSR, convenience store, strip center) • Fuel station or travel-related business • Industrial service yard or flex space • Office or mixed-use commercial project Investment Potential Schulenburg continues to see steady growth driven by its central location along major travel routes. This site offers a rare opportunity to secure a corner commercial tract with infrastructure in place, minimizing development hurdles and maximizing return potential. Whether you're an end user looking to establish a presence or an investor seeking your next development project, this property checks all the boxes: location, visibility, access, and flexibility.

PROPERTY TYPE: Commercial - Ranch

MLS STATUS: Active

MLS: 5352270

YEAR BUILT:

COUNTY: Fayette

TRACT OR SUBDIVIION: Brooks

LIST DATE: 04/15/2026

CENTURY 21

Judge Fite Company

800.451.8055

AREA: FC

SQUARE FEET:

TOTAL BEDS:

FULL BATHS:

HALF BATHS:

ACRES: 8.04

LOT SIZE (SQFT): 350,222

INTERIOR FEATURES

KITCHEN:

- None

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

PARKING:

- SeeRemarks

LOT DESCRIPTION:

- Level

UTILITIES

UTILITIES:

- AboveGroundUtilities
- CableAvailable
- ElectricityAvailable
- PhoneAvailable
- SewerAvailable
- WaterAvailable

LISTED BY: Chip Bubela

ADDITIONAL PROPERTY DETAILS

PHONE: 979.743.4555

BROKERED BY: Bubela Real Estate

century21judgefite.com

each office is independently owned and operated