

CENTURY 21[®]

Judge Fite Company



1426 SLAUGHTER HOUSE ROAD

FLATONIA, TX 78941



\$900,000



5,936 sqft

DESCRIPTION

Versatile Mixed-Use Commercial Property with easy I-10 Access – 5.26 Acres
Located just 0.2 miles from I-10, this 5.26-acre fully fenced mixed-use commercial property offers outstanding visibility with approximately 680 feet of road frontage and is zoned Highway Commercial, making it ideal for a wide range of business uses. The property features a 5,936 sq ft metal building (per FCAD) with a functional layout designed to support both industrial and office needs. The shop area is approximately 4,694 sq ft and includes three roll-up doors at the front and two at the rear, allowing for easy equipment or vehicle access, along with a full bathroom for added convenience. The office space encompasses roughly 1,242 sq ft and includes four private offices, three open workstations divided by a pony wall, and a half bath. Additional improvements include an approx. 2,900 sqft separate metal storage barn and a three-car carport located at the front of the building. With ample open land remaining, there is significant opportunity for expansion or future development. The property is being sold as land and building only; no equipment is included in the sale. With its strategic location, flexible layout, and growth potential, this property presents a rare opportunity for investors or business owners seeking a high-traffic, accessible commercial site.

PROPERTY TYPE: Commercial - MixedUse
MLS STATUS: Active
MLS: 7606620
YEAR BUILT: 2010
COUNTY: Fayette
TRACT OR SUBDIVIION: Fm 609 Annex
LIST DATE: 05/15/2025

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800.451.8055

AREA: FC
SQUARE FEET: 5,936
TOTAL BEDS:
FULL BATHS:
HALF BATHS:
ACRES: 5.26
LOT SIZE (SQFT): 229,212

INTERIOR FEATURES

KITCHEN:

- None

FLOOR COVERINGS:

- Concrete

EXTERIOR FEATURES

PARKING:

- AttachedCarport
- AdditionalParking
- Concrete
- Gated

SIDING:

- MetalSiding
- SeeRemarks

FOUNDATION:

- Slab

UTILITIES

HEATING/COOLING:

- Central
- Electric

UTILITIES:

- ElectricityConnected
- SewerConnected
- WaterConnected

ADDITIONAL PROPERTY DETAILS

LISTED BY: Jodie Siptak

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BROKERED BY: Legacy Land Associates