

CENTURY 21

Judge Fite Company



1744 N VON MINDEN ROAD

LA GRANGE, TX 78945



\$349,000



0 sqft

DESCRIPTION

Prime 2.248-acre commercial tract located inside the city limits of La Grange with strong visibility along the Hwy 71 corridor. This platted lot offers a highly usable layout with access in place and has received commercial zoning, making it an excellent opportunity for immediate or near-term development. The property is positioned in a growing commercial area near a recently opened hospital, EMS station, hotel, and existing medical office users, creating strong demand drivers for a variety of commercial uses. Utilities including water, sewer, and electric are available nearby, helping reduce development costs and timelines. The site's location just off Highway 71 provides excellent visibility and convenient access for both local and regional traffic. In addition to the 2.248-acre tract, an adjacent 5.2-acre property is available from the same ownership. Neighboring tracts totaling approximately 1.9 acres and 3.03 acres are also currently on the market, creating a rare opportunity for assemblage of over 12 acres in a strategic commercial corridor. The City of La Grange is actively working toward establishing a TIRZ (Tax Increment Reinvestment Zone) in this area, which may provide future incentives for qualified development. Ideal for medical office, urgent care, retail, QSR, coffee/drive-thru, professional office, flex space, or mixed-use development. The site could also support a convenience store or gas station use, subject to buyer verification and approvals. This is a rare opportunity to secure a well-located commercial site with strong growth potential and development flexibility.

PROPERTY TYPE: Commercial - Other

MLS STATUS: Active

MLS: 9519492

YEAR BUILT:

COUNTY: Fayette

TRACT OR SUBDIVISION: SPEER & BEST SUBD

LIST DATE: 04/23/2026

CENTURY 21

Judge Fite Company

800.451.8055

AREA: FC

SQUARE FEET:

TOTAL BEDS:

FULL BATHS:

HALF BATHS:

ACRES:

LOT SIZE (SQFT):

INTERIOR FEATURES

KITCHEN:

- None

EXTERIOR FEATURES

PARKING:

- None

UTILITIES

UTILITIES:

- ElectricityAvailable
- FiberOpticAvailable
- PhoneAvailable
- SewerAvailable
- WaterAvailable

LISTED BY: Brandon Schielack

ADDITIONAL PROPERTY DETAILS

PHONE: 979.966.3911

BROKERED BY: REDI Real Estate