

# \$1,100,000 - 5512 E State Highway 71 Highway, La Grange

MLS® #5887792

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## \$1,100,000

0 Bedroom, 0.00 Bathroom,  
Commercial Sale on 9.89 Acres

ABS A041 DUTY G LG,9.89 ACRES,HSE, GAR, FARM BLDGS, La Grange, TX

Welcome to La Grange!! This 10 acre property with the infrastructure and plants to accommodate 1.5 acres of vineyard with plants that were planted in 2000. The business is included in the sale and has a 3000sf tasting room with a production area in the warehouse that was built in 2013. Cold storage for inventory and the winery building has a party room for small events and a kitchen as well.

1750 sf house on the property that is keep in VERY good condition. 3 bed 2 bath homestead or a nice b&b for someone looking for rental income. There is approximately 1600 linear feet of Hwy 71 road frontage that is very sought after in this area. The property is in a very visible curve with great visibility.

The property is a great spot for vineyard, vegetable production or future production of alternative growing plants. There are many business opportunities for this property but most important is its highway frontage and great location to College Station, Houston and San Antonio.

Built in 1970

## Essential Information

ListingFeed	abor_vow
MLS® #	5887792
List Price	\$1,100,000



Sale Price	\$650,000
Sale Date	October 16th, 2023
Bathrooms	0.00
Acres	9.89
Year Built	1970
Type	Commercial Sale
Sub-Type	Agriculture
Status	Closed

### **Community Information**

Address	5512 E State Highway 71 Highway
Subdivision	ABS A041 DUTY G LG,9.89 ACRES,HSE, GAR, FARM BLDGS
City	La Grange
County	Fayette
State	TX
Zip Code	78945

### **Amenities**

Utilities	Above Ground Utilities, Cable Connected, Electricity Connected, Phone Connected, Sewer Connected, Water Connected
Parking	Garage, Gravel, Open, Outside, Oversized, Parking Lot
View	Vineyard

### **Interior**

Interior	Concrete, Tile
Heating	Central
Cooling	Central Air

### **Exterior**

Exterior Features	Storage
Lot Description	Level
Construction	Frame, Metal Siding, Concrete
Foundation	Slab

### **Additional Information**

Zoning	OCL
RE / Bank Owned	Yes