



SPECIAL PURPOSE | LEXINGTON | FOR SALE

1474 County Road B

Lexington, Texas 78947



Shelly Morgan
shelly@donquick.com
512.814.1825

Dustin Cmerek
dustin@donquick.com
512.814.1812

PROPERTY DESCRIPTION

4.26 Acres | Lee County | Unrestricted

No zoning. No deed restrictions. 4.26 fenced acres with the infrastructure already in place for a wedding and event venue, short-term rental compound, gentleman's ranch, or private retreat facility.

The site is built to operate. Covered stage with electricity, LED lit concrete dancefloor, three outdoor restrooms, covered outdoor kitchen with full appliance package, saltwater pool, 5-hole putting green with LED lighting, and a therapeutic spa. Two guest houses with mini-split HVAC plus an attic-converted living space with two bedrooms, full bath, and separate exterior access handle overnight guests, staff, or program participants without modification.

Infrastructure is self-sufficient: 678-foot well with 3HP pump, three septic tanks, water treatment system serving all structures, 250-gallon propane with new 3-way auxiliary generator (2026), four-zone irrigation, and a 2-bay shop. Electronic gate and paved entry with a 5-camera security system.

Main house is 1,719 SF with open-concept living, primary suite with dual walk-in closets, walk-down marble shower, and separate vanity areas. LED lighting updated 2026.

Lexington positions a buyer 20 miles from Rockdale, where Micron's semiconductor investment and the supporting supply chain build-out along the 79/190 corridor are pulling infrastructure and employment eastward. Land with this use flexibility at this price point no longer exists inside that growth boundary.

SALE PRICE

\$1,305,000



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LOCATION OVERVIEW

In the Path of Progress: Just outside Lexington, directly positioning your business in Central Texas's explosive eastward growth corridor.

US-79 Corridor Synergy: Situated just south of the major US-79 manufacturing, tech, and logistics expansion zone.

Minutes to Rockdale Hubs: Under 20 minutes from Rockdale's booming advanced manufacturing and massive data center developments.

Regional Crossroads: Direct, low-congestion routing to Austin (50 miles), Taylor (35 miles), and College Station (50 miles).

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Aerial View

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Exterior Photos

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Interior Photos

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TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Don Quick & Associates, Inc.	347889	info@donquick.com	(512) 255-3000	
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone	
Darren Quick	443913	darren@donquick.com	(512) 255-3000	
Designated Broker of Firm	License No.	Email	Phone	
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone	
Shelly Morgan	509529	shelly@donquick.com	(512) 814-1825	
Sales Agent/Associate's Name	License No.	Email	Phone	
Buyer Initials	Tenant Initials	Seller Initials	Landlord Initials	Date