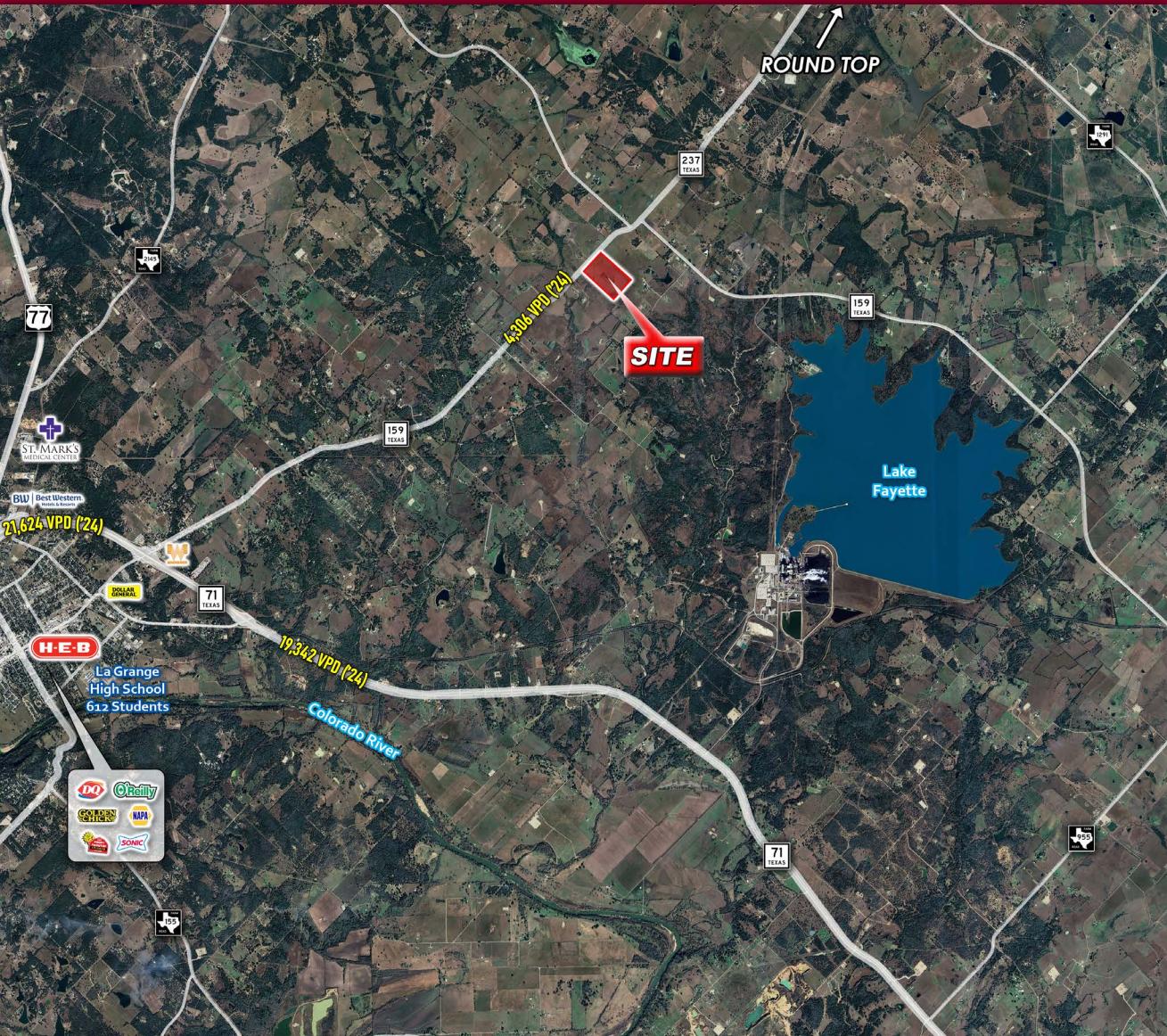




9115 SH-159

±68.27 Acres For Sale | La Grange, Texas

**SIZE:**

±68.27 Acres

PRICE:

\$1,672,615

LOCATION:

South side of SH-159, just west of SH-237 in La Grange

USE:

Commercial Development

PROPERTY HIGHLIGHTS:

- Approximately 1,350' of frontage on SH-159
- Highly visible and accessible location
- Less than ±0.6-miles from SH-237 intersection
- Less than ±5.5-miles from SH-71 intersection
- Less than ±9-miles from Round Top where highly visited biannual Antiques Fair takes place
- Approximately ±3-miles from beautiful Lake Fayette
- Strategically located in the path of growth
- Located outside of the floodplain
- Agricultural exemption currently in place
- Two water wells located on property
- Unrestricted
- The property reaches elevations up to 470 feet above sea level.
- Western views from the highest point of the property along with the potential to capture crossing water for a scenic lake makes the track desirable for homesite development

KEITH EDWARDS, CCIM, SIOR | 281.664.6633 | KEdwards@CaldwellCos.com

JAKE GALLOWAY | 281.664.6661 | JGalloway@CaldwellCos.com

The information contained herein is believed to be correct, but should be independently verified. No warranty or representation is made with regard to such information. All prices are subject to change without notice and property is subject to prior lease, sale or withdrawal from the market without notice.

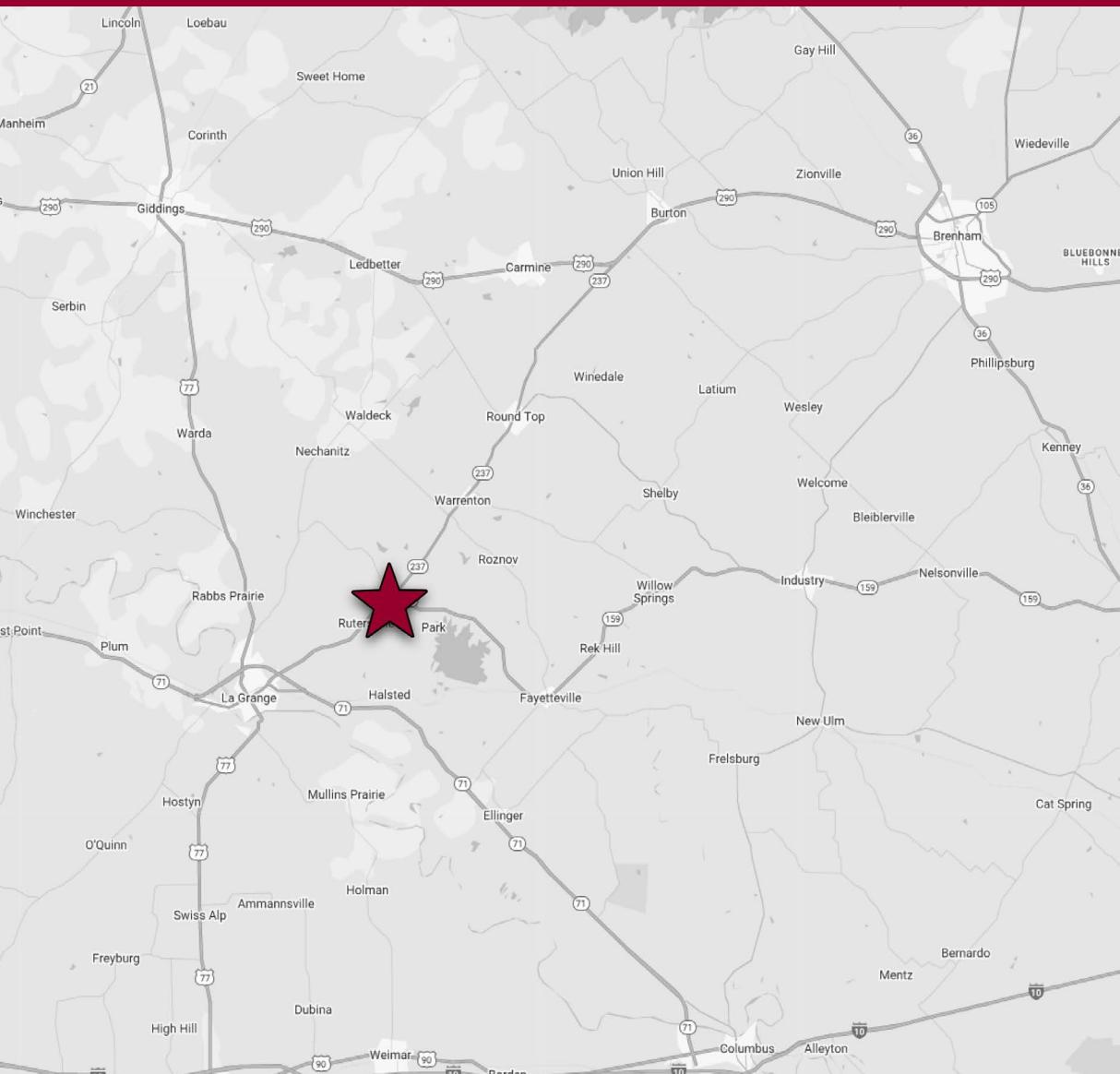
**CALDWELL
LAND CO**

713-690-0000 | CaldwellCos.com



9115 SH-159

±68.27 Acres For Sale | La Grange, Texas



KEITH EDWARDS, CCIM, SIOR | 281.664.6633 | KEdwards@CaldwellCos.com

JAKE GALLOWAY | 281.664.6661 | JGalloway@CaldwellCos.com

The information contained herein is believed to be correct, but should be independently verified. No warranty or representation is made with regard to such information. All prices are subject to change without notice and property is subject to prior lease, sale or withdrawal from the market without notice.

LOCATION:

South side of SH-159, just west of SH-237
in La Grange, Texas

TAXES:

La Grange ISD	\$0.82
Fayette County	\$0.27
Fayette Co CWCD	\$0.01
<u>Road & Bridge</u>	<u>\$0.13</u>
TOTAL TAXES	\$1.23

TRAFFIC COUNTS:

SH-159: 4,306 VPD (TXDOT 2024)

SH-237: 3,634 VPD (TXDOT 2024)

DEMOGRAPHICS:

	5 Mile	10 Miles	20 Miles
2025 Population	1,845	11,994	37,372
Daytime Population	1,736	13,871	38,538
Average HH Income	\$116,491	\$100,197	\$102,039

 **CALDWELL
LAND CO**

713-690-0000 | CaldwellCos.com



9115 SH-159

±68.27 Acres For Sale | La Grange, Texas



KEITH EDWARDS, CCIM, SIOR | 281.664.6633 | KEdwards@CaldwellCos.com

JAKE GALLOWAY | 281.664.6661 | JGalloway@CaldwellCos.com

The information contained herein is believed to be correct, but should be independently verified. No warranty or representation is made with regard to such information. All prices are subject to change without notice and property is subject to prior lease, sale or withdrawal from the market without notice.

**CALDWELL
LAND CO**

713-690-0000 | CaldwellCos.com



9115 SH-159

±68.27 Acres For Sale | La Grange, Texas



KEITH EDWARDS, CCIM, SIOR | 281.664.6633 | KEdwards@CaldwellCos.com

JAKE GALLOWAY | 281.664.6661 | JGalloway@CaldwellCos.com

The information contained herein is believed to be correct, but should be independently verified. No warranty or representation is made with regard to such information. All prices are subject to change without notice and property is subject to prior lease, sale or withdrawal from the market without notice.

**CALDWELL
LAND CO**

713-690-0000 | CaldwellCos.com



9115 SH-159

±68.27 Acres For Sale | La Grange, Texas



KEITH EDWARDS, CCIM, SIOR | 281.664.6633 | KEdwards@CaldwellCos.com

JAKE GALLOWAY | 281.664.6661 | JGalloway@CaldwellCos.com

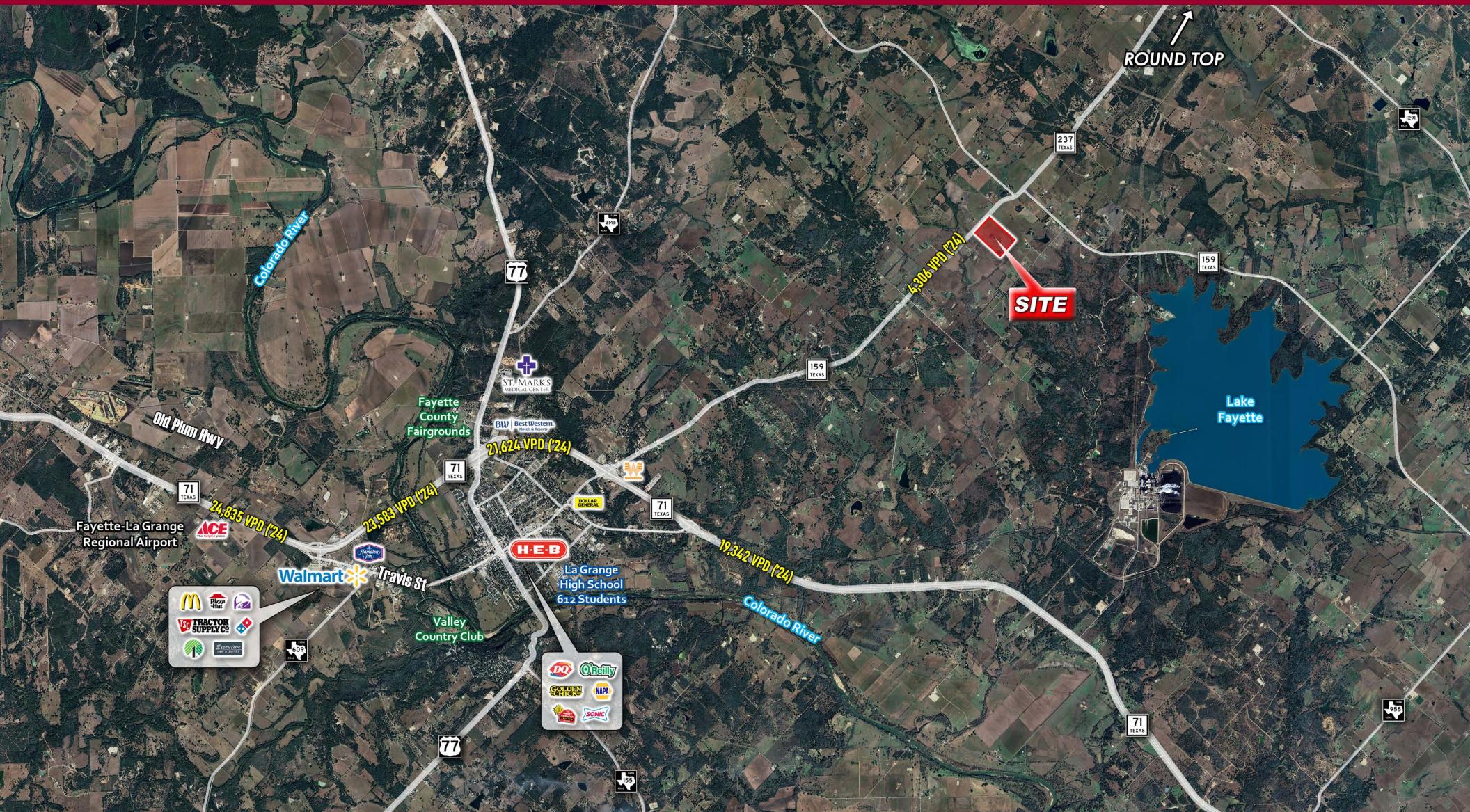
The information contained herein is believed to be correct, but should be independently verified. No warranty or representation is made with regard to such information. All prices are subject to change without notice and property is subject to prior lease, sale or withdrawal from the market without notice.

**CALDWELL
LAND CO**
713-690-0000 | CaldwellCos.com



9115 SH-159

±68.27 Acres For Sale | La Grange, Texas



KEITH EDWARDS, CCIM, SIOR | 281.664.6633 | KEdwards@CaldwellCos.com

JAKE GALLOWAY | 281.664.6661 | JGalloway@CaldwellCos.com

The information contained herein is believed to be correct, but should be independently verified. No warranty or representation is made with regard to such information. All prices are subject to change without notice and property is subject to prior lease, sale or withdrawal from the market without notice.

**CALDWELL
LAND CO**

713-690-0000 | CaldwellCos.com

Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

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.

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.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

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.

Caldwell Brokerage Company LLC dba Caldwell Land Co.	9002313	N/A	713-690-0000
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Jim Black	381266	jblack@caldwellcos.com	281-664-6612
Designated Broker of Firm	License No.	Email	Phone
Jim Black	381266	jblack@caldwellcos.com	281664-6612
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Keith Edwards	253460	kedwards@caldwellcos.com	281-664-6633
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date