

For Sale ±23.78 Acres

0 East Ave, Schulenburg, TX 78956



For more information contact:

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Colliers



±23.78 Acres | Schulenburg, TX

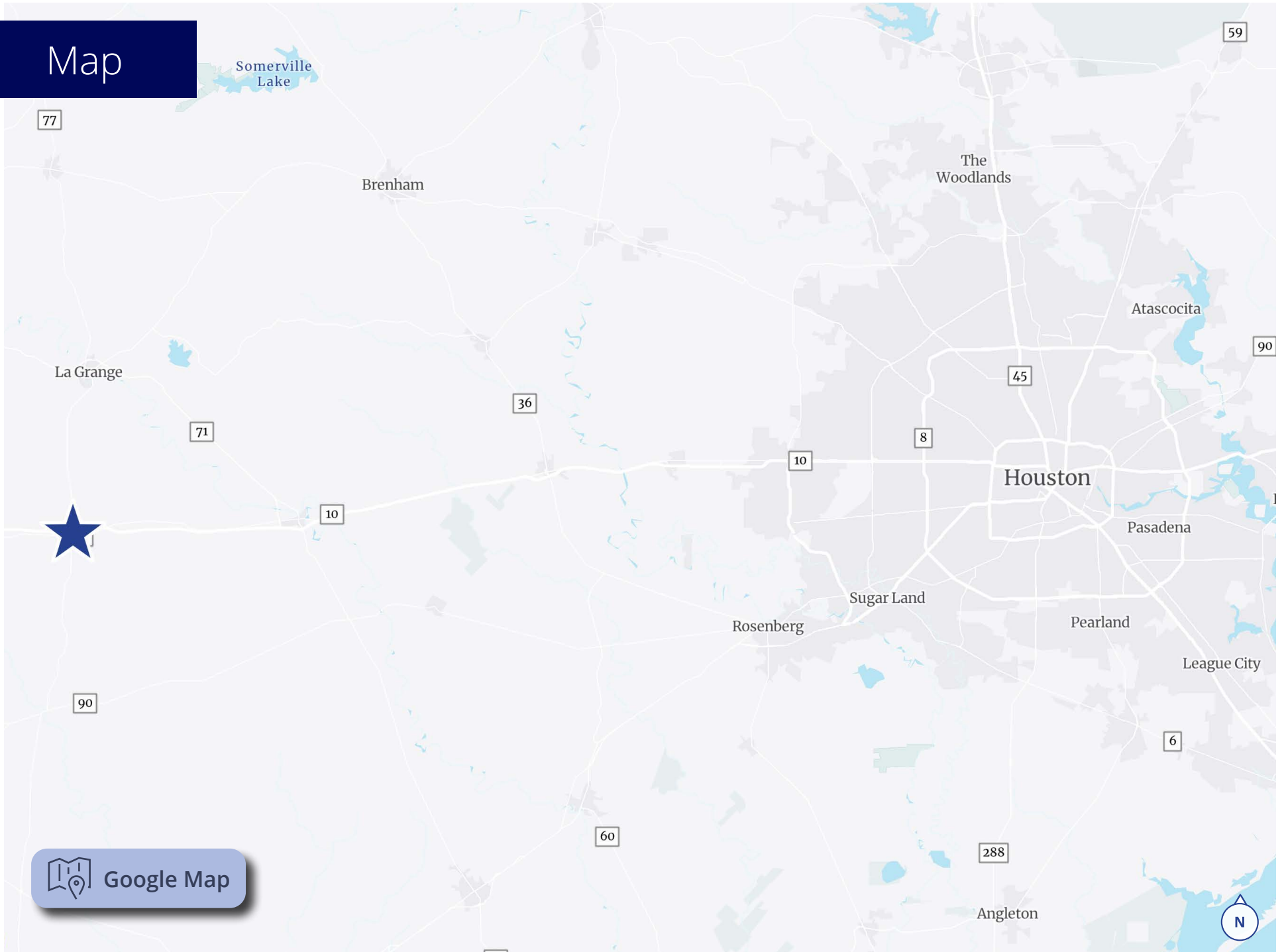
Property Description

This site offers an outstanding opportunity for development or investment in the growing City of Schulenburg. The property provides exceptional exposure and accessibility to I-10. Conveniently located with easy access to both I-10 and US Highway 90, this strategically positioned site is ideal for a wide range of opportunities.

SIZE	±23.78 Acres
TAX ID	89866 & 63144
ADDRESS	0 East Ave
CITY, STATE, ZIP	Schulenburg, TX 78956
ACCESS	East Ave
ZONING	Commercial, retail, light industrial development
COUNTIES	Fayette
UTILITIES	City of Schulenburg

2026 TAX RATES		
GFA	Fayette County	\$0.2810
RFM	Road & Bridge	\$0.1289
WFC	Fayette County GWCD	\$0.0080
SSH	Schulenburg ISD	\$0.8969
CSH	City of Schulenburg	\$0.2455
CAD	Central Appraisal Dist.	\$0.0000
TOTAL		\$1.5602

Map



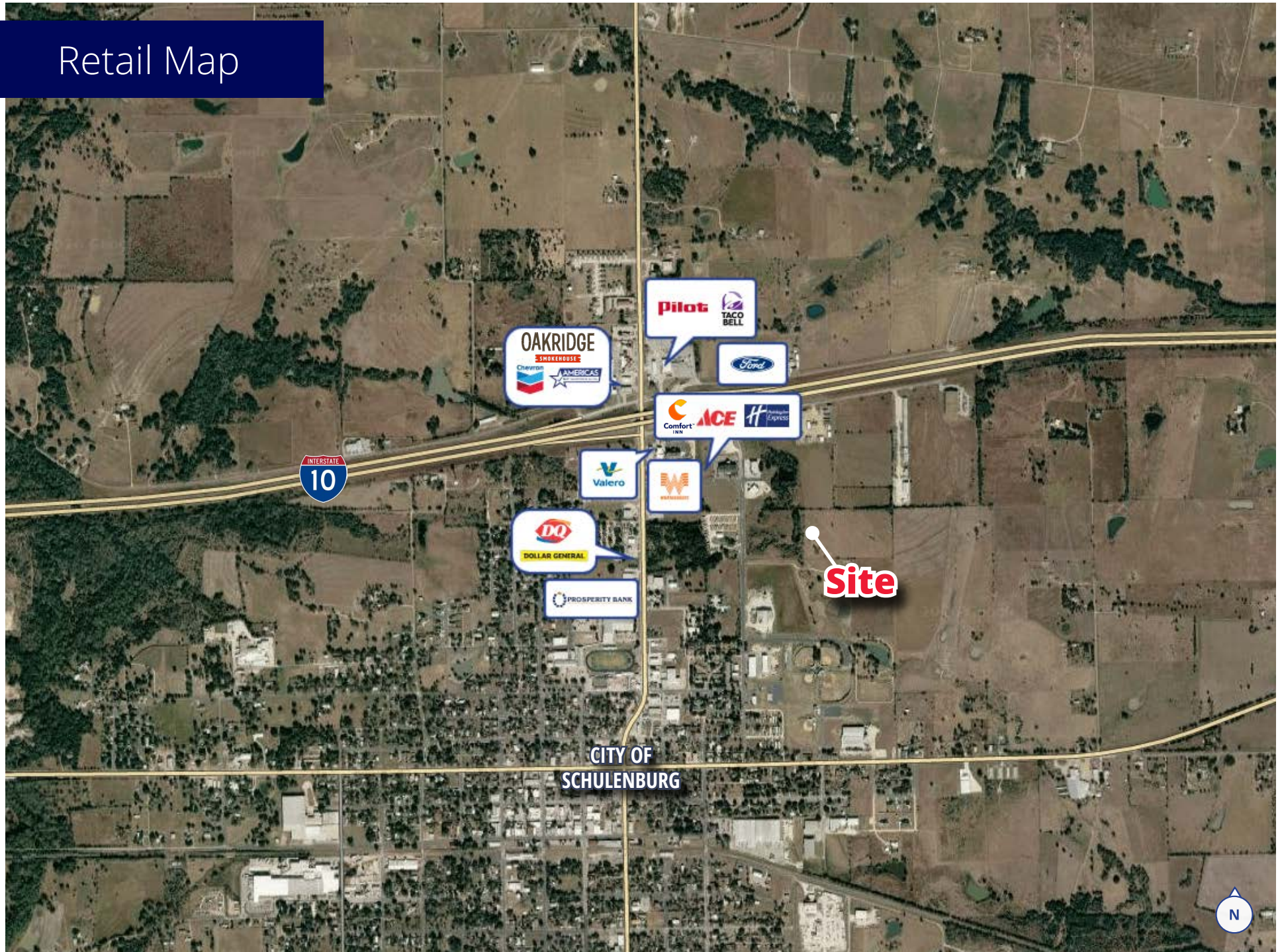
±23.78 Acres | Schulenburg, TX

Aerial Map



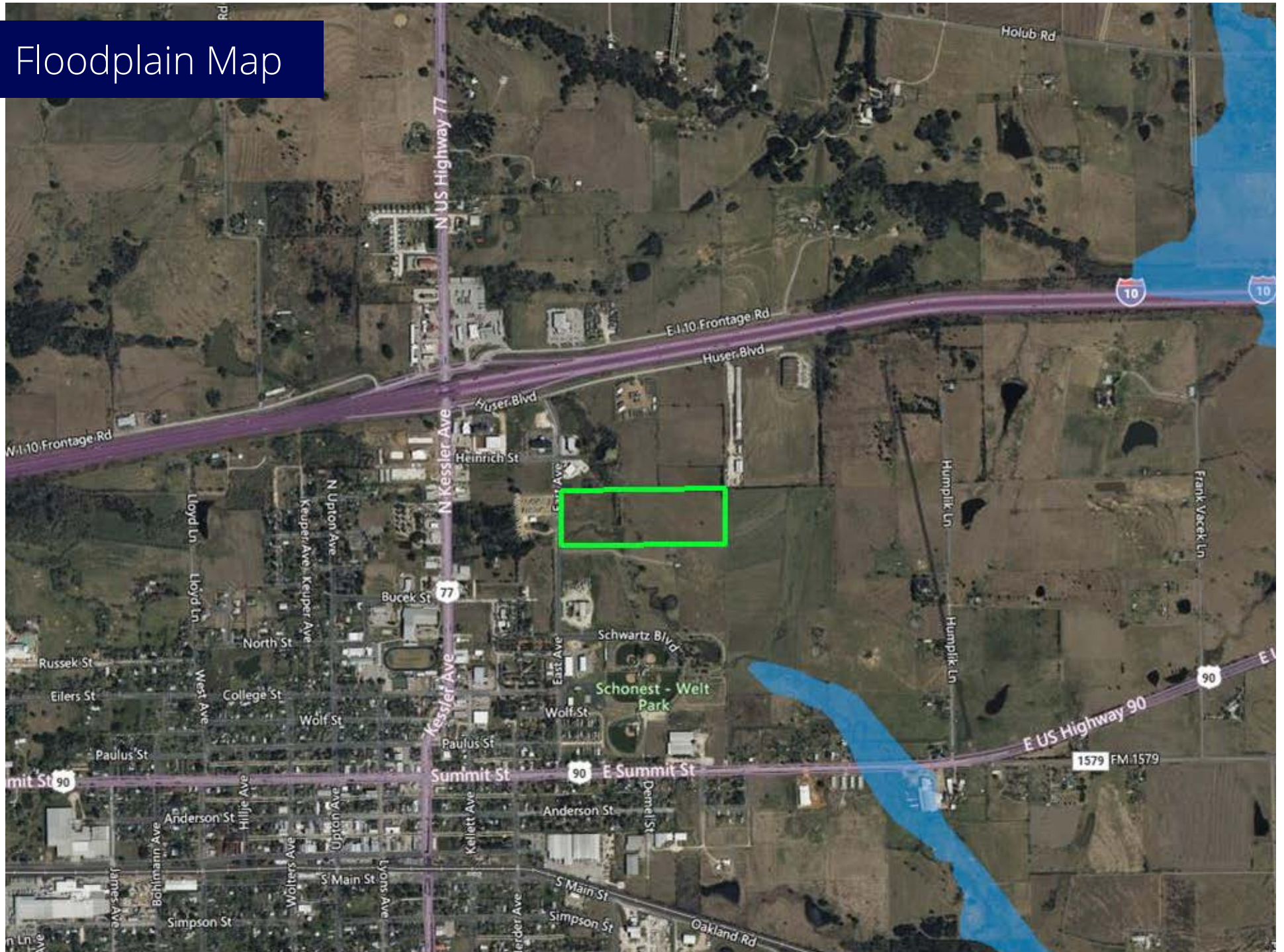
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Retail Map



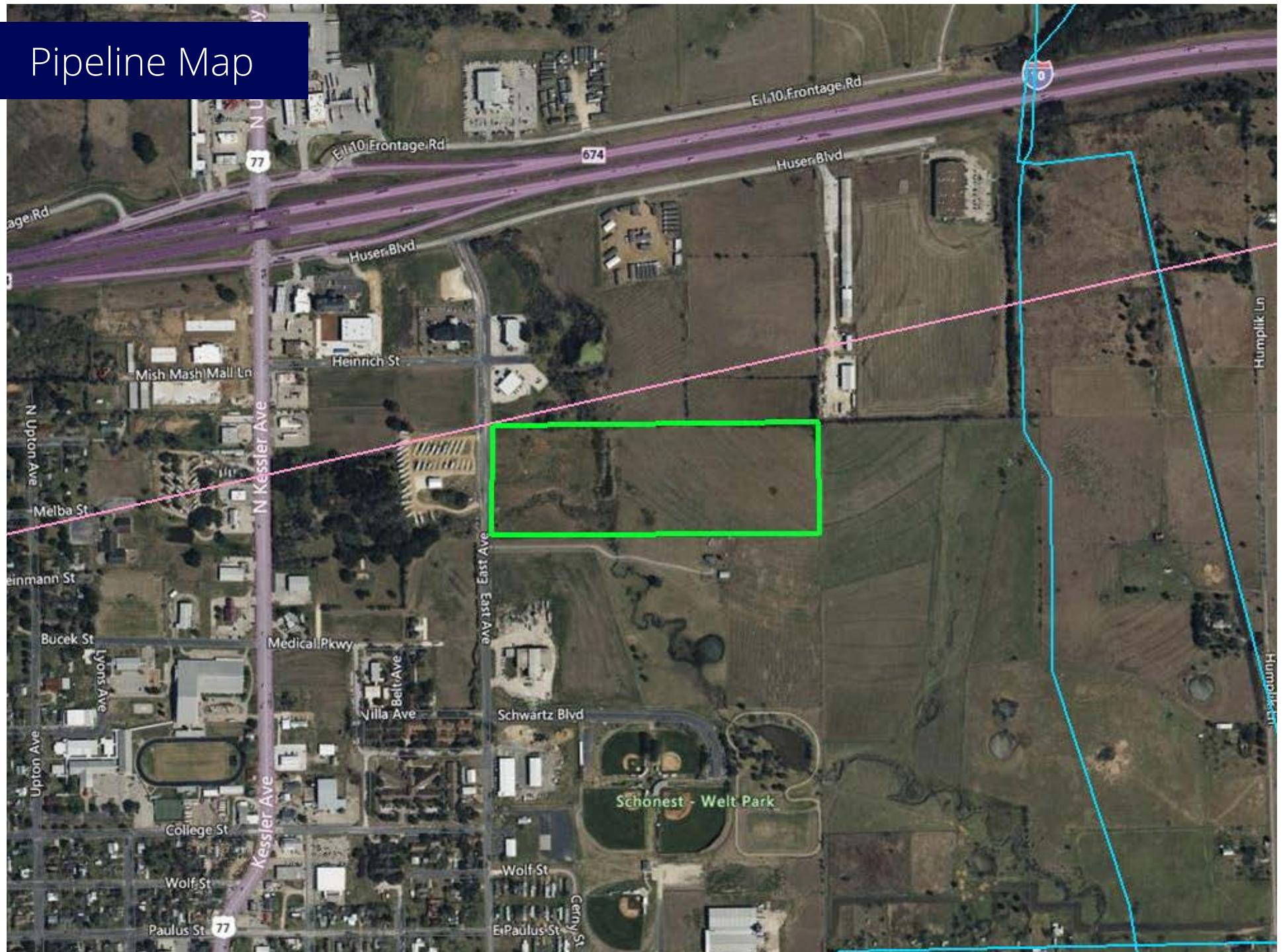
±23.78 Acres | Schulenburg, TX

Floodplain Map



±23.78 Acres | Schulenburg, TX

Pipeline Map



±23.78 Acres | Schulenburg, TX



Market Overview

78956, Schulenburg, Texas
1 mile radius

Household & population characteristics



\$60,000

Median household income



\$197,917

Median home value



62.9%

Owner occupied housing units



49.0

Median age



54.1%

Female population



47.3%

% Married (age 15 or older)

Annual lifestyle spending



\$2,049

Travel



\$19

Tickets to Movies



\$74

Theatre/Operas/
Concerts



\$59

Admission to Sports Events



\$7

Online Gaming Services

Households & population



1,814

Current total population



1,836

5 Year total population



736

Current total households



758

5 year total households

Education

12%

No high school diploma



45%

High school graduate



27%

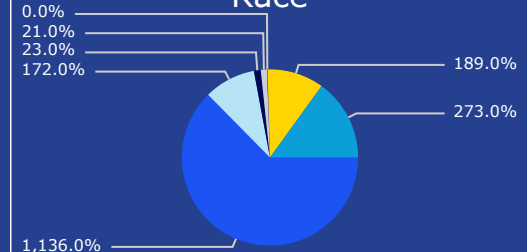
Some college



16%

Bachelor's/graduate/prof degree

Race



- White population
- Black population
- American Indian population
- Asian population
- Pacific islander population
- Other race population
- Population of two or more races

Business



193

Total Businesses



1,759

Total Employees

Annual household spending



\$1,496

Apparel & Services



\$119

Computers & Hardware



\$2,508

Eating Out



\$4,935

Groceries



\$5,325

Health Care

Employment



47%

White collar



40%

Blue collar



13%

Services

5.8%

Unemployment rate



Helpful links:

[City of Schulenburg](#)

[Schulenburg EDC](#)

[Fayette County](#)



[Google Map](#)

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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.

11-03-2025



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 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.

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