

605 Upton Ave, Schulenburg  
605 Upton Ave  
Schulenburg, TX 78956

**\$449,000**  
0.46± Acres  
Fayette County



**605 Upton Ave, Schulenburg**  
**Schulenburg, TX / Fayette County**

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## **SUMMARY**

### **Address**

605 Upton Ave

### **City, State Zip**

Schulenburg, TX 78956

### **County**

Fayette County

### **Type**

Commercial

### **Latitude / Longitude**

29.681636 / -96.906785

### **Taxes (Annually)**

\$5,990

### **Dwelling Square Feet**

8,830

### **Bedrooms / Bathrooms**

/ 2.5

### **Acreage**

0.46

### **Price**

\$449,000

### **Property Website**

<https://bubelarealestate.com/property/605-upton-ave-schulenburg-fayette-texas/117552/>



**PROPERTY DESCRIPTION**

Versatile commercial property offering approximately 8,830 square feet of office, medical, and warehouse space in Schulenburg. With visibility along US Highway 90 and access from Upton Avenue, this adaptable facility is well suited for an owner-user, contractor, healthcare provider, governmental organization, nonprofit, or investor.

Approximately 4,330 square feet is configured as finished office or clinical space, featuring a reception and waiting area, multiple offices, 11 private rooms—many equipped with sinks—and five restrooms. The remaining approximately 4,500 square feet provides warehouse or shop space with two overhead roll-up doors.

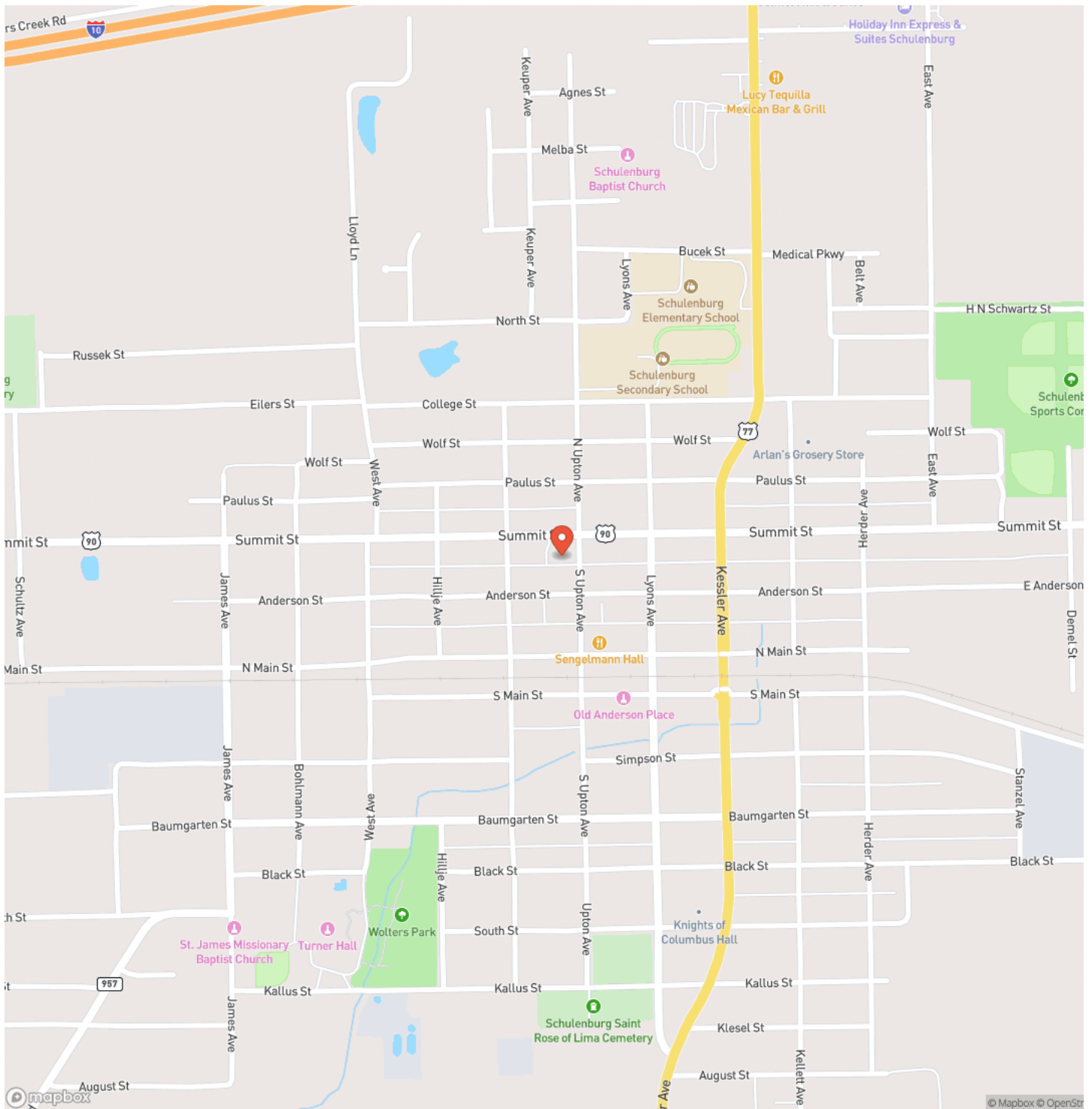
The flexible layout could accommodate a medical or rehabilitation clinic, veterinary practice, home-health provider, professional offices, vocational training facility, or the headquarters of an HVAC, plumbing, electrical, construction, agricultural-service, or similar business. The property has previously served as a medical facility, an HVAC contractor's office and shop, and temporary administrative offices for the City of Schulenburg, demonstrating its adaptability for a variety of commercial uses.

Located in southern Fayette County, Schulenburg sits near the intersection of Interstate 10 and US Highway 77, providing convenient access to the Houston, San Antonio, Austin, and Victoria markets. The property is also approximately 17 miles from La Grange and within convenient reach of Weimar, Flatonia, Columbus, and Hallettsville.

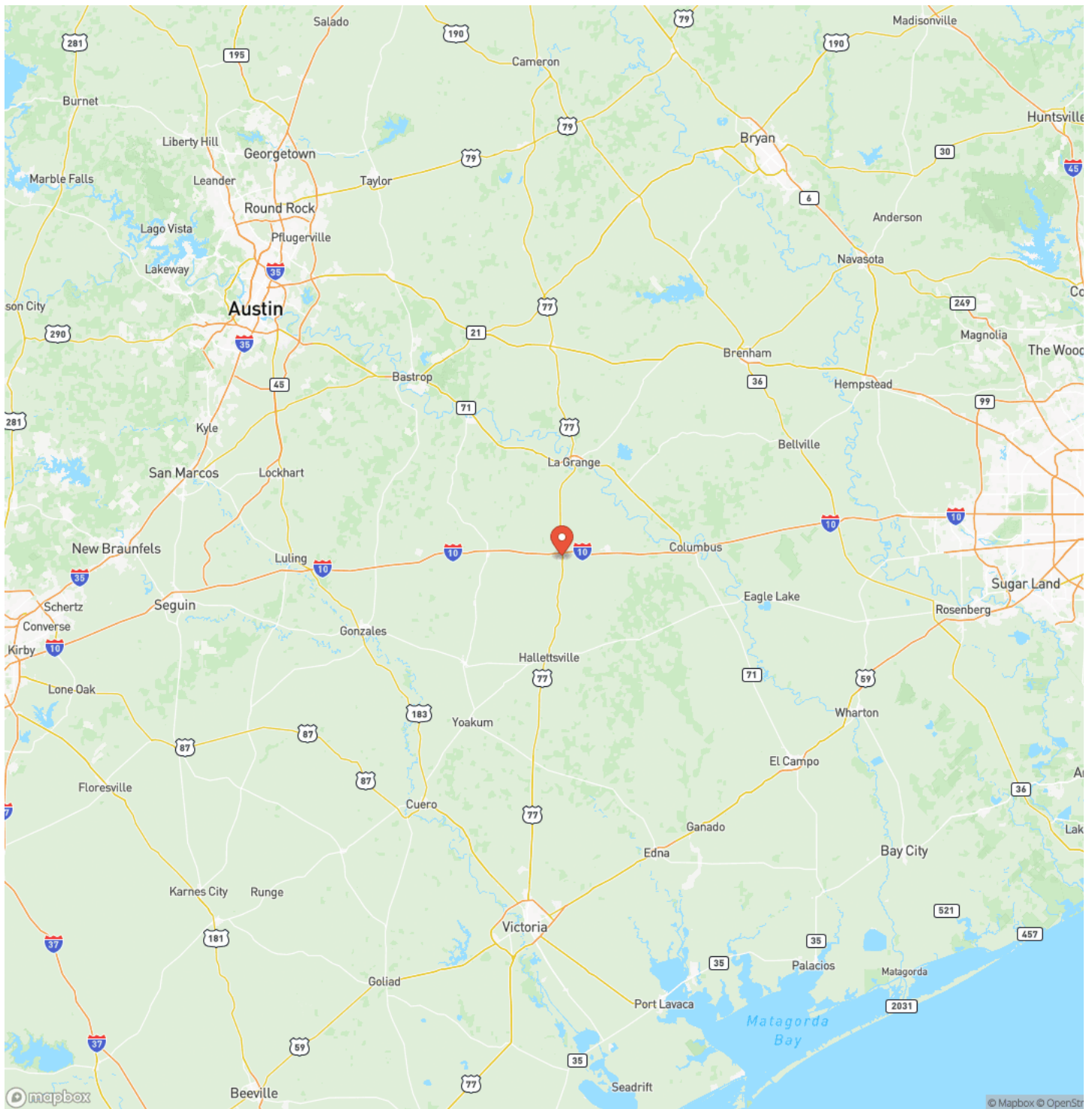
For a business seeking a combination of professional workspace, operational capacity, and warehouse functionality, 605 Upton Avenue presents an opportunity to acquire an established commercial facility at a cost that may be difficult to duplicate through new construction. Buyers should independently verify permitted uses, measurements, condition, and utility capacity.



## Locator Map



## Locator Map



## Satellite Map



**605 Upton Ave, Schulenburg**  
**Schulenburg, TX / Fayette County**

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Chip Bubela

## Mobile

(979) 743-4555

## Office

(979) 743-4555

## Email

Chip@BubelaRealEstate.com

## Address

603 N. Main St,

## City / State / Zip

Schulenburg, TX 78956

## NOTES

This image shows a single page of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page, leaving small margins at the top and bottom. There is no handwriting or other markings on the page.

## This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

## **DISCLAIMERS**

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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