

5431 N Hwy 77, La Grange
5431 N Hwy 77
La Grange, TX 78945

\$195,000
3.16± Acres
Fayette County



**5431 N Hwy 77, La Grange
La Grange, TX / Fayette County**

SUMMARY

Address

5431 N Hwy 77

City, State Zip

La Grange, TX 78945

County

Fayette County

Type

Residential Property

Latitude / Longitude

29.975914 / -96.883649

Dwelling Square Feet

3,064

Bedrooms / Bathrooms

4 / 3

Acreage

3.16

Price

\$195,000

Property Website

<https://bubelarealestate.com/property/5431-n-hwy-77-la-grange/fayette/texas/75210/>



PROPERTY DESCRIPTION

Discover the opportunity to create your dream property at 5431 N Highway 77, located just 4 miles north of Highway 71 in the thriving community of La Grange. This unique +/- 3.16-acre tract, identified as ABS A086 RABB WM 3 LGS, offers some rural charm and in town accessibility. The tract is accessible via a convenient easement road on the left west side of Highway 77.

The property features a tranquil small pond, providing a perfect setting for relaxation or recreation. Two homes are situated on the lot, though they are in need of significant repairs, they offer ample potential for restoration or redevelopment. With existing utilities including a water well, septic system, and electricity on site, your vision for this space can come to life.

Priced competitively just above the appraisal district value, this property presents an excellent canvas for residential, commercial, or investment opportunities. As Highway 77 undergoes widening and La Grange experiences considerable growth, this area is poised for future development, making it an ideal location for investors and visionaries alike.

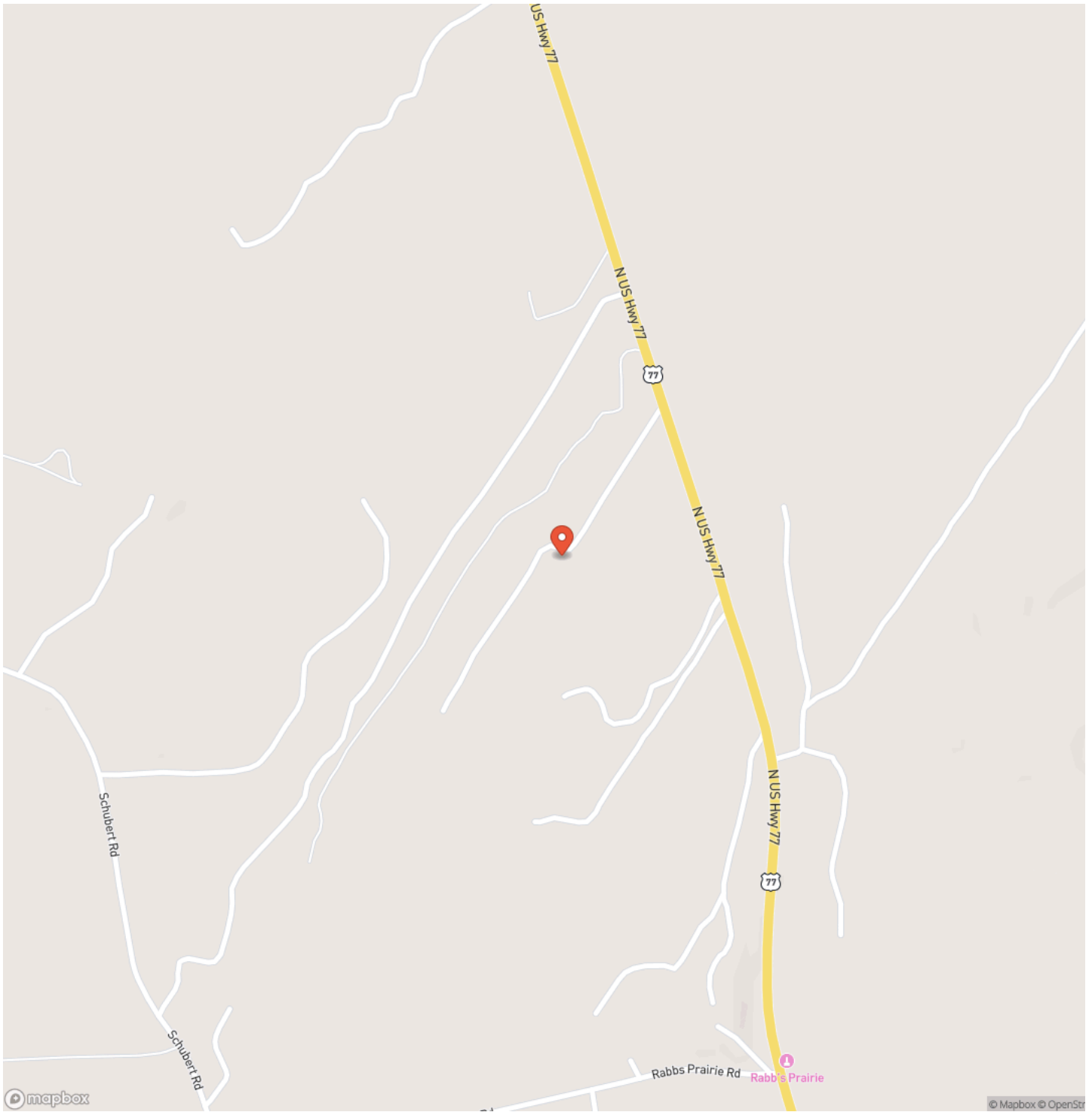
Situated just north of Rabbs Prairie Road, you'll find yourself nestled in one of the county's most picturesque regions, close to many home sites on the Colorado River. With so much to offer and plenty of room for improvement, this property is a must-see for anyone looking to capitalize on La Grange's expanding landscape.

Due to the seller's limited knowledge of the property's details, an on-site inspection is highly recommended. Don't miss out on the potential of this remarkable land—come envision the possibilities today!

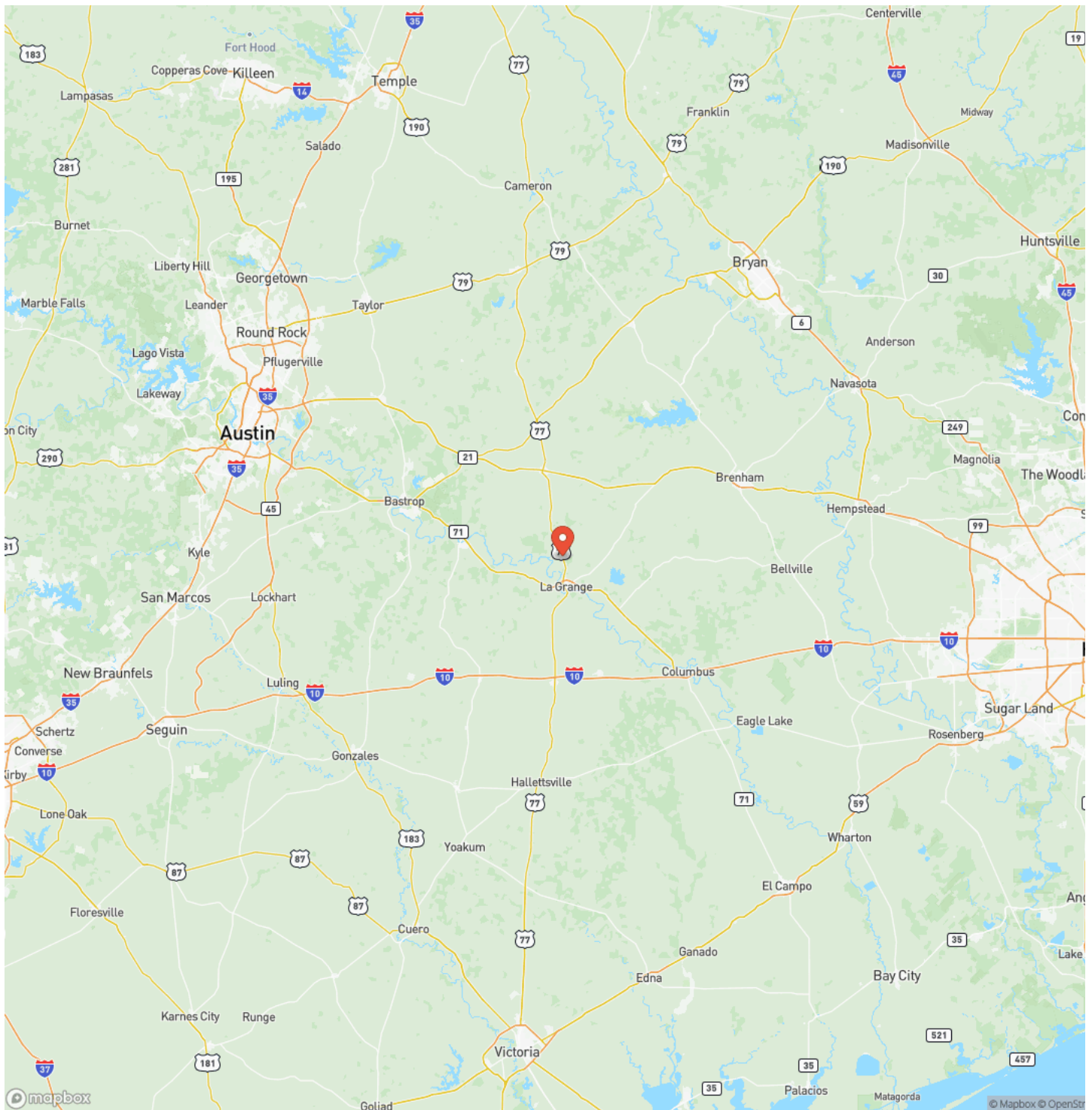
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Locator Map



Locator Map



Satellite Map



DISCLAIMERS

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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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