

Hwy 77 @ August St, Schulenburg - 8+ Acres
Hwy 77 @ August St
Schulenburg, TX 78956

\$400,000
8.040± Acres
Fayette County



Hwy 77 @ August St, Schulenburg - 8+ Acres
Schulenburg, TX / Fayette County

SUMMARY

Address

Hwy 77 @ August St

City, State Zip

Schulenburg, TX 78956

County

Fayette County

Type

Undeveloped Land, Commercial

Latitude / Longitude

29.671708 / -96.90421

Taxes (Annually)

3655

Acreage

8.040

Price

\$400,000

Property Website

<https://bubelarealestate.com/property/hwy-77-august-st-schulenburg-8-acres-fayette-texas/102925/>



Hwy 77 @ August St, Schulenburg - 8+ Acres Schulenburg, TX / Fayette County

PROPERTY DESCRIPTION

Commercial Opportunity | 8.4 Acres | Hwy 77 Hard Corner | Schulenburg, TX

Position your business for success with this **high-visibility 8.4-acre commercial tract** located at a prime hard corner along **Highway 77 in Schulenburg**.

Strategically situated just inside the city limits traveling north from Hallettsville, this property offers exceptional exposure, accessibility, and development potential in a growing corridor between Houston and San Antonio.

Property Highlights

- **8.4 Acres** of level, developable land
- **Hard Corner Location** - ideal for maximum traffic exposure
- **333± Ft Frontage on Highway 77**
- **540.42 Ft Frontage on August Street**
- **Inside City Limits** with utilities available
- **Zoned General/Commercial** - flexible for a wide range of uses
- **New Survey Available**

Why This Property Stands Out

This tract sits at a **key entry point into Schulenburg**, capturing traffic from both local and regional flow. With dual frontage and strong visibility, it is perfectly suited for:

- Retail development (QSR, convenience store, strip center)
- Fuel station or travel-related business
- Industrial service yard or flex space
- Office or mixed-use commercial project

Investment Potential

Schulenburg continues to see steady growth driven by its central location along major travel routes. This site offers a rare opportunity to secure a **corner commercial tract with infrastructure in place**, minimizing development hurdles and maximizing return potential.

Whether you're an end user looking to establish a presence or an investor seeking your next development project, this property checks all the boxes: **location, visibility, access, and flexibility**.

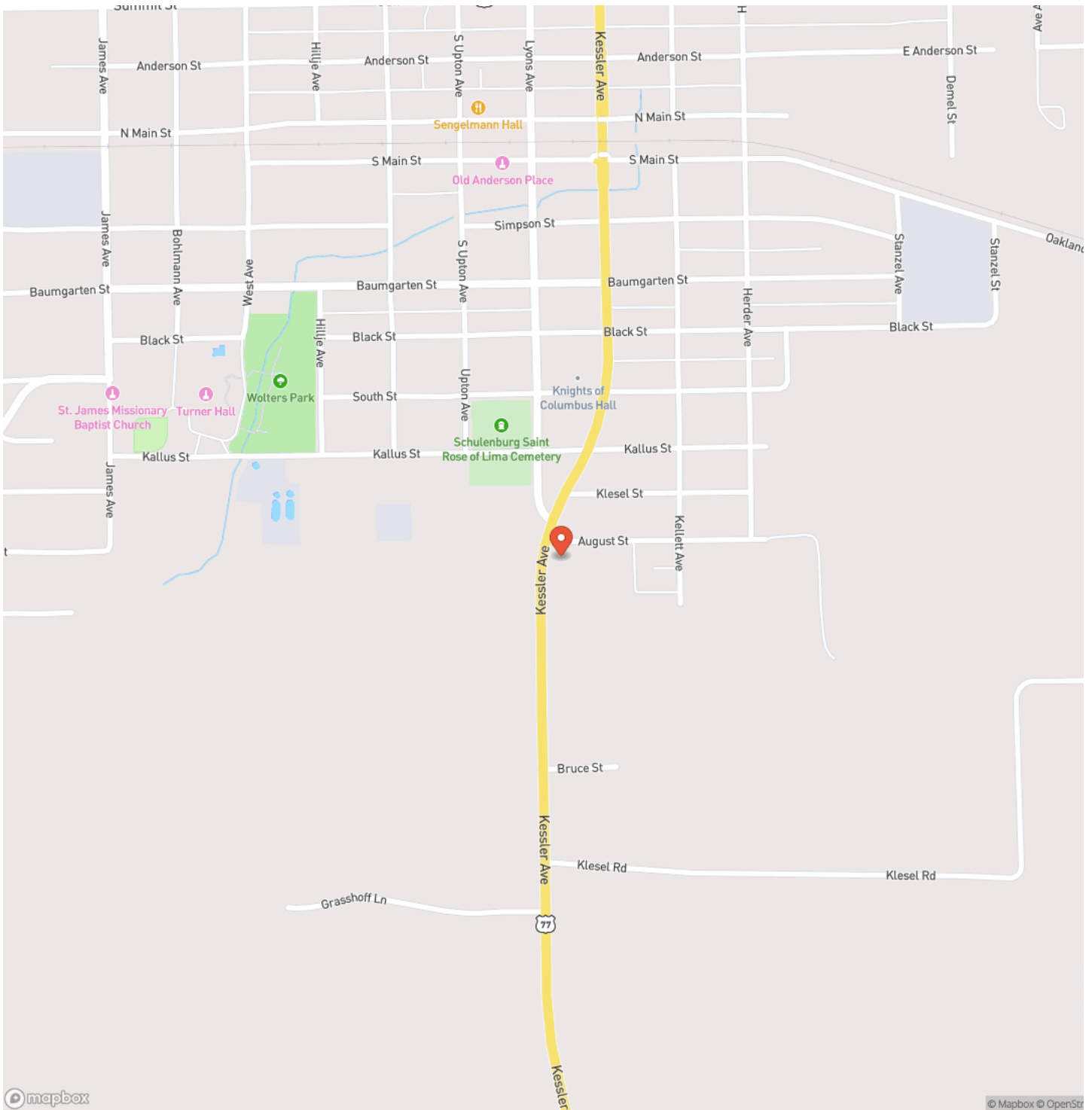
Opportunities like this are limited-**hard corner commercial tracts with utilities and highway frontage are in high demand**.

Contact **Bubela Real Estate** today to discuss pricing, development potential, and how this property can support your next venture.

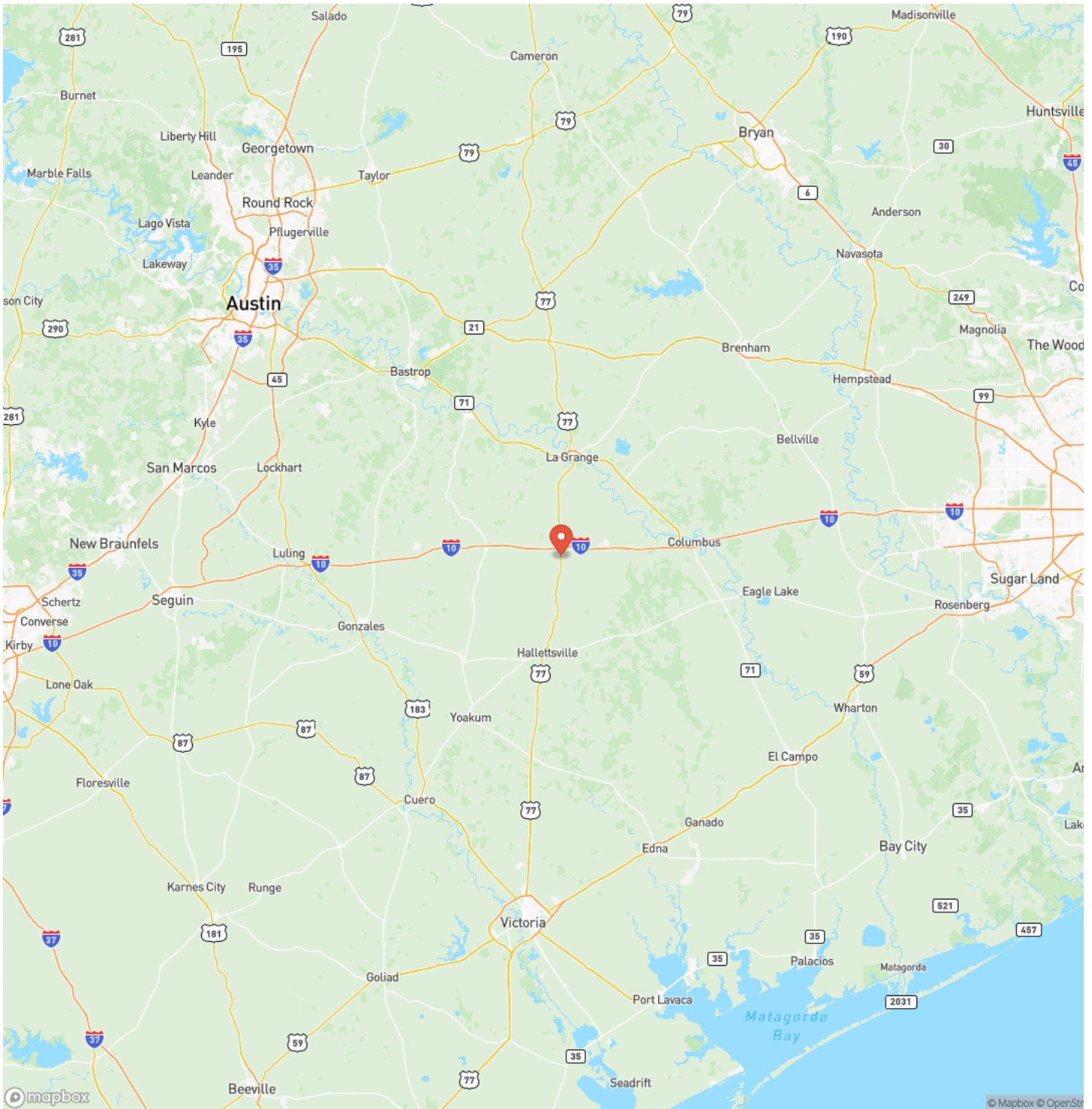
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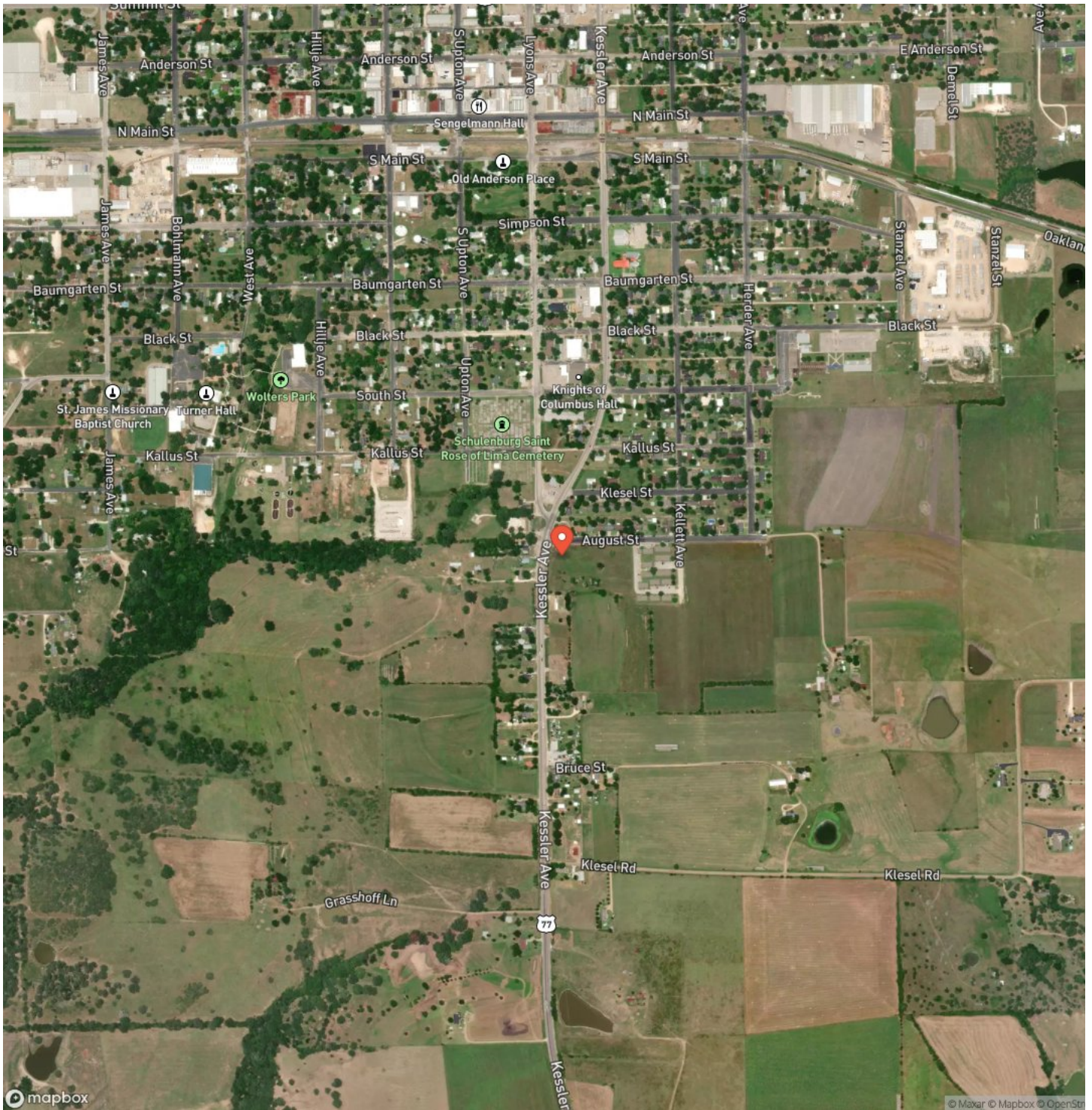
Locator Map



Locator Map



Satellite Map



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Schulenburg, TX / Fayette County

LISTING REPRESENTATIVE

For more information contact:



Representative

Chip Bubela

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Address

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City / State / Zip

NOTES

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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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