

# Ranch, Free Standing - La Grange, TX



**5521 E State Highway 71, La Grange, TX, 78945**

Offered at \$1,100,000

Welcome to La Grange!! This 10 acre property with the infrastructure and plants to accommodate 1.5 acres of vineyard with plants that were planted in 2000. The business is included in the sale and has a 3000sf tasting room with a production area in the warehouse that was built in 2013. Cold storage for inventory and the winery building has a party room for small events and a kitchen as well. 1750 sf house on the property that is keep in VERY good condition. 3 bed 2 bath homestead or a nice b&b for someone looking for rental income. There is approximately 1600 linear feet of Hwy 71 road frontage that is very sought after in this area. The property is in a very visible curve with great visibility. The property is a great spot for vineyard, vegetable production or future production of alternative growing plants. There are many business opportunities for this property but most important is its highway frontage and great location to College Station, Houston and San Antonio.

3 Bedrooms

2 Bathrooms

1,790 sqft

9.89 acre (lot size)

Built: 1970



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