

MIDWEST LAND GROUP PRESENTS

35.25 ACRES

FAYETTE COUNTY, TX

7604 NORTH HIGHWAY 77, LA GRANGE, TEXAS



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

RESIDENTIAL OR INVESTMENT POTENTIAL WITH ESTABLISHED WHITETAIL HUNTING

Located between La Grange and Giddings, this property offers an exceptional combination of accessibility, utility infrastructure, recreational appeal, and long-term potential. Approximately 870 feet of frontage along US-77 provides excellent visibility and convenient access. A brand new 12" water line through Lee County WSC runs along the highway frontage and electricity is also available, making the property well positioned for a future homesite or other development. A new culvert and entryway have already been installed, providing a quality point of access from US-77. With La Grange and Giddings both approximately 15 minutes away, the property offers the convenience of nearby cities while maintaining a rural setting. Austin is approximately 75 minutes away, with Houston roughly 1 hour and 45 minutes and San Antonio approximately 2 hours away.

The property offers multiple potential homesite locations and approximately 3 acres on the northwest side have been selectively cleared, providing an excellent starting point for future improvements. Additionally,

the combination of highway frontage, available utilities, and proximity to several major Texas markets creates a strong opportunity for a long term land investment or future development. The property's location along US-77 provides both accessibility and strategic positioning in a growing area of South Central Texas.

Hunters will appreciate the established whitetail hunting found on the property, adding recreational value to an already versatile tract. The absence of wild hogs is an added benefit for those focused on quality deer management. Whether you're looking for a place to build a country home, a recreational property with established hunting, or a strategic long term investment with future development potential, this property offers a rare combination of location, infrastructure, access, and flexibility.

The blind and feeders will convey with an acceptable offer. Approximately 1.5 acres lies in an active oil pad.



PROPERTY FEATURES

COUNTY: **FAYETTE** | STATE: **TEXAS** | ACRES: **35.25**

- Approximately 870' of frontage on US-77
- Brand-new 12" water line along US-77 through Lee County WSC
- Electric available
- Situated between La Grange and Giddings - 15 minutes away
- 75 minutes to Austin, 1 hour 45 minutes to Houston, 2 hours to San Antonio
- Multiple homesite locations
- Strategic long-term investment or development potential
- Established whitetail hunting
- Approximately 3 acres on NW side selectively cleared
- No wild hogs
- New culvert and entryway to access property



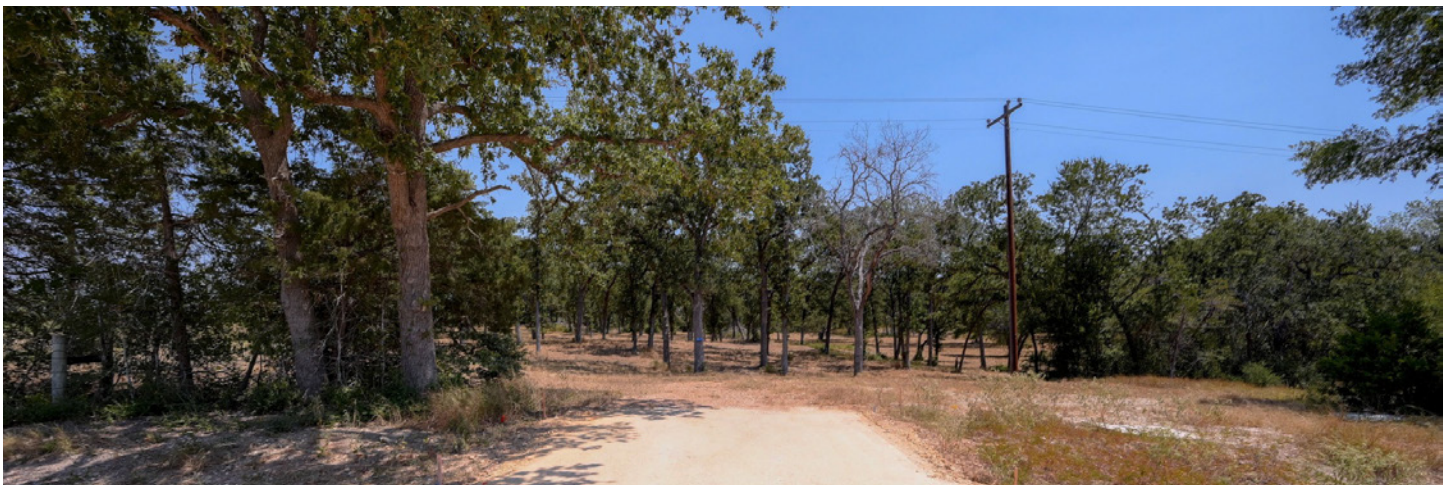
870 FEET OF US-77 FRONTAGE



MULTIPLE HOMESITE LOCATIONS



NEW WATER LINE & ELECTRIC AVAILABLE



NEW CULVERT & ENTRYWAY



ESTABLISHED WHITETAIL HUNTING



ADDITIONAL PHOTOS



AERIAL MAP



Maps Provided By:



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Boundary Center: 30° 0' 23.4, -96° 53' 28

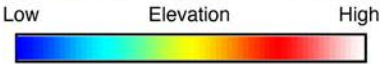
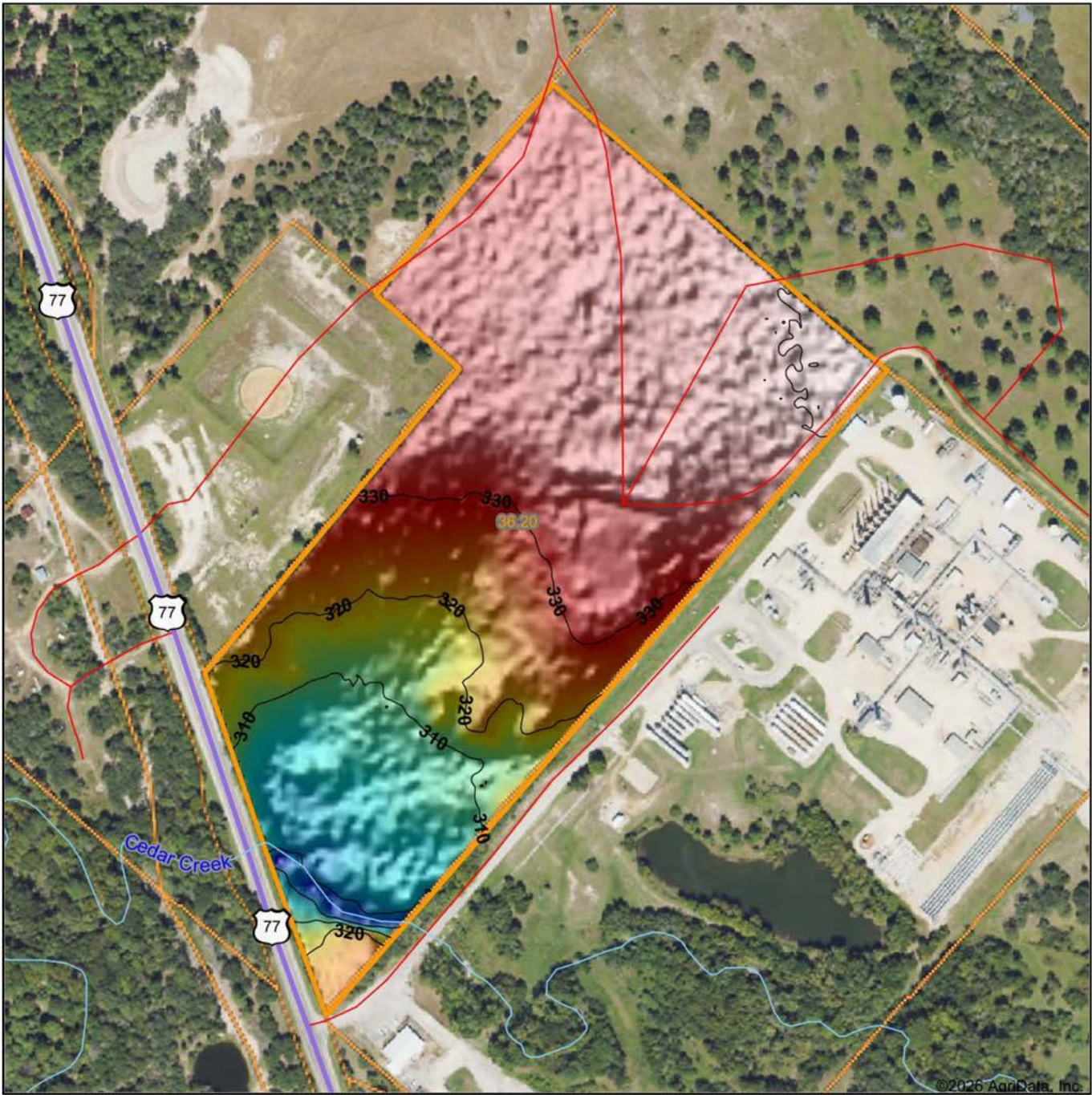
0ft 369ft 738ft



Fayette County
Texas

8/13/2026

HILLSHADE MAP



Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING

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Source: USGS 3 meter dem
Interval(ft): 10
Min: 292.5
Max: 342.3
Range: 49.8
Average: 326.6
Standard Deviation: 12.17 ft

0ft 371ft 742ft

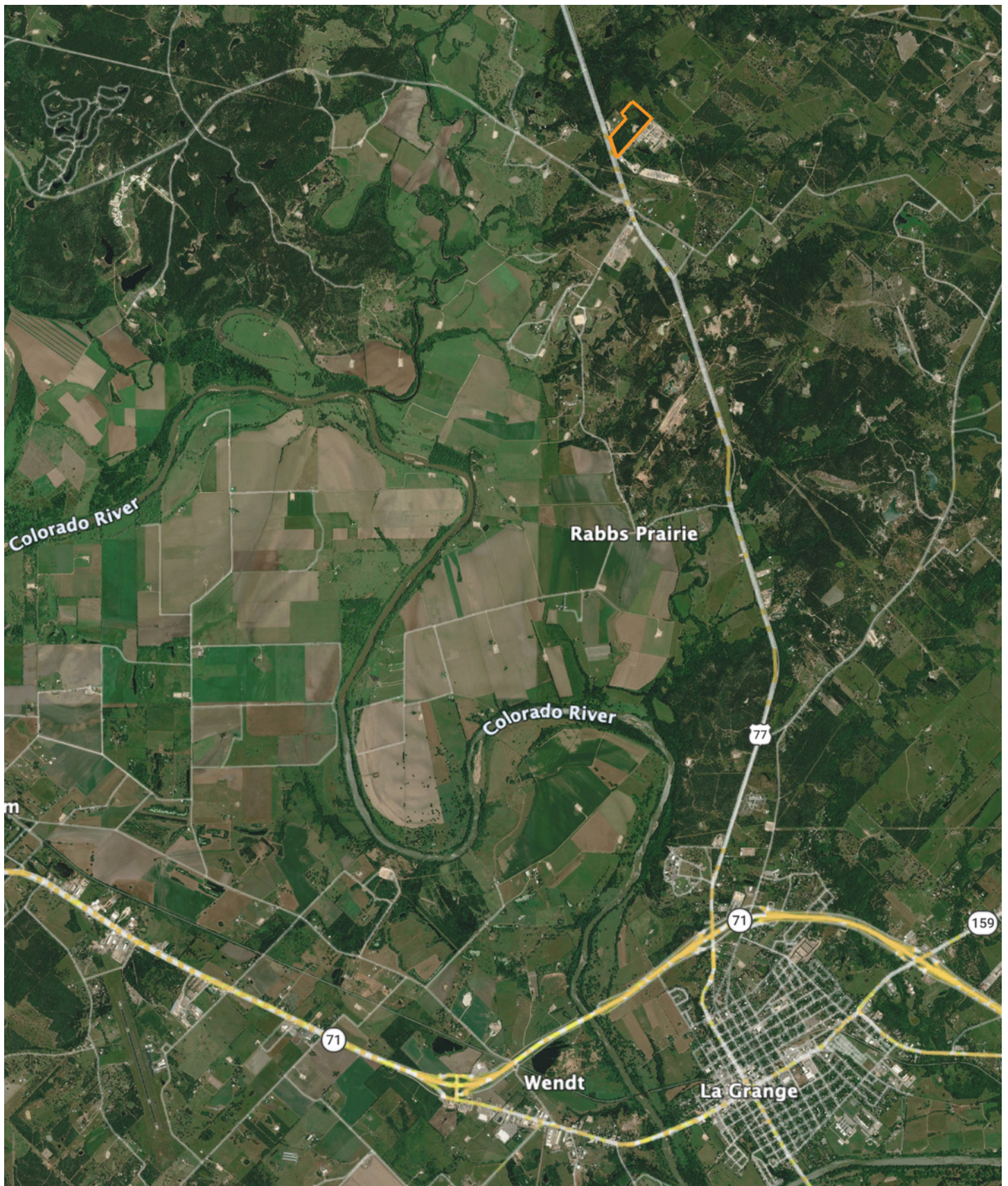


8/13/2026

**Fayette County
Texas**

Boundary Center: 30° 0' 23.4, -96° 53' 28

OVERVIEW MAP



AGENT CONTACT

Based in Kyle, Texas, and proudly serving the Central Texas and Hill Country region, Stephen Mauzy brings a lifelong connection to the outdoors, a deep respect for rural values, and a tireless work ethic to every land transaction. Born in Houston and a graduate of Texas A&M University with a degree in Industrial Distribution, Stephen grew up fishing the Texas Gulf Coast and exploring the woods of Southeast Texas. His passion for bird hunting began in college and deepened while working on a small horse ranch and preparing family land in East Texas for hunting with his brothers.

Before joining Midwest Land Group, Stephen helped build a \$40 million business in the construction materials industry, helping clients overcome the challenges of hard manual work to build their livelihoods. Now, he applies that same drive and business acumen to helping landowners and buyers succeed through land ownership.

Stephen's commitment to conservation and community runs deep. He's actively involved with organizations like Ducks Unlimited, Coastal Conservation Association, Habitat for Humanity, and Food for the Hungry. Clients trust Stephen for his honesty, dedication, and ability to work as hard for them as they do for themselves. If you're looking to buy or sell land in Texas, Stephen Mauzy is the agent who will get it done right.



STEPHEN MAUZY

LAND AGENT

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