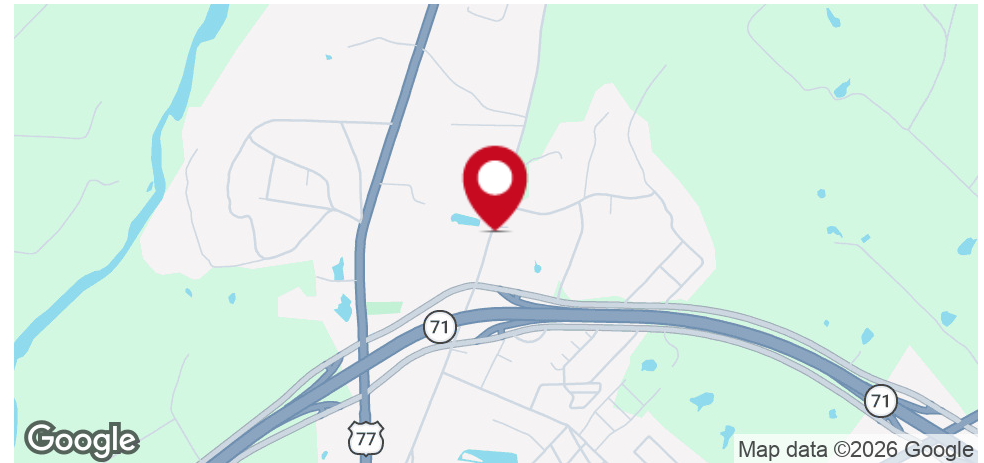
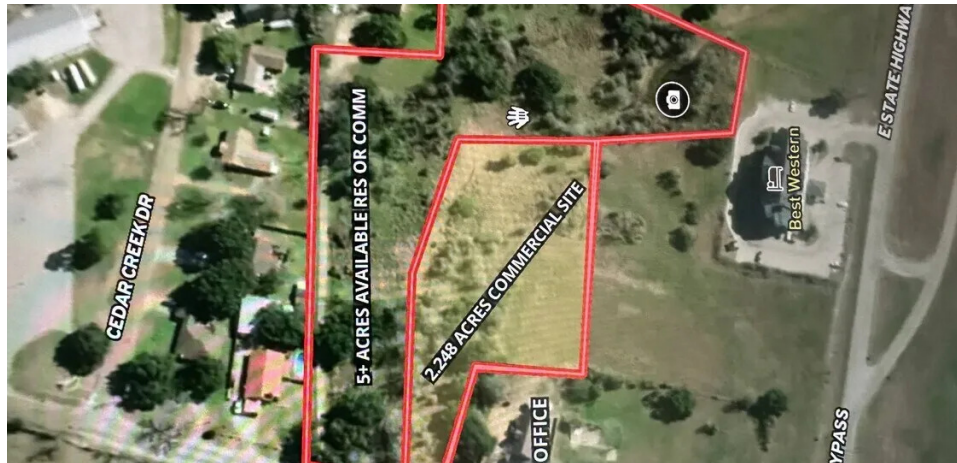


Executive Summary

1744 VON MINDEN | 1744 NORTH VON MINDEN ROAD, LA GRANGE, TX 78945



OFFERING SUMMARY

Sale Price: \$349,000

Lot Size: 2.25 Acres

Zoning: commercial

Price / SF: \$3.56

PROPERTY OVERVIEW

High-visibility commercial opportunity in La Grange along the Texas State Highway 71 corridor. This ±2.248-acre tract is strategically positioned near key demand drivers including a hospital, EMS station, and a Best Western hotel, making it an ideal location for commercial development.

Survey available. Boundary shown reflects surveyed acreage and may not match county parcel lines.

PROPERTY HIGHLIGHTS

- Zoned commercial
- Convenient location
- Potential for office development
- High visibility
- Accessible from major roads
- Flexible usage options
- Ideal for retail or service businesses

RICK LEMONS, CCIM

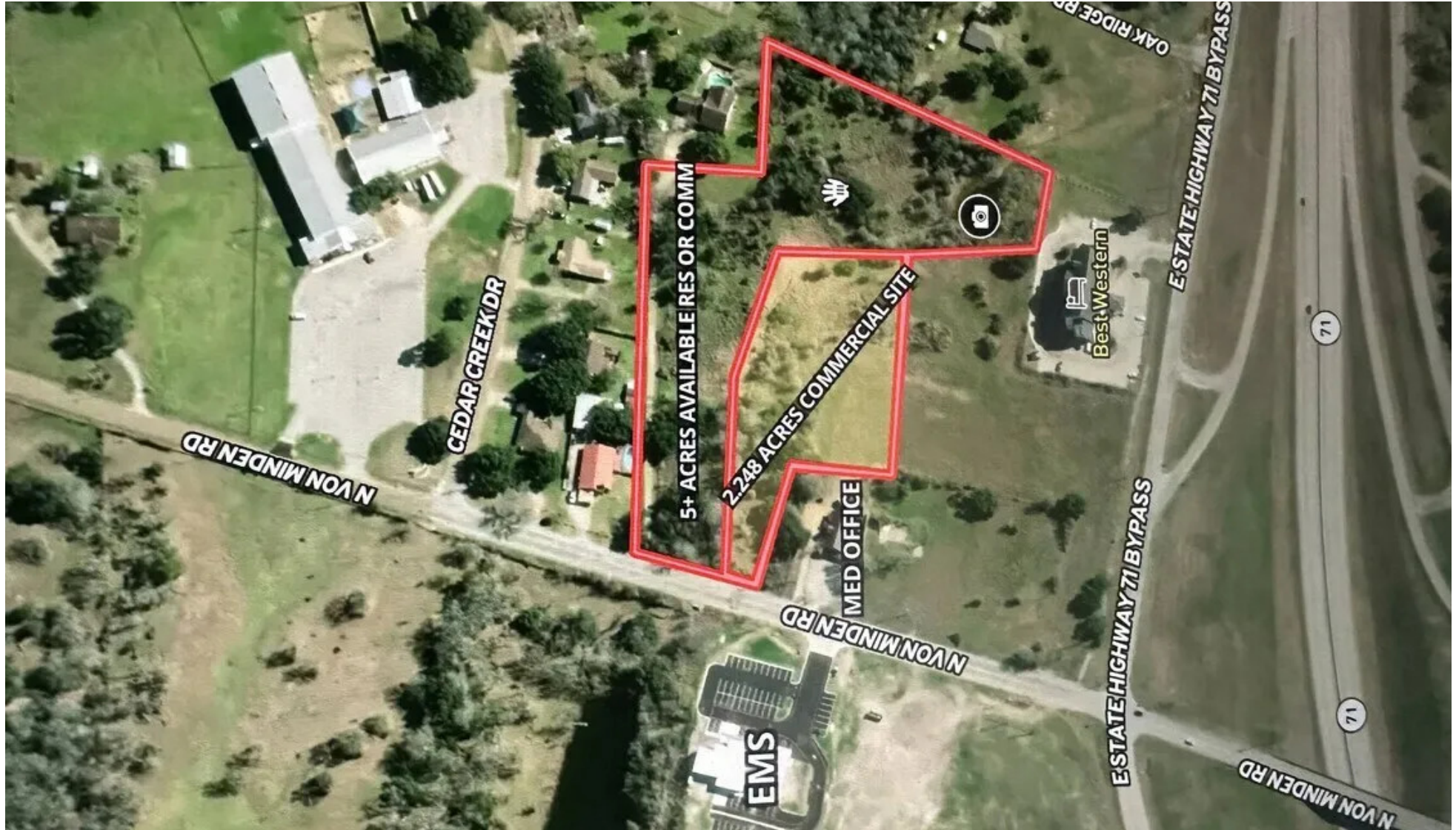
Broker
979.221.2929
rlemons@lkgra.com



Land For Sale

Additional Photos

1744 VON MINDEN | 1744 NORTH VON MINDEN ROAD, LA GRANGE, TX 78945



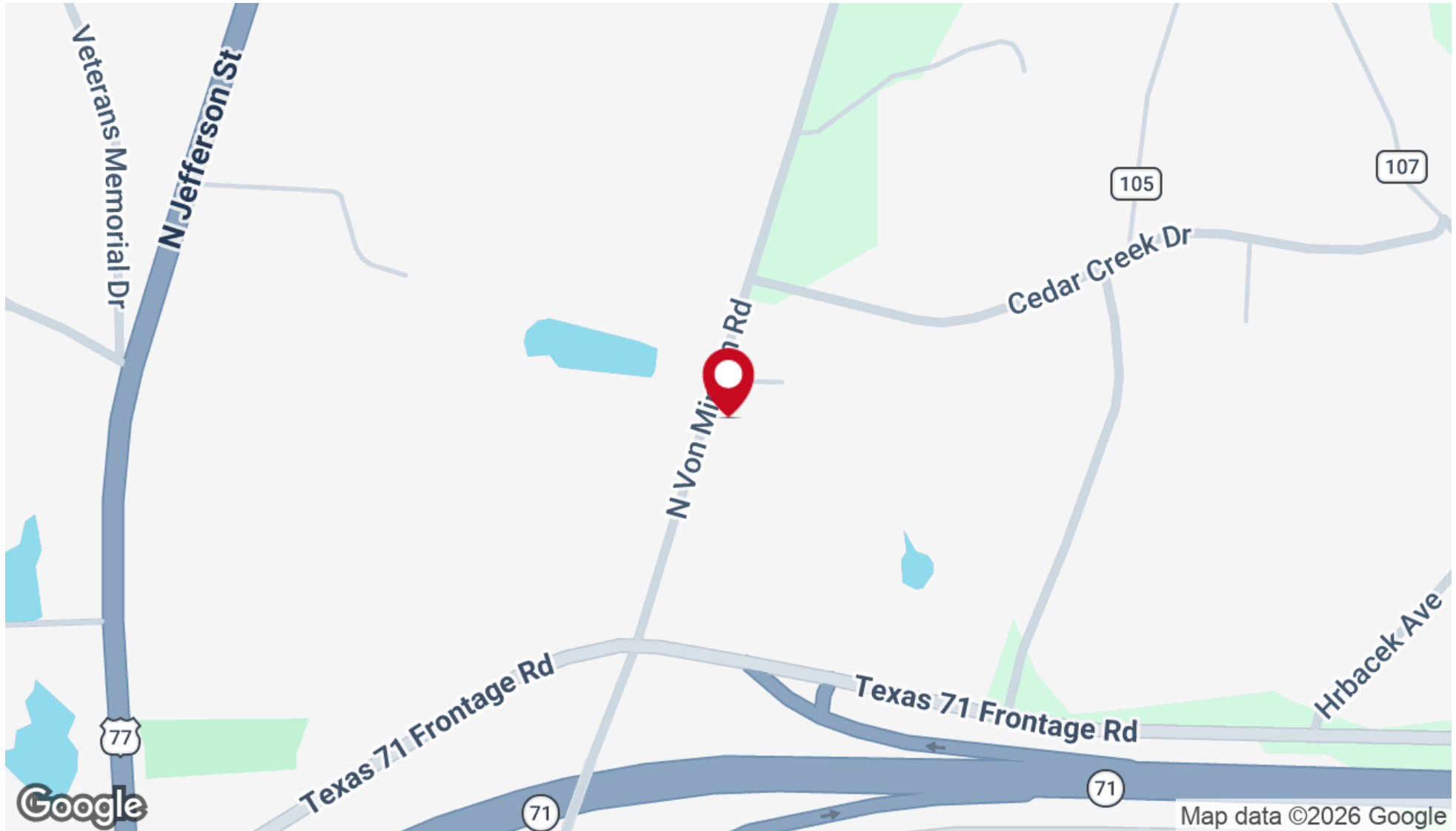
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Location Map

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Land For Sale

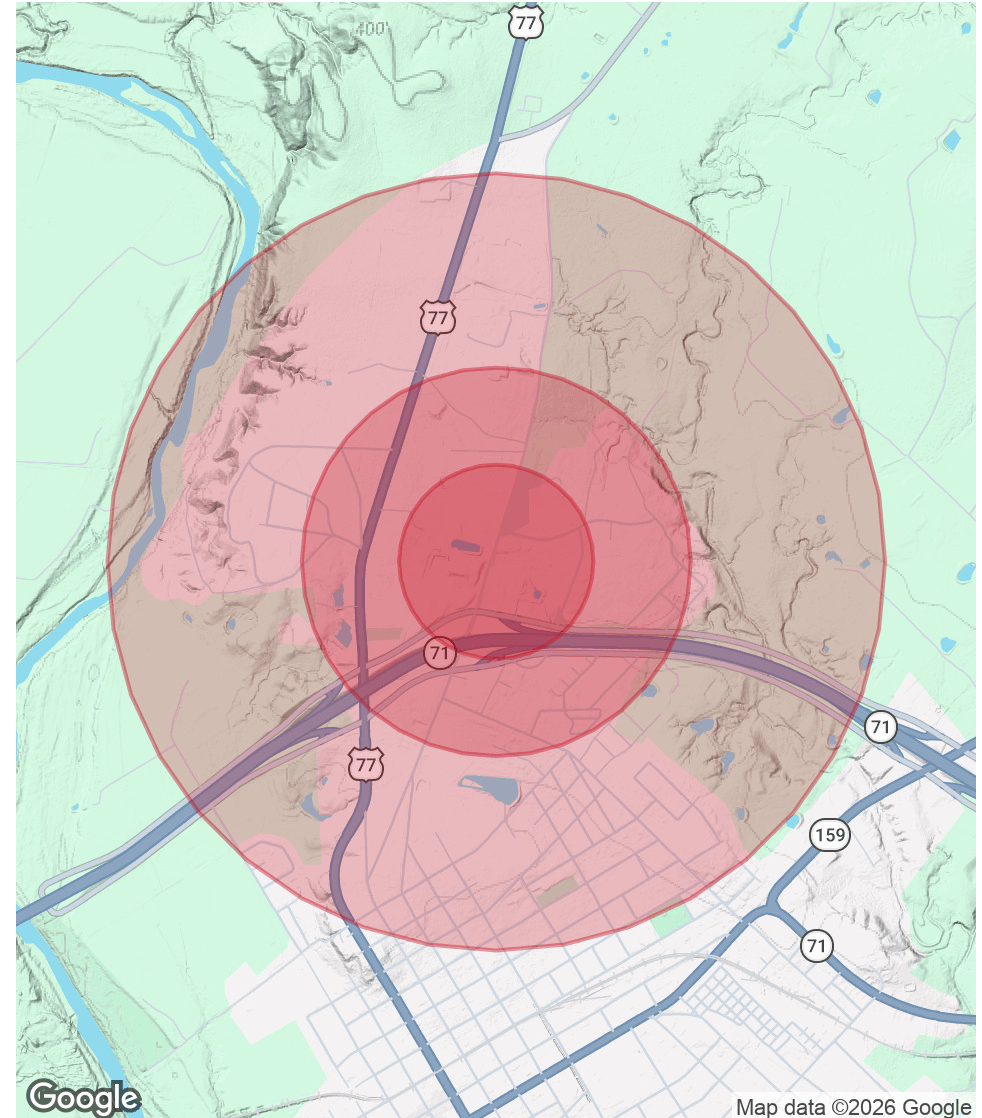
Demographics Map & Report

1744 VON MINDEN | 1744 NORTH VON MINDEN ROAD, LA GRANGE, TX 78945

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	26	236	1,376
Average Age	56.3	52.1	50.0
Average Age (Male)	58.6	51.7	50.5
Average Age (Female)	54.1	48.5	43.6

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	10	118	657
# of Persons per HH	2.6	2.0	2.1
Average HH Income	\$147,236	\$81,201	\$72,588
Average House Value	\$336,468	\$298,014	\$298,990

2023 American Community Survey (ACS)



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Land For Sale



Bryan - College Station

LKG Realty Advisors

Demographics of the Brazos Valley

Population: 249,088 (2025)

■ Median Property Value:
\$296,000

■ Median Household Income:
\$58, 553

■ Population Growth Rate:
1.7%

Education

TEXAS A&M UNIVERSITY

- Founded in 1876
- Enrollment of over 70,000
- Known for its strong academic programs & rich traditions

BLINN COLLEGE

- Founded in 1883
- Enrollment of over 18,000
- Offers certificates and two-year degrees in various academic and technical areas

RELLIS CAMPUS

- Home to several Texas A&M System state agencies
- Enrollment of over 3,000
- Research & development focused

Rankings & Recognition

Forbes **Best** 25 Places to Retire

#3 Best-Performing City in Texas

#4 Best Small College Town in America

The BCS Area

Located inside the Texas Triangle, BCS is a dynamic, fast-growing area in east-central Texas, located halfway between Houston and Austin

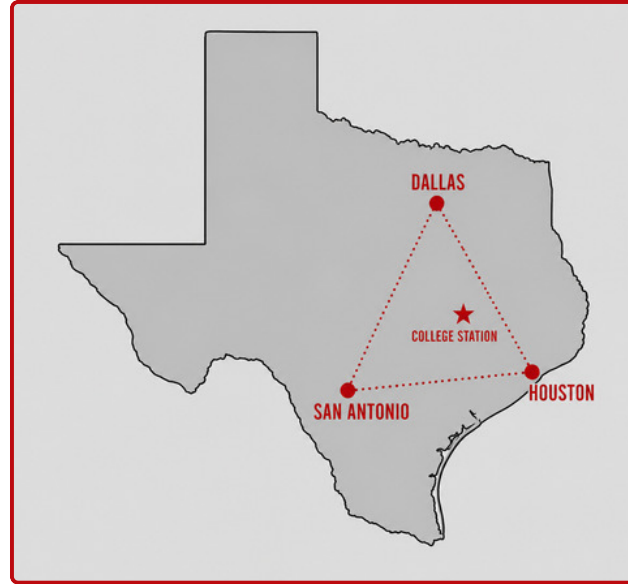


Primary Trade Area:

Brazos County

Secondary Trade Area:

Robertson, Leon, Madison, Burleson, Grimes, Washington Counties



The Texas Triangle

Developing Commercial & Recreational Areas in BCS

CENTURY SQUARE

- 60-acre walkable, mixed-use destination featuring retail, restaurants, etc.
- Located adjacent to Texas A&M University

DOWNTOWN BRYAN

- A nationally designated Texas Cultural Arts District
- Features locally owned restaurants, shops, galleries, and live music venues

MIDTOWN PARK

- 150-acre world-class recreational destination in Bryan
- Features outdoor athletic fields, the Legends Event Center, Top Golf, etc.