

FOR SALE

239 ACRES AVAILABLE

1821 LANGE RD

Ledbetter, TX 78946

PRESENTED BY:

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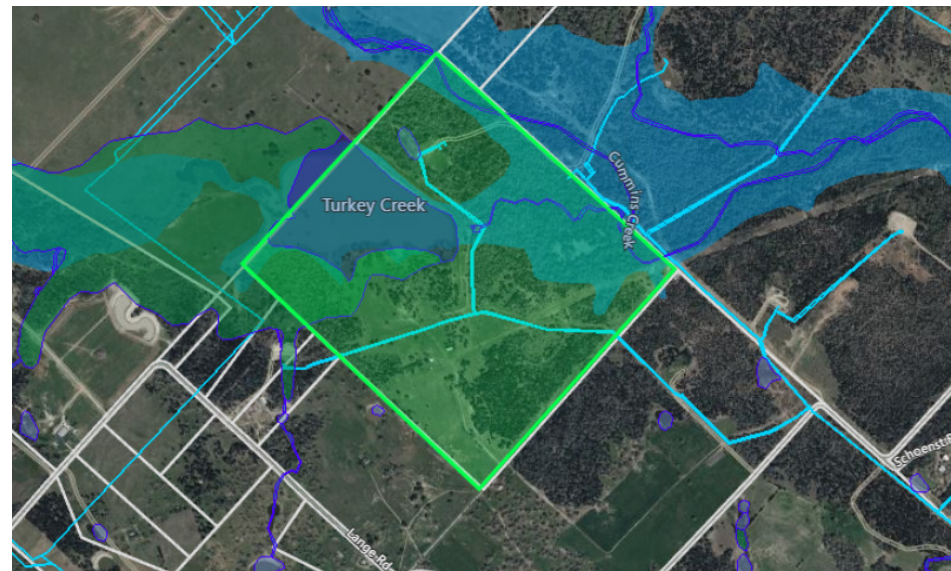
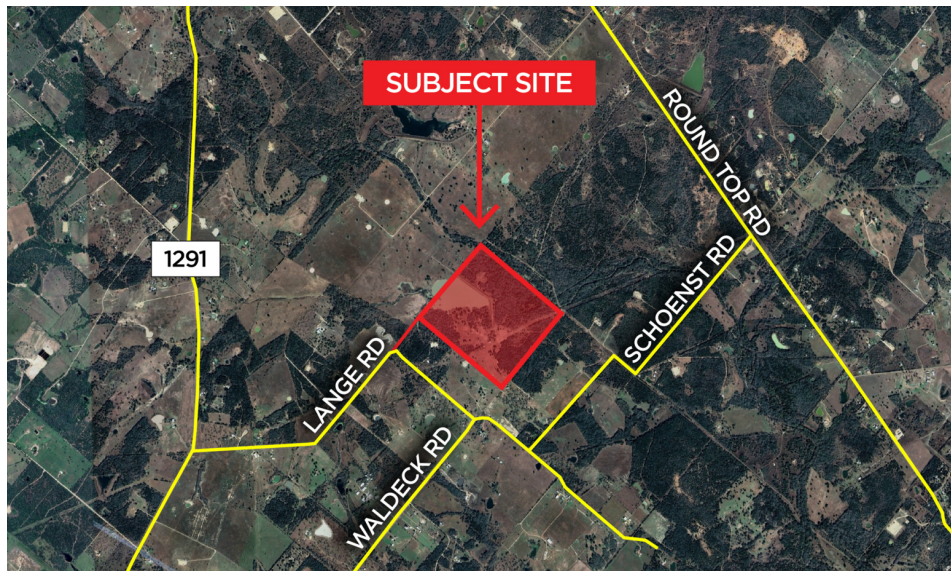
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PROPERTY HIGHLIGHTS

- Subject property is in Ledbetter, Texas which is located north west of Round Top, Texas. Round Top is famous for its large biannual Antiques & Design Show, which occurs in the spring and fall. The town also hosts other events, including the Round Top International Film Festival and the Festival Institute, which features classical music performances. The antiques show attracts hundreds of thousands of visitors who come to find antiques, vintage items, and new products spread across multiple venues along Highway 237. This makes Round Top a destination.
- The subject property is approximately 239 acres and square in shape. It has some wooded areas and some open areas with Turkey Creek reservoir on the western portion of the property. It has rolling terrain and it is very aesthetically appealing.
- Large acreage tracts are limited in this highly sought out area. This makes this property very attractive and entertaining to the market.

OFFERING SUMMARY

SALE PRICE:	\$6,190,100.00
LOT SIZE:	239 Acres

DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	268	973	5,370
TOTAL DAYTIME POPULATION	199	1,212	4,972
AVG HOUSEHOLD INCOME	\$125,370	\$129,758	\$116,603

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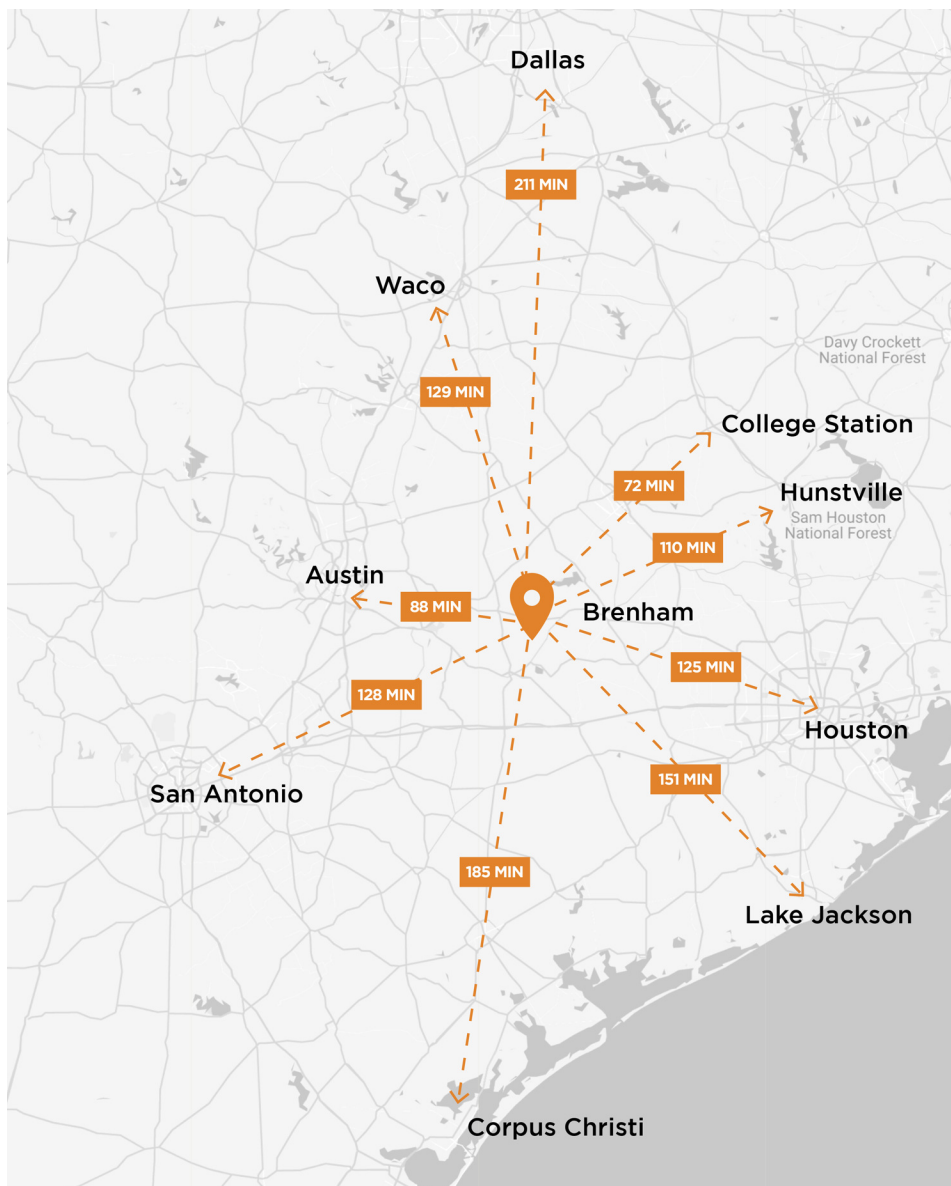
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LEDBETTER, TX - MARKET OVERVIEW

Ledbetter, Texas is a small but strategically positioned community near Round Top, Texas, in Fayette County, located along U.S. Highway 290 between Houston and Austin—two of the fastest-growing metropolitan areas in Texas. While rural in character, Ledbetter offers strong accessibility to major population centers, making it an attractive location for land investment, agricultural use, recreational development, and future growth potential tied to regional expansion.

The area is surrounded by larger economic anchors such as Giddings, La Grange, Brenham, and College Station, providing residents and businesses access to regional employment hubs, healthcare facilities, and commercial services while maintaining a low-density, rural environment. Fayette County continues to benefit from steady migration to Central Texas, driven by affordability, available land, and an ongoing shift toward suburban and rural living.

Ledbetter also benefits from proximity to energy activity, agricultural operations, and recreational uses, with nearby lakes, ranchlands, and open spaces contributing to lifestyle appeal and tourism-related demand. Land in the region remains relatively affordable compared to nearby urban markets, creating opportunities for long-term appreciation as development pressure expands outward from Austin and Houston.

With direct access to a major highway corridor, strong regional connectivity, and growing investor interest in Central Texas land, Ledbetter is well-positioned as a value-oriented market offering both near-term usability and long-term upside.

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