

112 West Main St.
Brenham, TX 77833
979-836-8532



203 N. Live Oak St.
Round Top, TX 78954
979-378-8778

HREC #5403

COMMERCIAL/INVESTMENT
APPROX. 2.41 AC.



ROUND TOP COMMERCIAL

ROUND TOP, TEXAS

H O D D E R E . C O M



LOCATION! LOCATION! LOCATION!

Exceptional commercial/residential site located across from the Round Top Mercantile and just steps away from the center of downtown Round Top with 117 feet of frontage on Washington Street (Hwy 237) and owner's easement access from N. Live Oak (FM 1457). **BONUS** of several large shade trees including huge pecans & oaks and a majestic live oak. This scenic property is located next to the site of proposed new bank. The property is zoned as commercial but can be used for both residential and commercial. Have your home and business too! A RARE find in Round Top. Site does include a vintage guest house that could easily be used as is, sold off or renovated.

This is the perfect location to create an air b n' b venture, show site or a creative use unlike any other. The rapid growth within Round Tops One Square Mile makes finding quality properties difficult to come by!

ASKING PRICE: \$1,650,000 REDUCED: \$1,495,000



**435 N. WASHINGTON ST.
ROUND TOP, TX 78954**

- ★ FAYETE COUNTY
- ★ RESTRICTIONS: CITY OF ROUND TOP
- ★ EASEMENTS: AS OF RECORD
- ★ ROUND TOP-CARMINE ISD
- ★ ELECTRIC: BLUEBONNET ELECTRIC
- ★ MINERAL: NONE
- ★ ACREAGE SIZE: ±2.41 AC.
- ★ WATER: WEST END WATER SUPPLY
- ★ ROAD FRONTAGE ON N. WASHINGTON ST.- HWY 237
- ★ EST. TAXES: TBD
- ★ SEWER: SEPTIC SYSTEM



435 N. WASHINGTON ST. ROUND TOP, TEXAS 78954
DIRECTIONS: FROM HWY 290 W, TAKE HWY 237
APPROX. 7 MILES TO THE PROPERTY ON THE LEFT.

The information contained herein has been obtained from sources that Hodde Real Estate deem reliable; however, cannot guarantee its accuracy. Property is subject to prior sale or withdrawal from the market.



PEG RICHARDSON
979-249-7584

BETTY MELTON
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