

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



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

HREC #20-012

COMMERCIAL  
APPROX. 0.25 AC.



105 W. AUSTIN STREET

ROUND TOP, TEXAS

HODDERE.COM



Excellent commercial opportunity in primo location in Round Top Proper with frontage on both White St and W Austin St. It is across the street from Boon & Co and adjacent to Mandito's Restaurant and the popular Round Top Brewing Company. Building is vacant and ready for your vision. Located in the historic district it can be used as a business or residential. Potential for B&B use, professional building or more shops. Public restroom off the back covered porch, and each of the 3 individual spaces have ample room for their own restrooms. All spaces have private entrances and shared porch space. Upstairs is an amazing space which could be easily finished out to become an apartment/office or B&B (it's stubbed for plumbing). Approx .25 acres of property in the heart of town with great foot traffic, site allows for current building expansion or space to build an additional multi-floor structure, current building has a public restroom on ground floor.

This is an amazing opportunity which rarely, if ever, comes along. Approximately 1805 SF (per seller) on 1/4 ac; has new survey (ref Lot 3A). DON'T WAIT!!

ASKING PRICE: \$1,100,000 **REDUCED: \$990,000**



105 W. AUSTIN ST.  
ROUND TOP, TX 78954

★ FAYETE COUNTY

★ ROUND TOP/CARMINE ISD

★ ACREAGE SIZE: ±0.25 AC.

★ EST. TAXES: TBD

★ ZONING: BUSINESS DISTRICT

★ RESTRICTIONS: CITY ORDINANCES

★ WATER: WEST END WATER SUPPLY

★ SEWER: CITY OF ROUND TOP

★ ELECTRIC: BLUEBONNET ELECTRIC CO-OP

★ EASEMENTS: AS OF RECORD

★ MINERALS: NONE

★ ROAD FRONTAGE: PAVED, STATE HWY

# BUILDING INTERIOR



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

# OVERVIEW OF ROUND TOP

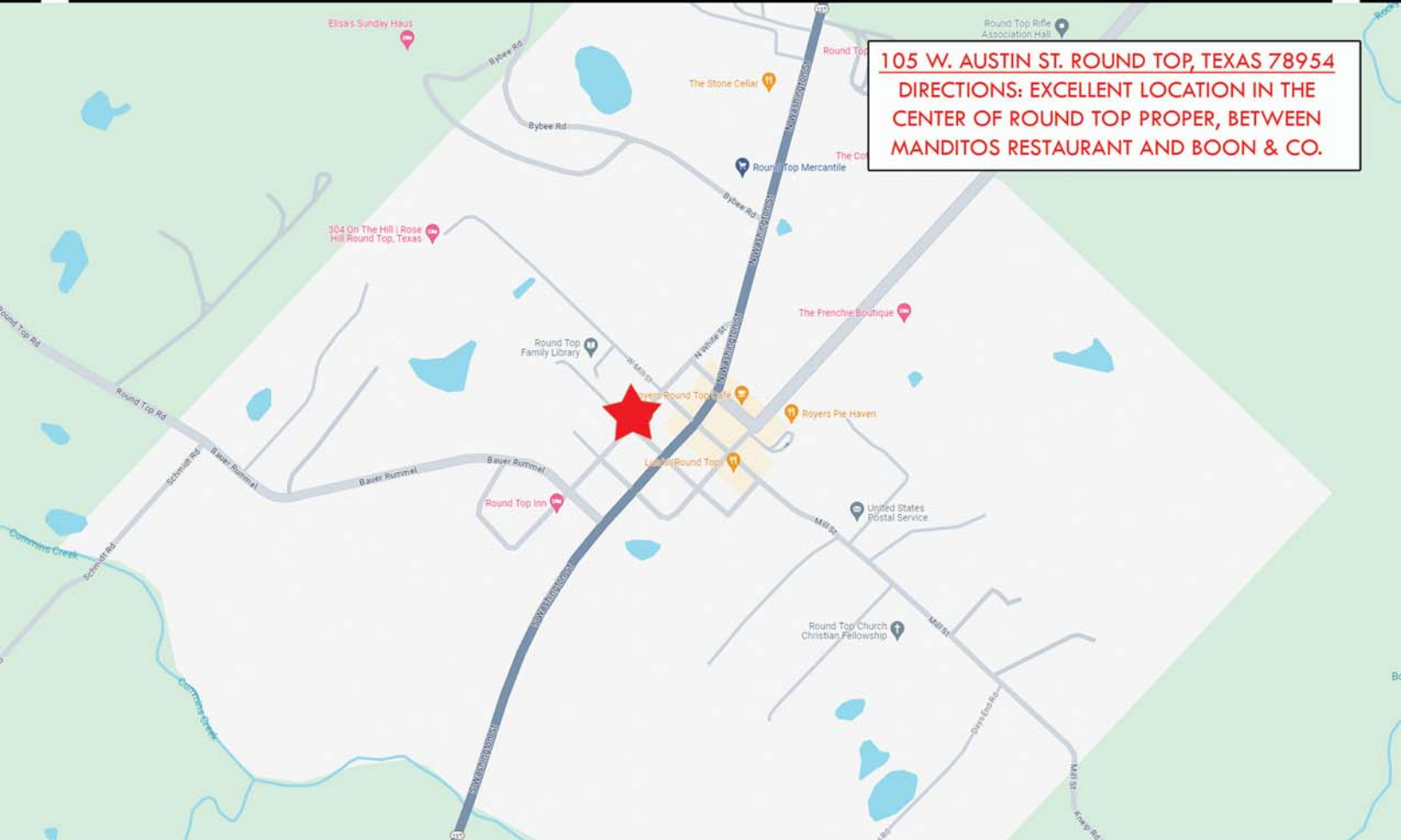


Copyright © HODDE REAL ESTATE CO. All rights reserved.

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



**105 W. AUSTIN ST. ROUND TOP, TEXAS 78954**  
**DIRECTIONS: EXCELLENT LOCATION IN THE CENTER OF ROUND TOP PROPER, BETWEEN MANDITOS RESTAURANT AND BOON & CO.**



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**  
**979-966-3088**

**HODDE**

REAL ESTATE CO.

**COMMERCIAL**

YOUR  
**HOME TEAM**  
 FOR  
 YOUR HOME TODAY