

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



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

HREC #20-017

COMMERCIAL  
APPROX. 0.267 AC.



101 W. AUSTIN STREET

ROUND TOP, TEXAS

HODDERE.COM





**EXCELLENT RESIDENTIAL/COMMERCIAL/MIXED USE INVESTMENT IN THE HEART OF ROUND TOP!** Currently leased by Round Top Brewery, the main building, situated under a huge pecan tree, has been fitted with a kitchen, bar, dining rooms, outdoor dining area. The smaller adjacent building is utilized as storage and overflow. The location is excellent on .267 ac, between Boon & Co and Manditos Restaurants. Great income producing property.

0.267ac; has new survey (ref Lot 2A).  
 Note: the buildings and land are for sale, NOT the business!

Next door another building set up for shops and/or residential is also for sale on 0.206 ac at \$865,000

**ASKING PRICE: \$1,200,000 REDUCED: \$992,000**



2260 TEXAS 237  
 ROUND TOP, TX 78954

- ★ FAYETTE COUNTY
- ★ ZONING: BUSINESS DISTRICT
- ★ ELECTRIC: BLUEBONNET ELECTRIC CO-OP
- ★ ROUND TOP/CARMINE ISD
- ★ RESTRICTIONS: CITY ORDINANCES
- ★ EASEMENTS: AS OF RECORD
- ★ ACREAGE SIZE: ±0.267 AC.
- ★ WATER: WEST END WATER SUPPLY
- ★ MINERALS: NONE
- ★ EST. TAXES: TBD
- ★ SEWER: CITY OF ROUND TOP
- ★ 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.

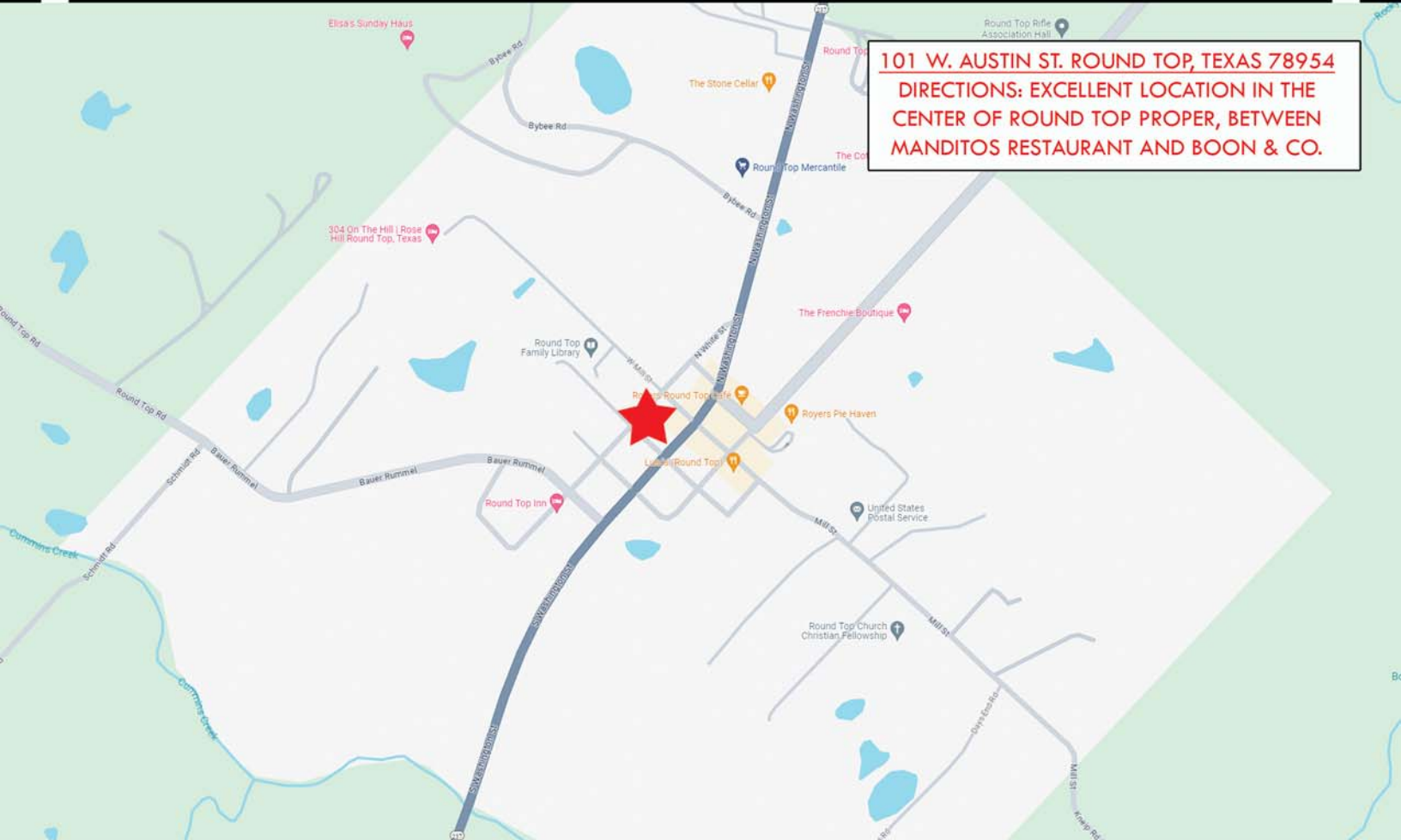


# BUILDING EXTERIOR



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.





**101 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