



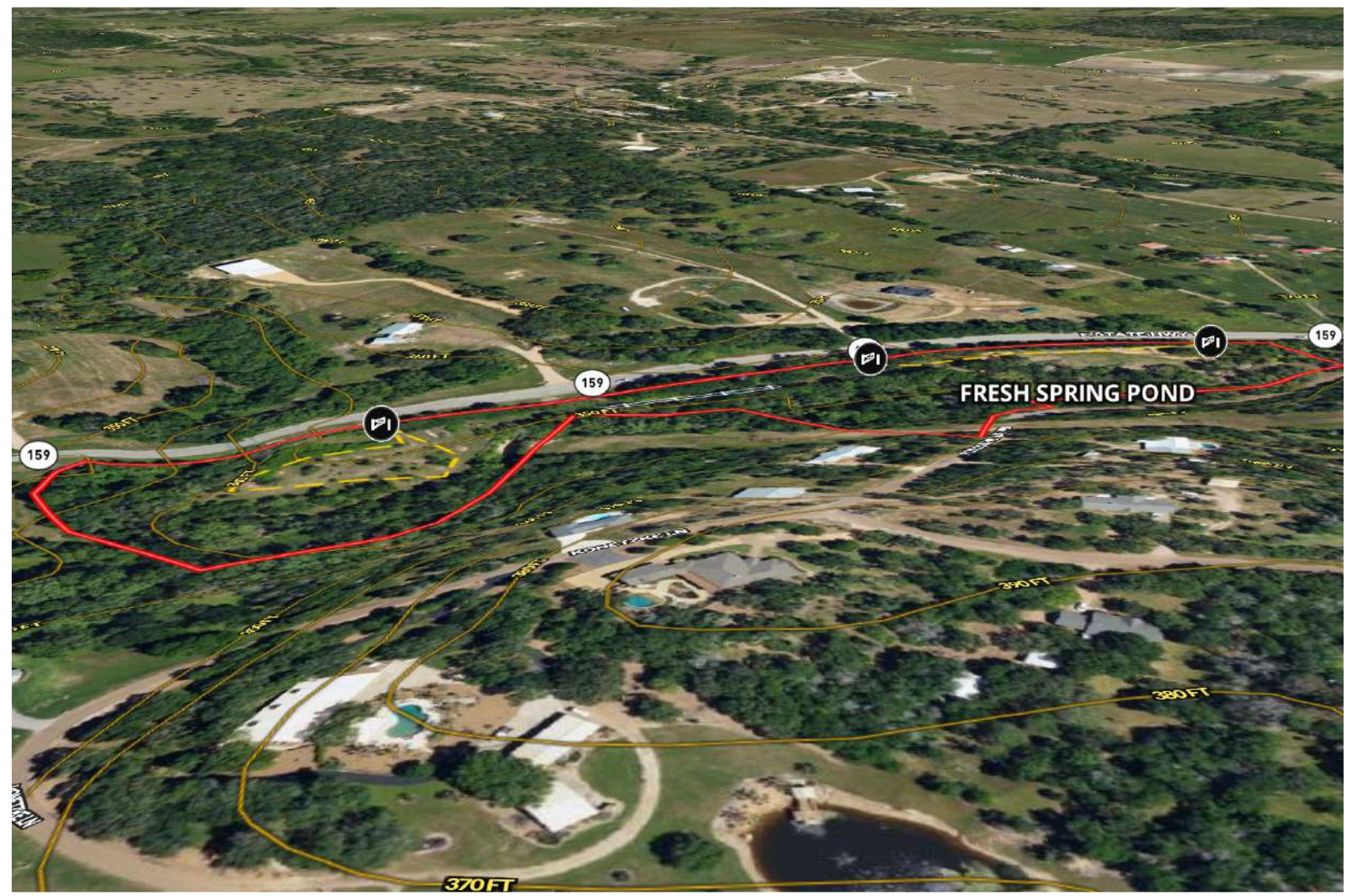
**FOR SALE**

3618 SH-159 • La Grange • Texas | 9.9 Acre Retreat in La Grange, TX

# HARMONIOUS 9.9 ACRE RETREAT

Tucked away in the heart of La Grange, Texas, lies a breathtaking 9.9-acre property that echoes the charm of nature's own poetry. Here, you'll find a natural swimming hole, a shimmering gem amid a tapestry of towering trees and tranquil woods. With three separate entrances, this parcel offers a rare opportunity to create not one, but two distinct sanctuaries, or connect them via a picturesque bridge to craft your own harmonious retreat.





**CHECK OUT THE INTERACTIVE MAP:**

Zoom in and see where the 3 entries are, fences and water.

*Property*  
**MAP**

**VIEW MAP**



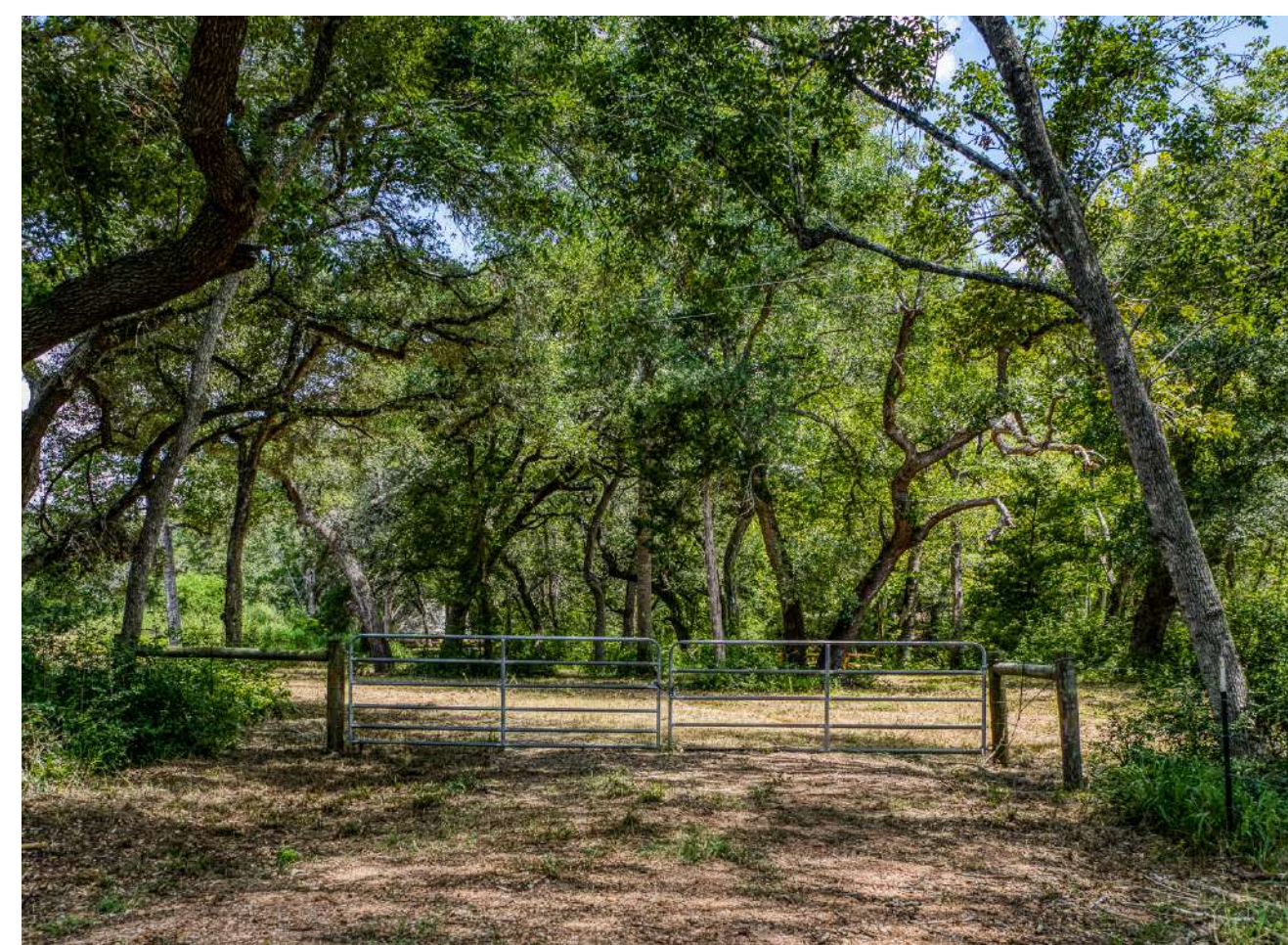
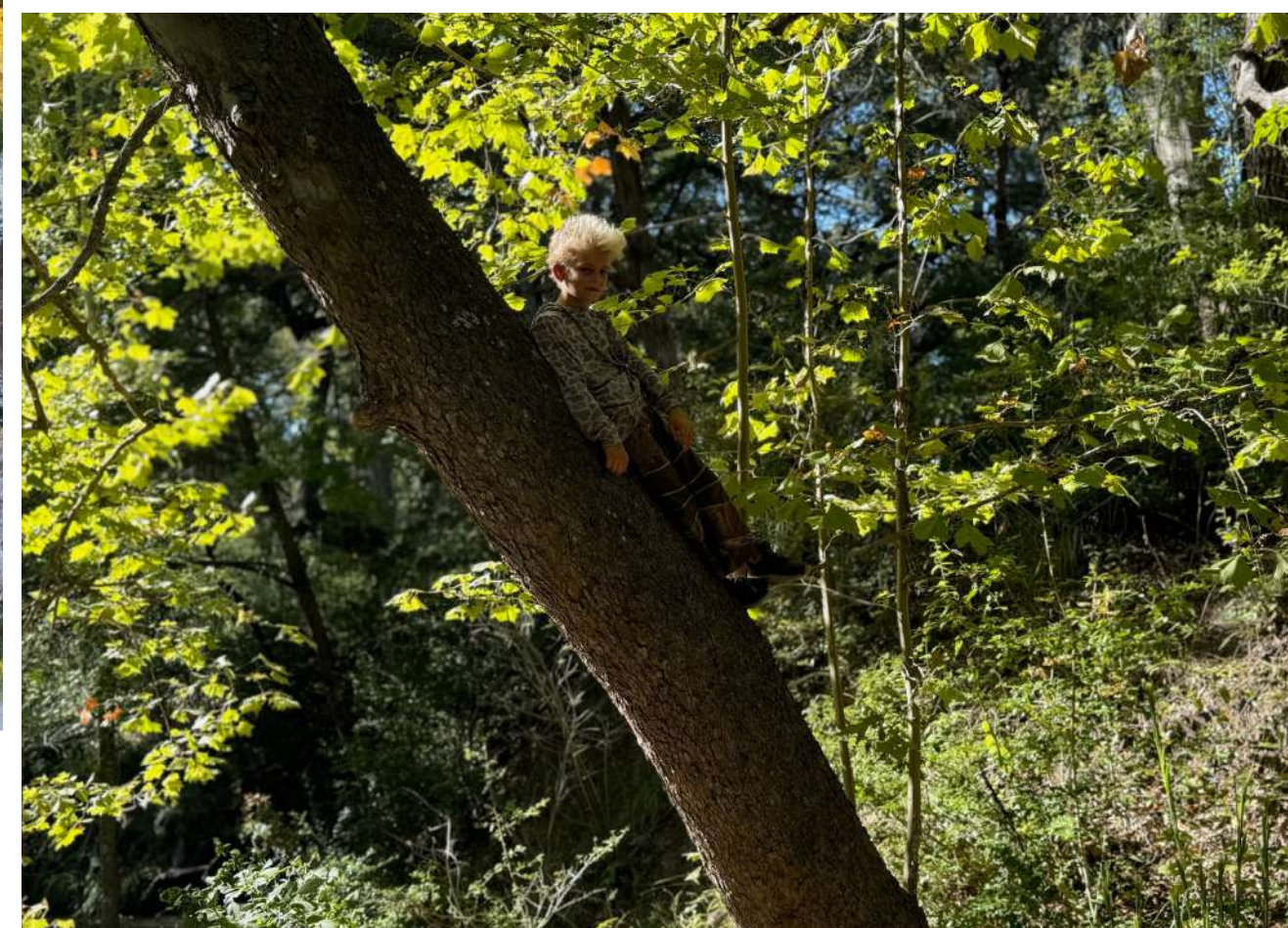
# PRIVATE Oasis

Whether you're looking to build a vibrant community with up to 32 RV Pads or seeking a serene escape to revel in nature's splendor, this land holds untold possibilities. It's a place where you can breathe freely, dream boldly, and find solace in the rustling leaves and whispering breezes. A rare find, indeed – a perfect blend of enterprise and escape, ready to be shaped by your vision.



### 17 MINUTES AWAY FROM THE ORIGINAL ROUND TOP ANTIQUES FAIR

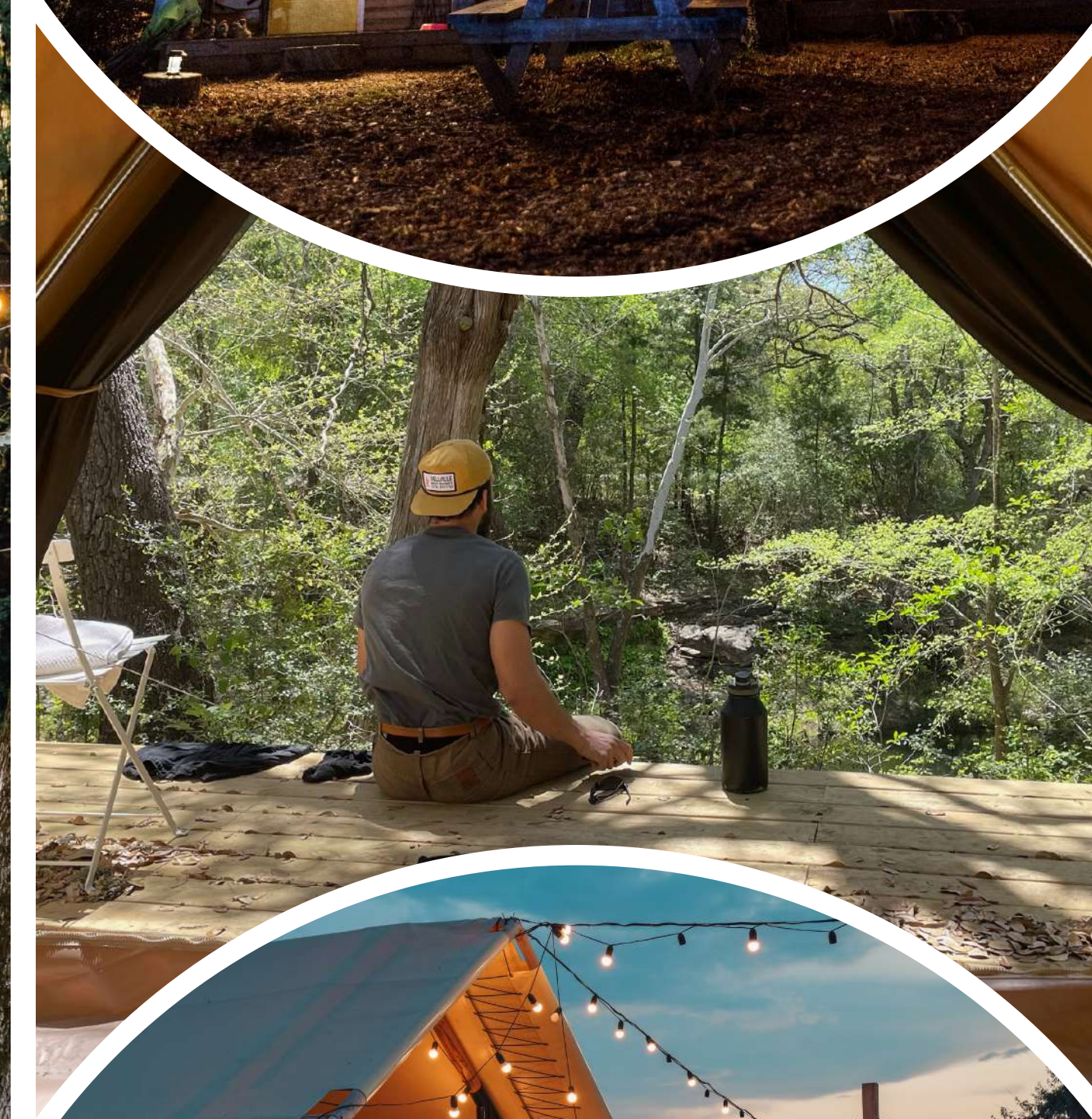
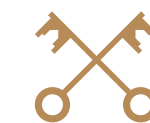
The Original Round Top Antiques Fair is the show that started it all over 50 years ago. During the triannual show, shoppers can drive down Highway 237 for miles and shop the fields, barns, and tents for antiques, art, decor and more. With two iconic venues - The Big Red Barn and The Continental Tent this sets this land up for the ultimate Round Top Glamping getaway. **Population of over 200,000 During the show!**



# LAND FEATURES



- 3 Separate Entrances
- Wire Fencing Around Property
- Well Water
- Natural Swimming Hole
- Stream
- Space for 32 RV Pads
- Electric Runs Through Property
- Tanquil Woods
- Privacy
- Gated Entries



# FUTURE GLAMPING *Paradise*

**Imagine the future glamping destination of choice in La Grange, Texas with 9.9 acres of peaceful woods waiting to be transformed into a serene retreat.**

With its natural watering hole and vast open spaces, this property has the potential to become the go-to glamping site for visitors to the Original Round Top Antiques Fair, which draws over 200,000 people while the show is live. Currently an untouched gem, this location is primed for a unique, luxurious outdoor experience, offering a perfect blend of nature and comfort. It could soon be the must-visit glamping spot for adventure seekers and antique lovers alike!



## GLAMPING AREA

Create glamping suites for guests without an RV who want a cozy place to stay with just the right touch of the camping experience.

## WATERING HOLE ACTIVITIES

Guests can enjoy a refreshing swim or simply float and relax in the natural watering hole. It's the perfect spot to cool off and unwind.



## 32 RV SPACES

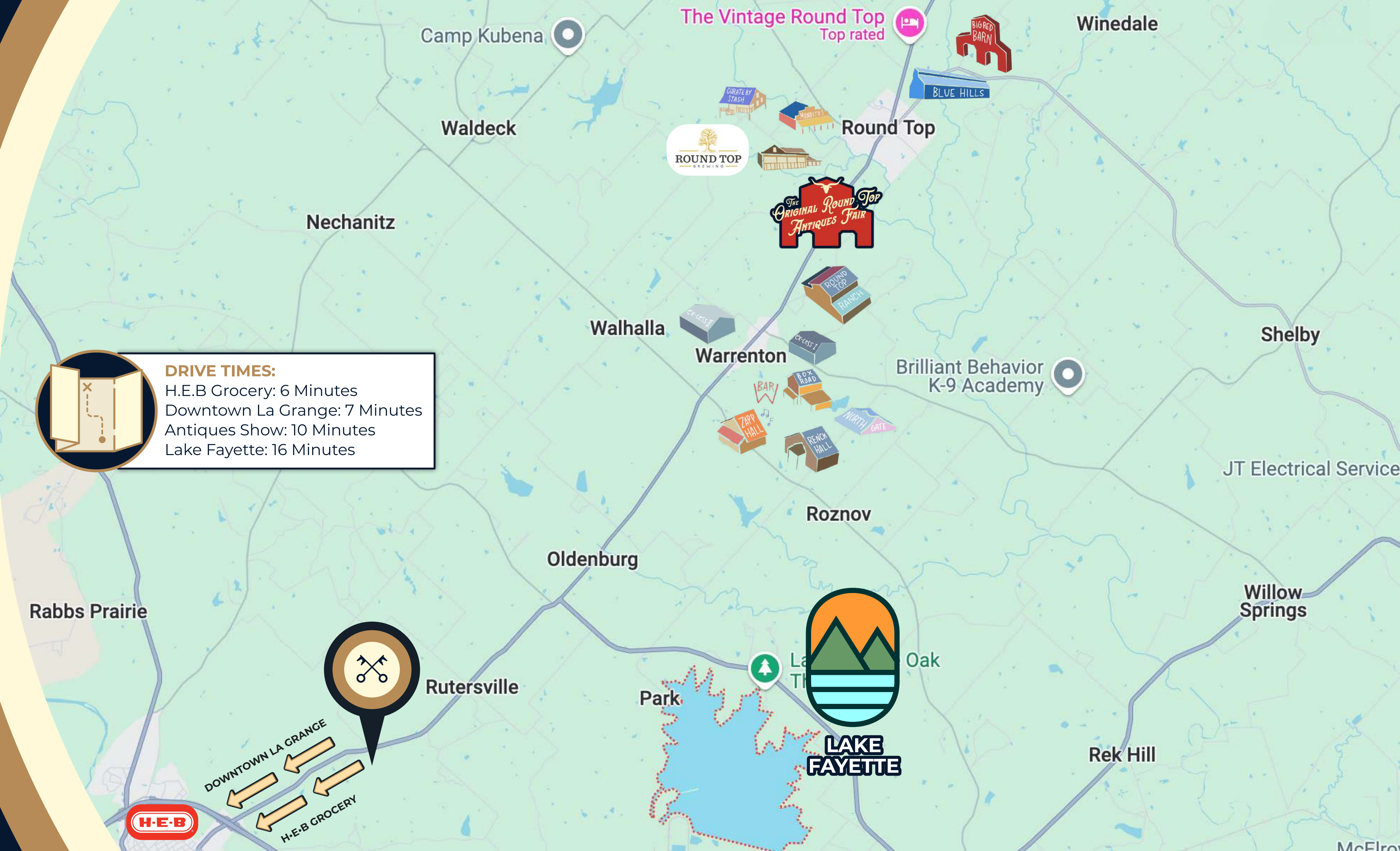
Three separate entrances and tons of space for an RV Park for those who need an overnight stay nearby Round Top Antiques Show.





**DRIVE TIMES:**

- H.E.B Grocery: 6 Minutes
- Downtown La Grange: 7 Minutes
- Antiques Show: 10 Minutes
- Lake Fayette: 16 Minutes



# FOR SALE INFO

# CONTACT



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