

# HODDE



REAL ESTATE CO.

**C O M M E R C I A L**

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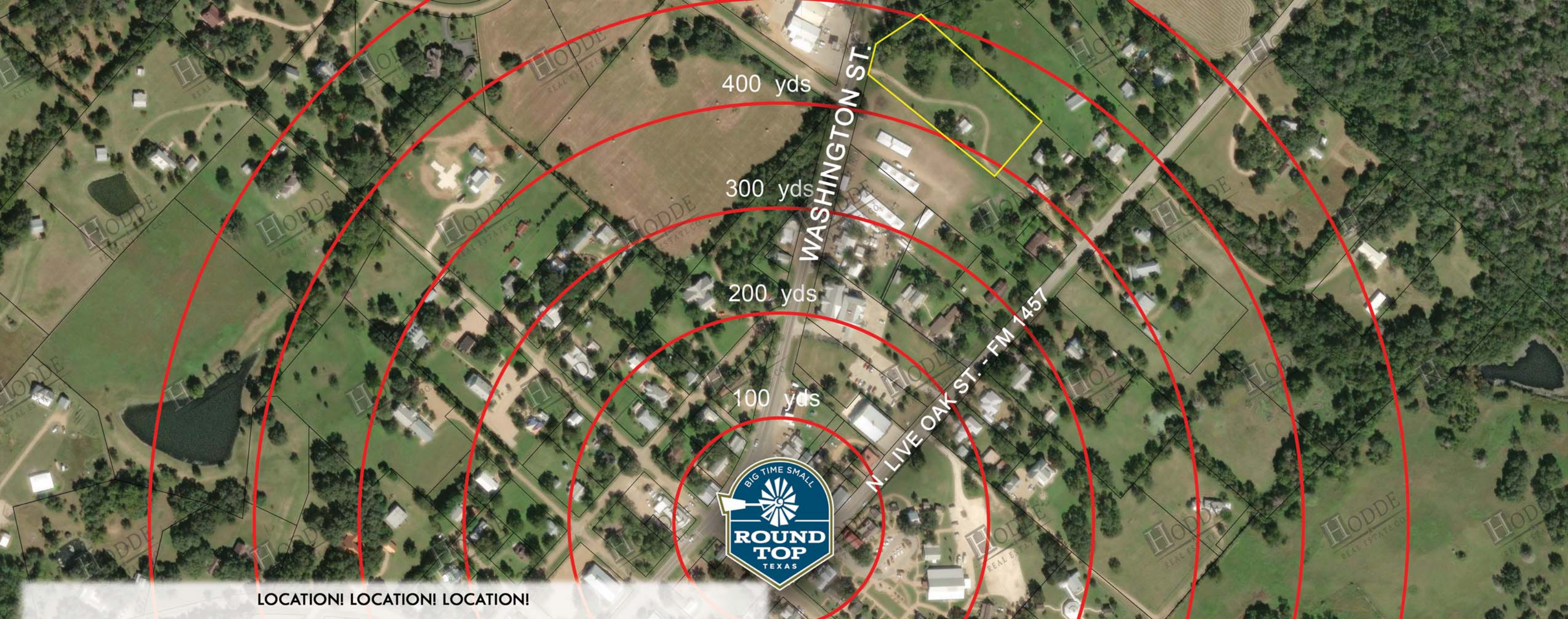
**COMMERCIAL/INVESTMENT**



# ROUND TOP COMMERCIAL

ROUND TOP, TEXAS

WWW.HODDERE.COM



**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: \$1,700,000**



**435 N. WASHINGTON ST.  
ROUND TOP, TX 78945**

- ★ FAYETTE COUNTY
- ★ ROUND TOP-CARMINE ISD
- ★ ACREAGE SIZE: ±2.41 AC.
- ★ EST. TAXES: TBD

- ★ RESTRICTIONS: CITY OF ROUND TOP
- ★ ELECTRIC: BLUEBONNET ELECTRIC
- ★ WATER: WEST END WATER SUPPLY
- ★ SEWER: SEPTIC SYSTEM

- ★ EASEMENTS: AS OF RECORD
- ★ MINERALS: NONE
- ★ FRONTAGE ON N. WASHINGTON ST - HWY 237



**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.



**HODDE**

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YOUR  
**HOME TEAM**  
 FOR  
 YOUR HOME TODAY

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