

521 FM 1291, ROUND TOP, TX 78954

 WARRENTON

**46+ PRIME
ACREAGE!**

TRACT 3
39.05 ACRES

TRACT 2
2.23 ACRES

TRACT 1
5.2 ACRES

UNRESTRICTED, COMMERCIAL, OR RESIDENTIAL



DEVELOPMENT / OPPORTUNITIES

LAND USE

Cattle Ranch, Horse Farm, Hunting, Horses Allowed, Leisure Ranch, Mobile Home Allowed, Unrestricted

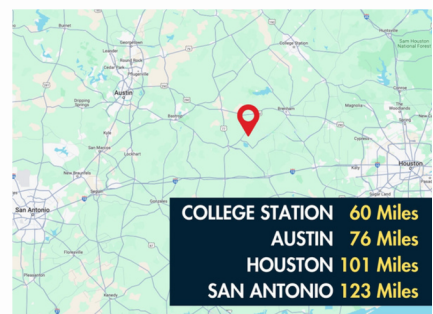
HIGHLIGHTS

- Prominent Highway Frontage
- High Visibility, High Traffic
- Prime location to business establishments & attractions
- Current AG Exempt
- Onsite utilities available
- No restrictions

TRACT DETAILS

TRACT 1	5.2 Acres \$982,800
TRACT 2	2.23 Acres \$349,900
TRACT 3	39.05 Acres \$2,733,500
WHOLE TRACT	46.45 Acres \$3,995,675

46+ prime acres perfectly situated at the intersection of State Highway 237 & Farm to Market 1291 in Round Top (Warrenton)! High visibility, high traffic area just steps from all of the antique show festivities. Currently AG exempt, with electricity, water well, and septic on site. The only thing missing is your ideas to turn this gorgeous property into anything you desire, from commercial to recreational ranch and more! So many individuals and companies are pouring capital into the area for investments. Home and land sales are at record-breaking prices, with no end in sight for growth! Winding and picturesque country roads lead you into an oasis of bustling activity and bluebonnet-blanketed hillsides. The annual festivities bring hundreds of thousands of people from around the world together for shopping, business, touring, social events, commerce, and more - with restaurants, shops, galleries, performances, and so many attractions!



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