



1310 N. Nassau Rd

1310 N Nassau Rd, Round Top, TX

24 Acres | \$749,950



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PROPERTY DESCRIPTION

Located in Fayette County, just seven minutes southwest of downtown Round Top, this property offers a rare opportunity in one of the most active and fast-growing areas of Central Texas. The property features approximately 20 feet of elevation change, ranging from roughly 400 to 420 feet, creating attractive views and a strong layout for future use. With paved road frontage along Nassau Road, the open terrain and gently rolling topography make this tract well suited for a homestead or future building site, while its location and continued demand in the Round Top area also support strong long-term investment potential. The seller may consider dividing the property with an acceptable offer, providing added flexibility for buyers seeking smaller acreage or a tailored purchase.

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LAND & WATER

The property features a wet-weather tank near the center of the tract that captures rainfall during wetter periods and adds both function and character to the landscape. Gently rolling terrain supports good drainage and includes a couple of potential building sites. The tract offers paved road frontage along Nassau Road, providing easy access and added usability. Tree cover includes scattered eastern red cedar in the lower-lying areas, along with mature and premature live oaks and post oaks across the property. Cedar elm are present on the tract as well. One of the highlights of the property is a great group of mature live oaks located in the southern corner along Nassau Road, adding character and long-term aesthetic value to the land. Native grasses include Texas Wintergrass, Silver Bluestem, and Little Bluestem, along with native forbs, which provide quality habitat for mourning dove and Rio Grande turkeys while supporting long-term land health and usability.

Electricity access at the road. Installation quote for \$7k. Water well needed, quoted for \$15k (both quoted within the last year)

The property is fenced along the Nassau road frontage and south-eastern border.

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SCAN HERE TO VIEW MORE OF
1310 N NASSAU

1310 N Nassau | Round Top, TX

LOCATION

Fayette County

5.7 miles to Round Top, 22 miles to La Grange, 27 miles to Bellville, 21 miles to Brenham, 86 miles to Austin-Bergstrom International Airport, 130 miles to San Antonio, 93 mile to Houston.

DIRECTIONS

From I-10 Take exit 695 onto SH-71 W toward La Grange and go 15 miles, then turn onto FM-955 and go 4.7 miles. Turn onto N Rusk St, then W Main St, and continue 8.2 miles. Turn onto Dockal Rd and go 1.3 miles, then turn onto FM-1457 and go 6.3 miles. Turn onto N Nassau Rd and go 0.9 miles to the property

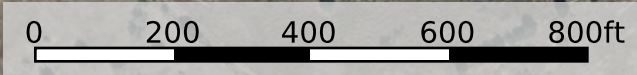
From US-290: Take SH-237 N and go 7.4 miles, then turn onto Main St and go 300 ft. Turn onto N Live Oak St and go 4.8 miles, then turn onto N Nassau Rd and go 0.9 miles to the property

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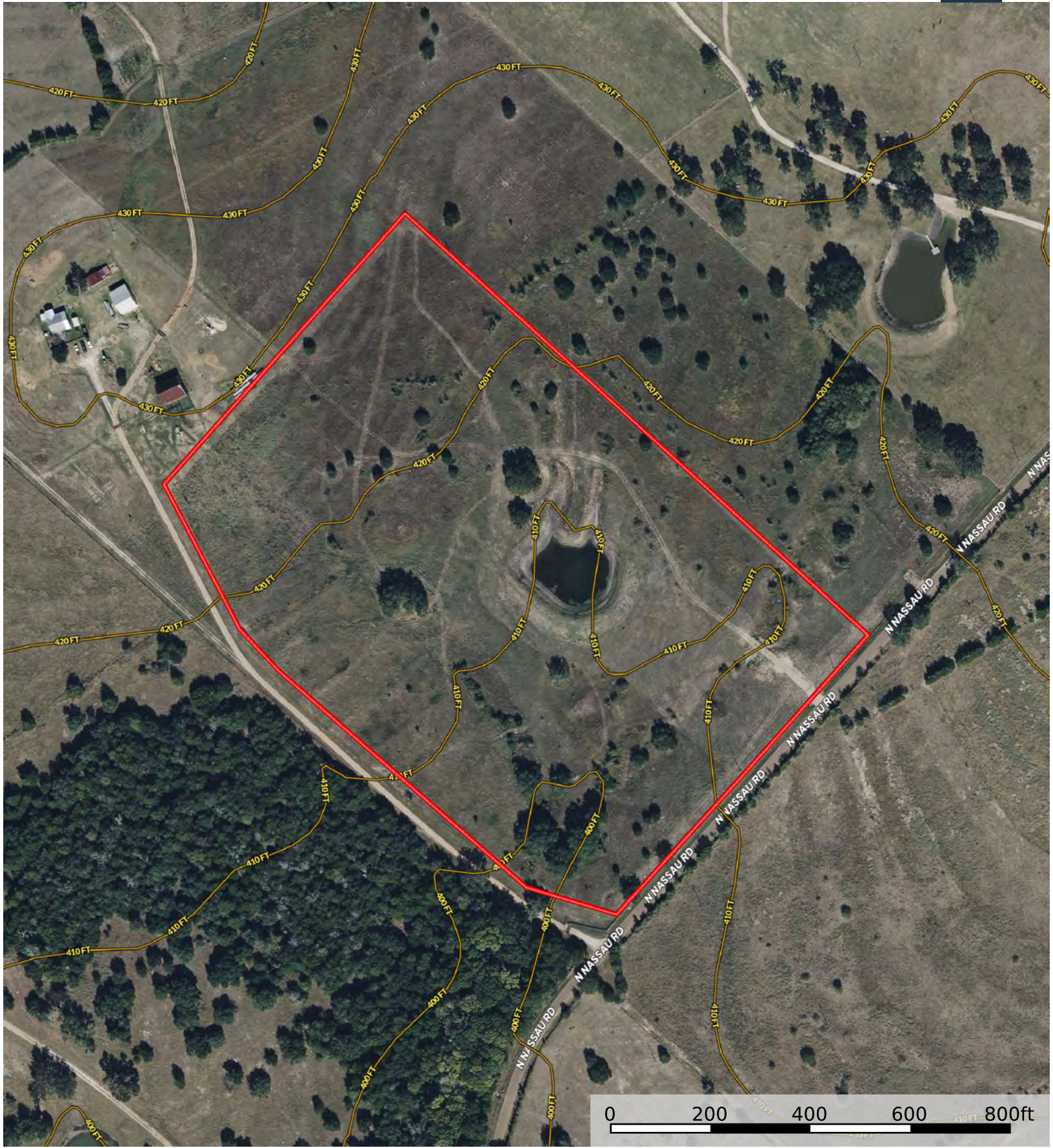


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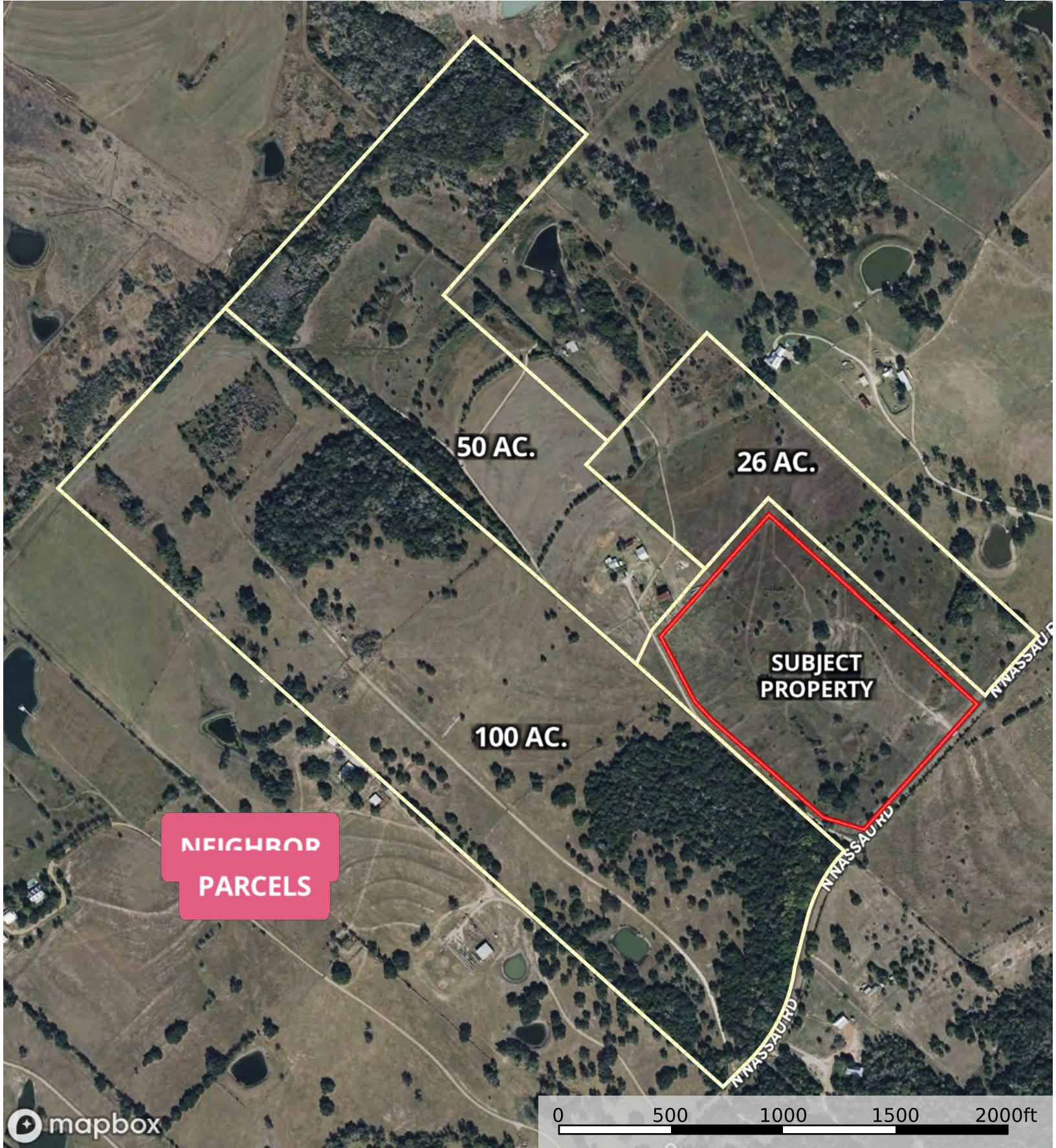




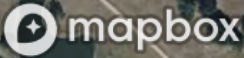
Boundary



Boundary



**NEIGHBOR
PARCELS**



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