

\$2,500,000 - 222 Lee Lane, Round Mountain

MLS® #2717677

\$2,500,000

0 Bedroom, 0.00 Bathroom,
Commercial Sale on 6.97 Acres

n/a, Round Mountain, TX

AMAZING iconic Hill Country property and venue well-known throughout Texas, Tottie's Honky Tonk. The 6.97 ACRE property includes a 1,920 square foot turnkey full-service bar, a spacious 1,736 square foot house/rental unit (2 bed, 2 bath with two separate living areas, 2 kitchenettes perfect for weddings hair and make-up or artist show prep or for immediate rental income from weekend get-aways) and all of this just a short drive from Austin (60 mins). The property is located in Blanco county, ideal commercial growth.

Unlock the endless possibilities this property offers. Ideal for AirBnB development, RV park, wine tasting room, a distillery, or craft brewery. All bar and home decor to convey. **MUST SEE!** With stunning sweeping views of Texas Hill Country this hill-top property is framed by breath-taking Texas sunsets.

The venue currently commands \$15,000 rental rates for weddings and gatherings. Located in Texas Hill Country, minutes from Marble Falls, this area is a popular area for destination weddings with sunny skies and warm temperatures which provide a year-round demand for weddings, shows, visitors from Austin and across Texas.

There are two separate wedding venues / stages (front and back) with multiple ceremony areas, reception spaces, dance floors, dressing areas, restrooms, pole barns, and



parking areas. 2 septic systems, 2 wells, and electric in place. The possibilities are endless and with the immediate income from weddings, events, bar, rental unit(s), AND the future opportunity to expand offerings. Buyer to verify additional uses. Call agent with questions and to set up a showing.

Documents Available upon request. [Seller's Disclosure, Survey, Development Plans]. Call agent for details and showing.

Built in 1991

Essential Information

ListingFeed	abor_vow
MLS® #	2717677
List Price	\$2,500,000
Sale Price	\$2,100,000
Sale Date	March 10th, 2022
Bathrooms	0.00
Acres	6.97
Year Built	1991
Type	Commercial Sale
Sub-Type	Business
Status	Closed

Community Information

Address	222 Lee Lane
Subdivision	n/a
City	Round Mountain
County	Blanco
State	TX
Zip Code	78663

Amenities

Utilities	Above Ground Utilities, Cable Available, Electricity Connected, Propane
Parking	Gravel, Gated, Open, Outside

Interior

Interior	Tile
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Heating Fireplace(s), Propane, See Remarks

Cooling Ceiling Fan(s), Wall/Window Unit(s)

Exterior

Construction See Remarks

Additional Information

Zoning None