

# PEREIRO RANCH



OFFERING MEMORANDUM



SITE  
+/- 46.523 AC



523 E FM 1291  
Round Top, TX 78954

BROKERED BY  
**exp**<sup>®</sup>  
REALTY

# PEREIRO RANCH

## CONTENTS

### 01 Executive Summary

Location Summary

### 02 Property Description

Property Features

Aerial Map

Survey

### 03 Demographics

Demographic Charts

### 04 Additional Information

Things to Do

Antique Show Info

*Exclusively Marketed by:*

**Susan Rosson**

REALTOR

(512) 645-7690

susan.rosson@exprealty.com

Lic: 651202

**Ashley Farris**

REALTOR

(979) 966-3372

ashley.farris@exprealty.com

Lic: 634722

BROKERED BY  
**exp**<sup>®</sup>  
REALTY



01

Executive Summary

Location Summary

# PEREIRO RANCH

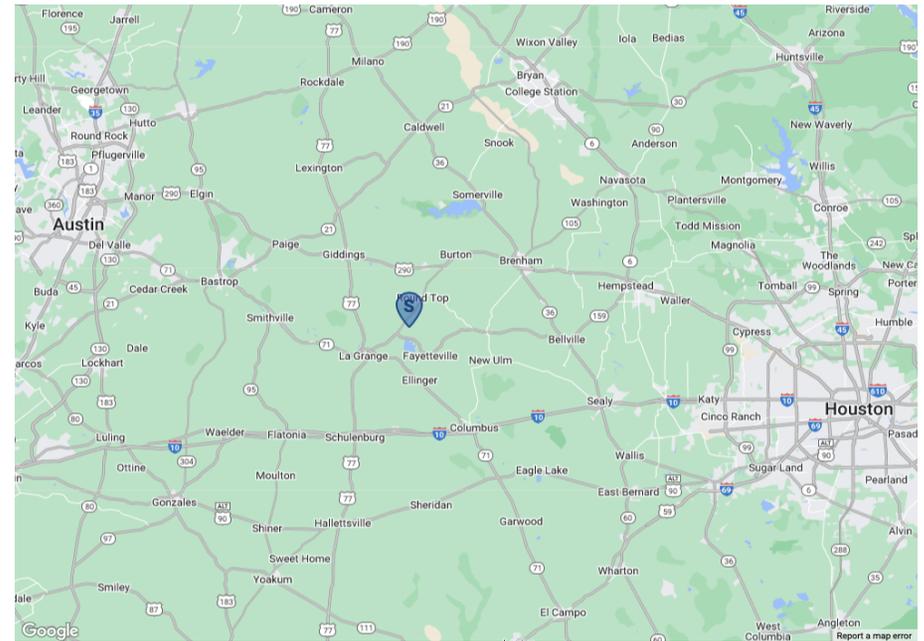
## Round Top Round Up!

- PRIME LOCATION at the intersection of State Highway 237 & Farm to Market 1291
- Excellent high visibility corner with fantastic future development options to compliment growth in the area
- Plenty of space for RV Park, Storage Buildings, or other lucrative investment opportunities to expand on the Antique Show
- Currently zoned Ag and Residential, with active grass lease on pasture land
- Round Top is a growing attraction drawing significant crowds for multi day events!

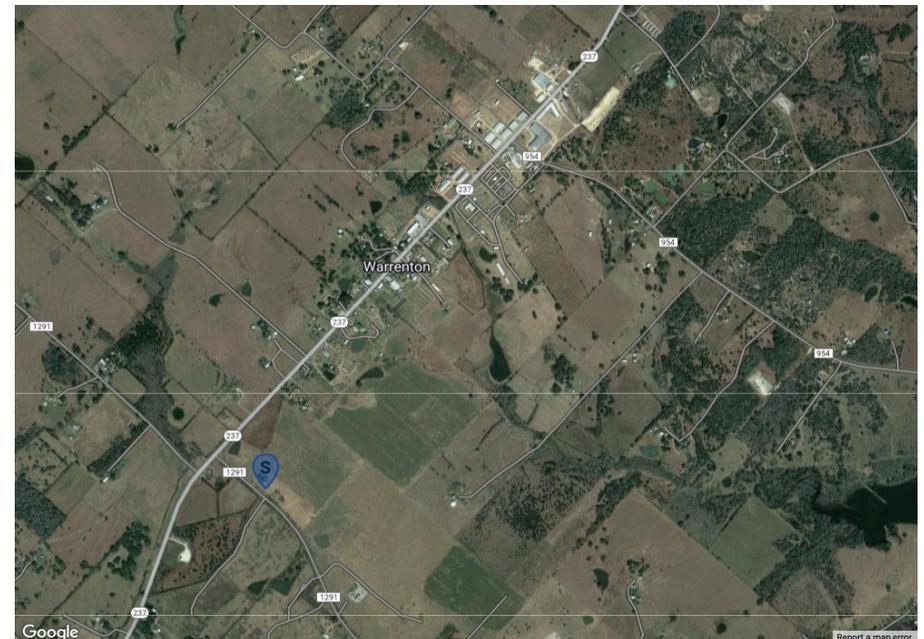
## Features

- 320+ feet of SH 237 frontage and over 1100 feet of FM 1291 frontage
- Electricity, water well, and septic on property
- Fayette County Water also accessible for expansion
- Dedicated access directly off of FM 1291
- Small pond provides additional natural source of water for animals on property

Regional Map



Locator Map





02

Property Description

- Property Features
- Aerial Map
- Survey

# PEREIRO RANCH

---

## PROPERTY FEATURES

---

LAND SF	2,026,542
LAND ACRES	46.523
ZONING TYPE	AG and RES
	<b>HOMESTEAD:</b> 2,144 SF 1 1/2 story, pier & beam house built in 1970 that includes 2 bedrooms and 1 full bath with large upstairs loft and fireplace on the main level. Detached carport, storage shed and small, chainlink-fenced yard.
	<b>ADDITIONAL OUTBUILDINGS AND BARN:</b> Secondary 1/1 home on property not for use; current additional covered storage. Vintage Barn and stalls currently housing equipment and tools.

---

---

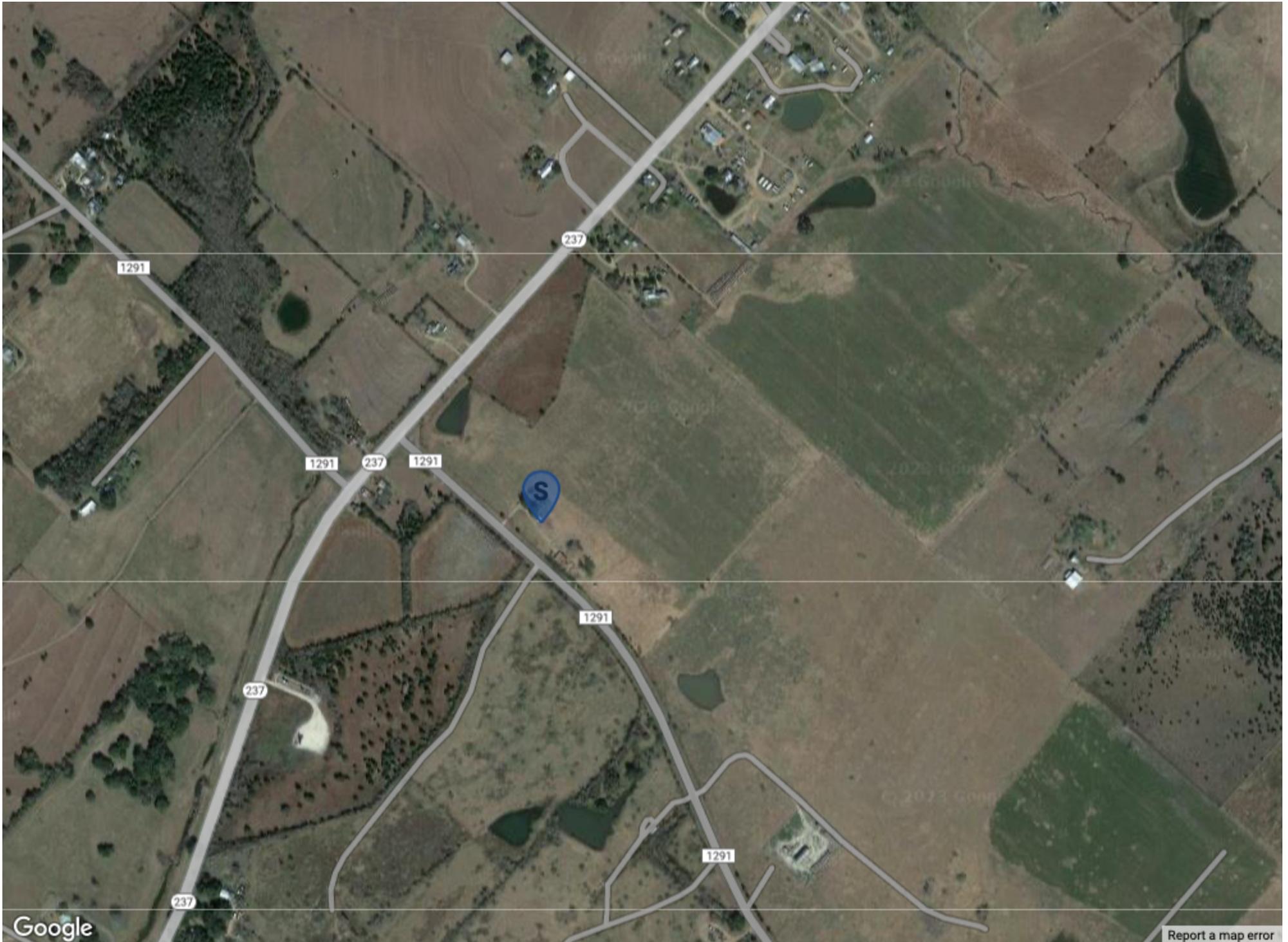
## UTILITIES

---

WATER	WELL, COUNTY WATER ACCESSIBLE
ELECTRICITY / POWER	AVAILABLE
TELEPHONE	AVAILABLE
CABLE	AVAILABLE

---





Google

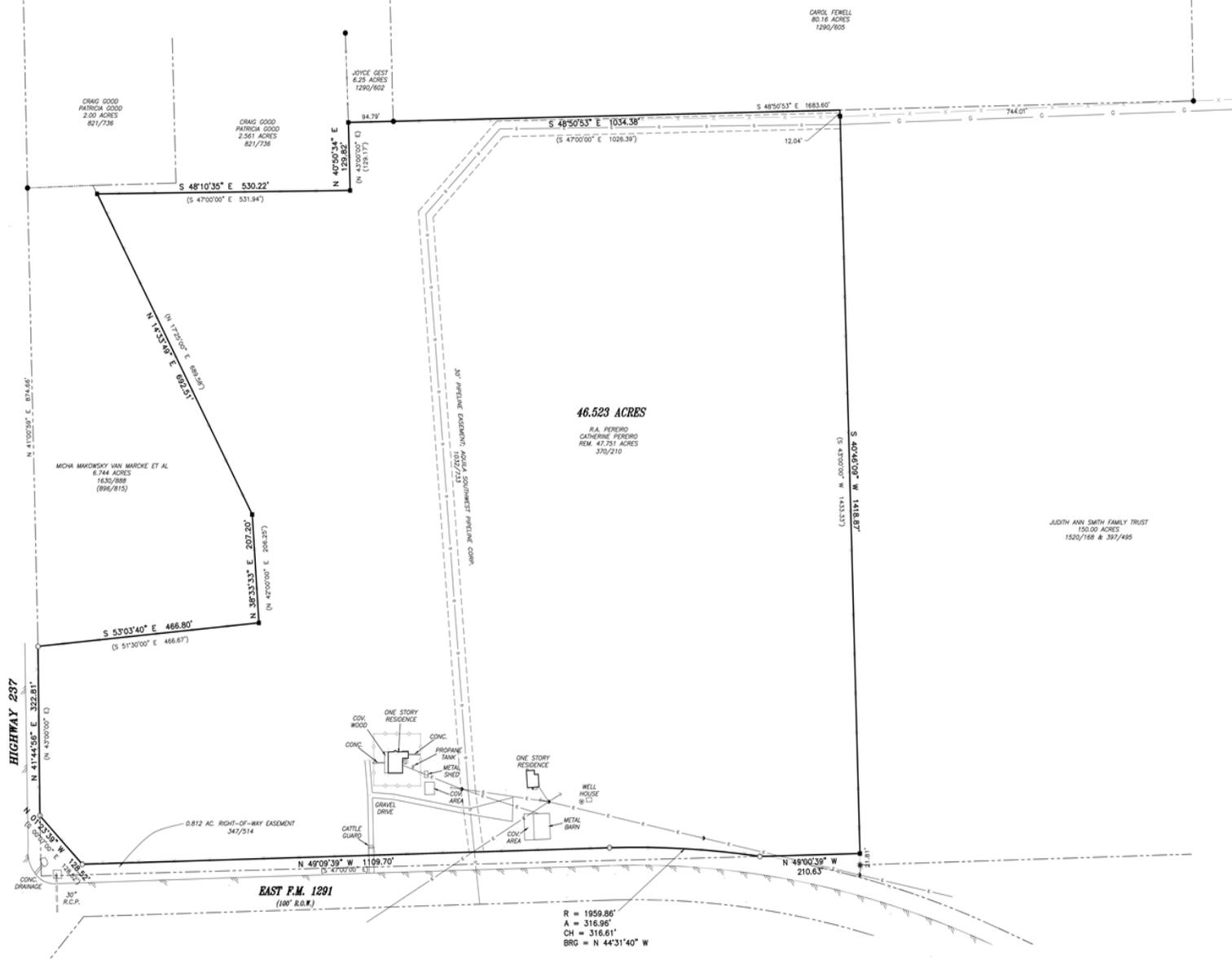
Report a map error



SCALE: 1" = 100'

LEGEND

- 1/2" REBAR FOUND (PLEASE NOTE)
- 1/2" REBAR SEE W/OP
- 3" x 3" CONCRETE MONUMENT FOUND
- ✱ FENCE POST FOUND
- ⊙ SEPTIC LID
- ⊙ WATER WELL HEAD
- WIRE FENCE
- ⊙ POWER POLE
- OVERHEAD ELECTRIC LINE
- DOWN DUTY
- GAS PIPELINE
- REINFORCED CONCRETE PIPE
- R.C.P. RECORD CALL



THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF A CURRENT TITLE COMMITMENT. THERE MAY BE EASEMENTS AND/OR RESTRICTIONS AFFECTING THIS PROPERTY NOT SHOWN.

REFERENCE: PEREIRO G.F. NO.: ADDRESS: 523 EAST F.M. 1291, ROUND TOP TEXAS LEGAL DESCRIPTION: 46.523 ACRES IN THE S/4, COLTON LEASE, ABSTRACT NO. 33, IN FAJETTE COUNTY, TEXAS.

FIELD BOOK: B-683/96 FILE: Survey\CO\FAJETTE\SURVEYS\10 E COLTON LG A-3117023.dwg

TO THE OWNERS, LIENHOLDERS AND TITLE COMPANY  
 THE UNDERSIGNED DOES HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY DESCRIBED HEREON AND IS CORRECT, AND THAT THERE ARE NO DISCREPANCIES, SHORTAGES IN AREA, BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN HEREON, AND THAT SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY, EXCEPT AS SHOWN HEREON.  
 THE UNDERSIGNED DOES FURTHER CERTIFY THAT THE PROPERTY DESCRIBED HEREON IS LOCATED IN ZONE "X" AND IS NOT WITHIN A 100-YEAR FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, PANEL NO. 48148C0150C EFFECTIVE OCTOBER 16, 2006.



James E. Garon  
 MARCH 15, 2023

**JAMES E. GARON & ASSOC.**  
 LAND SURVEYORS & CIVIL ENGINEERS  
 Firm Reg. #10058400 & F-20386  
 185 McAllister Road  
 Boerjoo, Texas 78602  
 (512) 303-4185  
 jgaron@austin.rr.com  
 www.jamesegaron.com



Round Top  
CITY LIMIT  
POP. 90

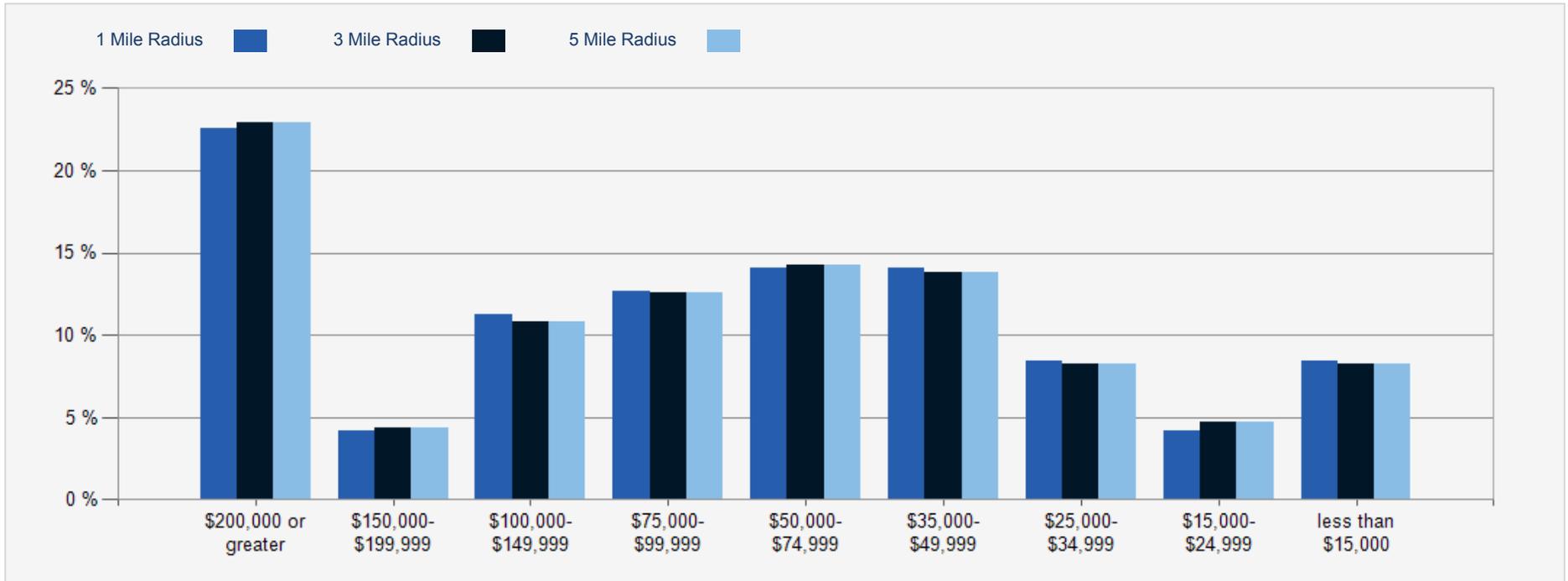
03

Demographics

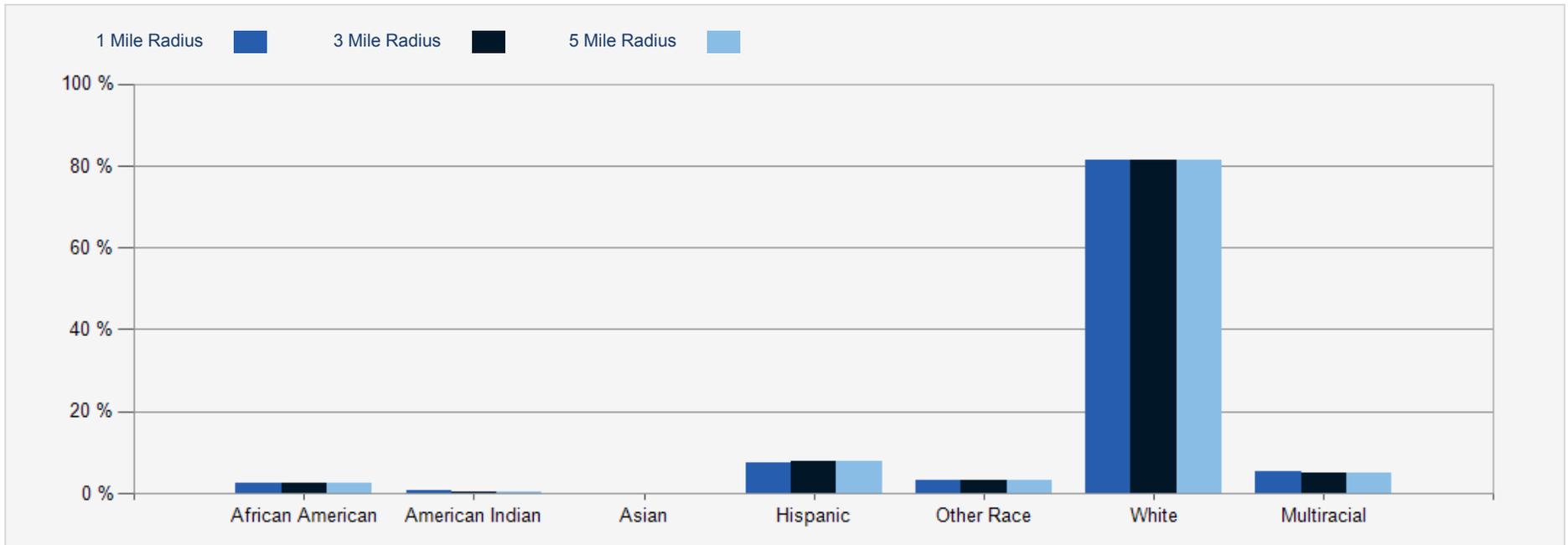
Demographic Charts

# PEREIRO RANCH

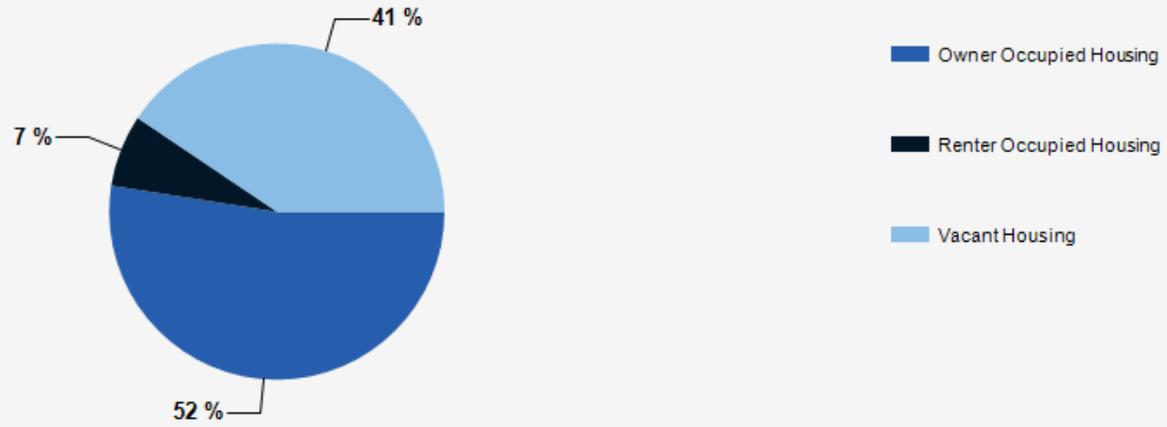
## 2022 Household Income



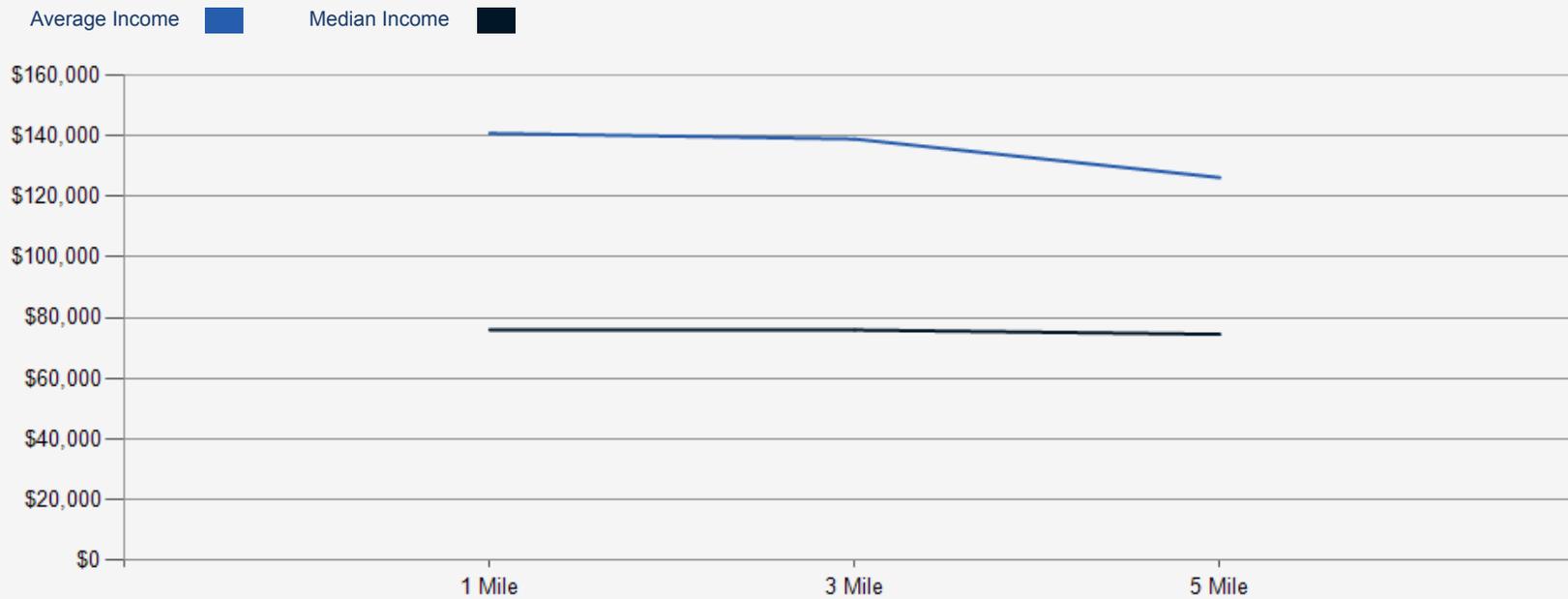
## 2022 Population by Race



## 2022 Household Occupancy - 1 Mile Radius



## 2022 Household Income Average and Median





04

**Additional Information**

- Things to Do
- Antique Show Info

## Things to Do in Round Top

- ❖ Art at the White House on the Hill
  - ❖ ARTS for Rural Texas
  - ❖ Blue Mule Winery
  - ❖ Busted Oak Cellars
  - ❖ Floyd's Lounge
  - ❖ Kooper Family Whiskey Co.
  - ❖ Rockin' Star Ranch
- ❖ Round Top Area Historical Society
  - ❖ Round Top Brewing
  - ❖ Round Top Family Library
  - ❖ Round Top Festival Institute
  - ❖ Round Top Flower Farm
  - ❖ Round Top Music Festival
  - ❖ Texas Cotton Gin Museum
- ❖ Texas Independence Wine Trail
  - ❖ Texas Quilt Museum
- ❖ The Garden Co. Feed & Firewater
  - ❖ The Jersey Barnyard
- ❖ The Stone Cellar & Round Top Dancehall
  - ❖ Unity Theatre Co.
  - ❖ Winedale Historic Site

...and , of course, the Antique Show!





The Round Top Antiques Show is more than dusty relics and shabby chic signage. It's over two weeks of people flocking to Round Top, Texas, from across the U.S. It's treasure hunts and a festival of epic proportions. It's food, fun and friendships formed over shared searches for one-of-a-kind finds. It's a level of insanity rarely seen in the Texas countryside — and it happens twice a year.

The Round Top Antiques Show has over 65 venues in about a 20- mile radius in the communities of Round Top, Warrenton, Carmine, Burton and Fayetteville. All venues within the show operate independently and set their own open/close dates. Majority of the venues are open the entire time while a few are only open during specific dates within that time frame. Some charge for parking (~\$5) and others offer free parking. See show dates below.

## Show Dates:

- 2023 Winter Antiques Show** | Thursday, January 19 - Sunday, January 22
- 2023 Spring Antiques Show** | Thursday, March 16 - Sunday, April 2
- 2023 Fall Antiques Show** | Thursday, October 12 - Sunday, October 29
- 2024 Winter Antiques Show** | Thursday, January 18 - Sunday, January 21
- 2024 Spring Antiques Show** | TBD

# PEREIRO RANCH

*Exclusively Marketed by:*

**Susan Rosson**  
REALTOR  
(512) 645-7690  
susan.rosson@exprealty.com  
Lic: 651202

**Ashley Farris**  
REALTOR  
(979) 966-3372  
ashley.farris@exprealty.com  
Lic: 634722

BROKERED BY  
**exp**<sup>®</sup>  
REALTY

powered by CREOP