LEASE BROCHURE

Historic Restaurant, Bar and Venue

In Central Texas

IMMEDIATE AVAILABILITY

514 N Railroad Street, Burton, TX 77835

5,331± SF | Entire Premises For Lease

Owner-Direct | Contact for Pricing

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Lease Summary

Historic Restaurant, Bar and Venue in Burton, Texas

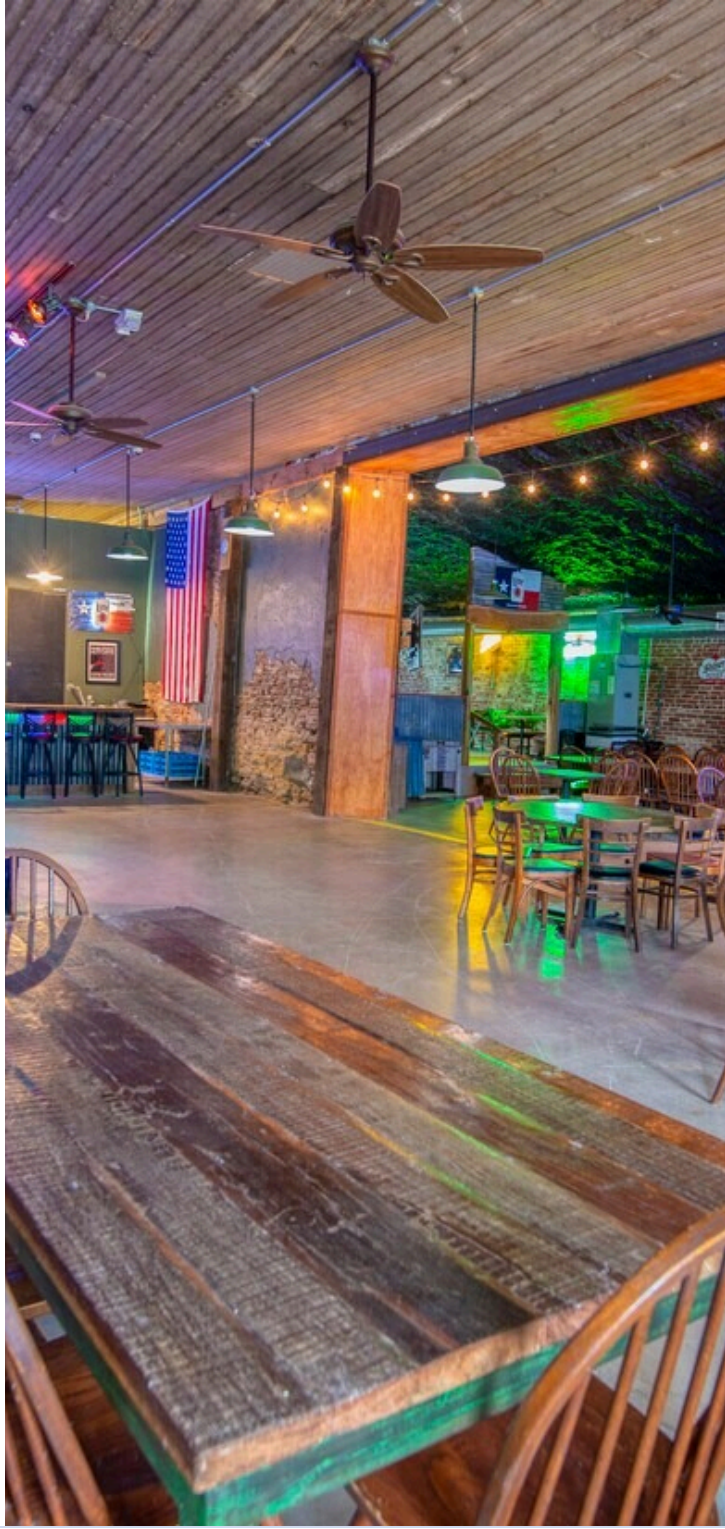
Contact for Pricing | 5,331± SF

Discover a unique restaurant and entertainment opportunity in the heart of Burton, Texas, conveniently situated between Houston and Austin. This Historic Restaurant, Bar and Venue offers 5,331± SF of versatile commercial space, combining historic character with the infrastructure for dining, hospitality, and live entertainment.

Originally home to the Burton State Bank and later municipal offices, this distinctive property connects three structures into one expansive venue, featuring exposed brick, stone, and wood elements. The space includes a commercial kitchen with pizza ovens, walk-in refrigeration, a full bar, an indoor performance stage with sound equipment, and an outdoor deck. With approximate capacity of 220 guests, the property offers flexibility for a restaurant, barbecue concept, taproom, or live music and event venue.

Available for lease in its entirety, this Historic Restaurant, Bar and Venue presents an opportunity for an operator to establish a distinctive dining and entertainment destination in a historic Texas community.

Term	Offering
Availability	**Immediate**
Rent	**Contact for Pricing**
Premises	**Entire building, owner-direct**
Lease type and term	**Negotiable**
Furniture, fixtures and equipment	**Subject to negotiated inventory and the lease**





Property Summary

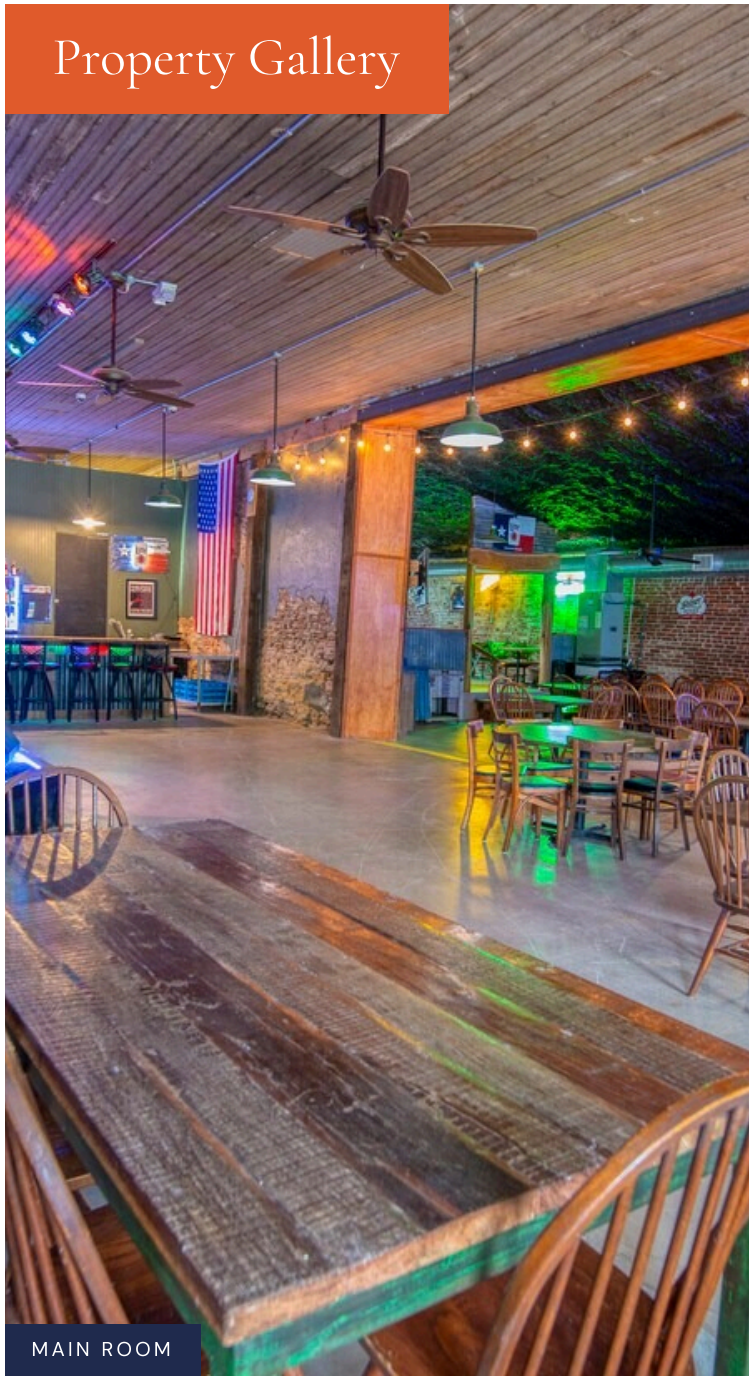
THE PROPERTY AT A GLANCE

5,331± SF
PER 2025 HAR SALE LISTING

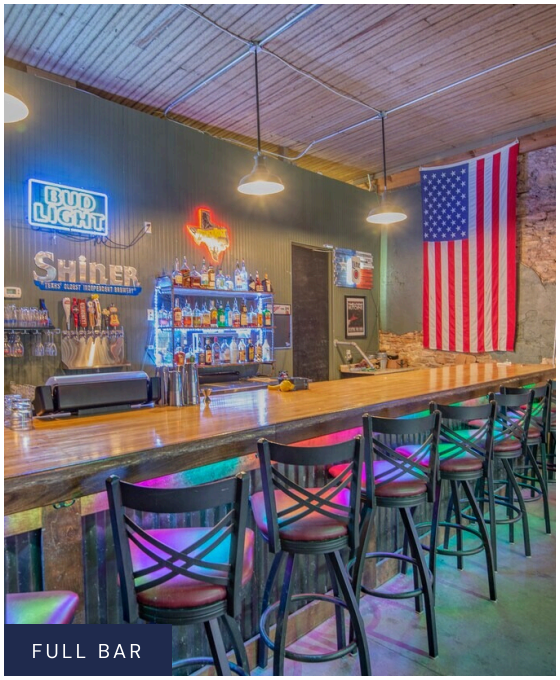
220 Guests
REPORTED CAPACITY

Property	**Historic Restaurant, Bar and Venue**
Availability	**Immediate**
Address	**514 N Railroad Street, Burton, TX 77835**
County	**Washington County**
Property type	**Restaurant / Bar / Venue**
Building area	**5,331± SF**
Structures	**Three original structures joined over time**
Materials	**Brick, stone and wood**
Offering	**For lease, entire premises, owner-direct**
Rent	**Contact for Pricing**
Lease type and term	**Negotiable**
Furniture, fixtures, equipment	**Subject to negotiated inventory and the lease**
Parking	**Public, open parking. No overnight or RV parking.**
Zoning	**Confirm with the city and applicable authorities**

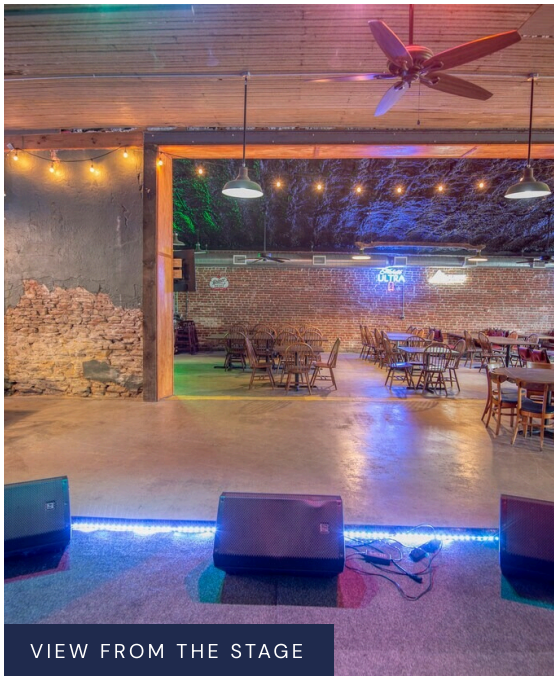
Property Gallery



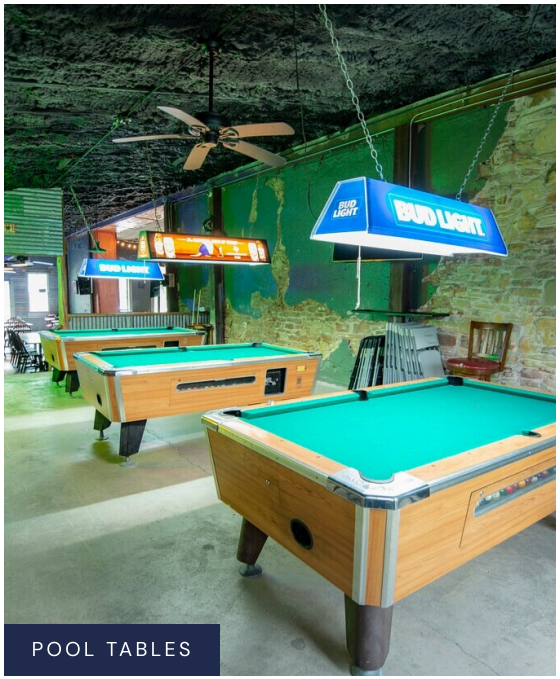
MAIN ROOM



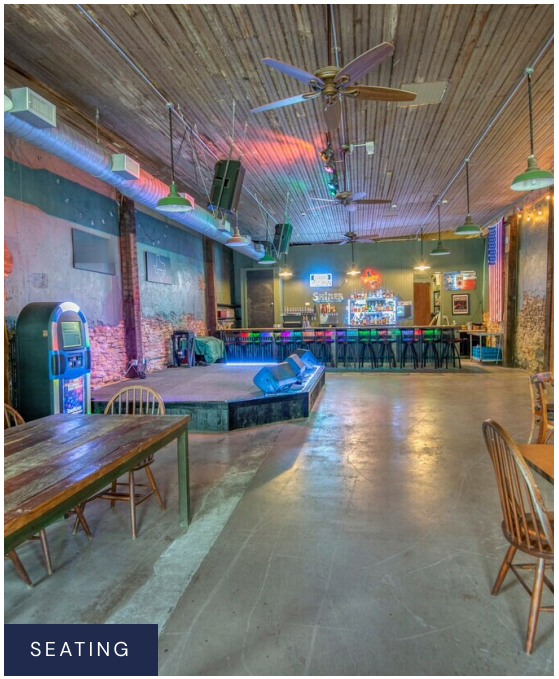
FULL BAR



VIEW FROM THE STAGE



POOL TABLES



SEATING

Exterior and Deck



514 N RAILROAD STREET

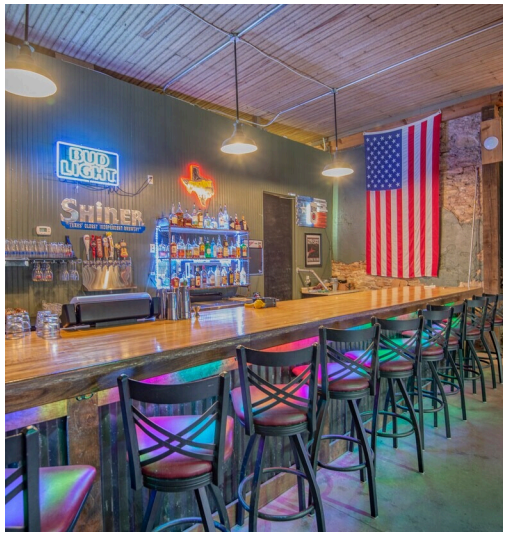


OUTDOOR DECK



DECK AND BRICK BUILDING

Lease Highlights



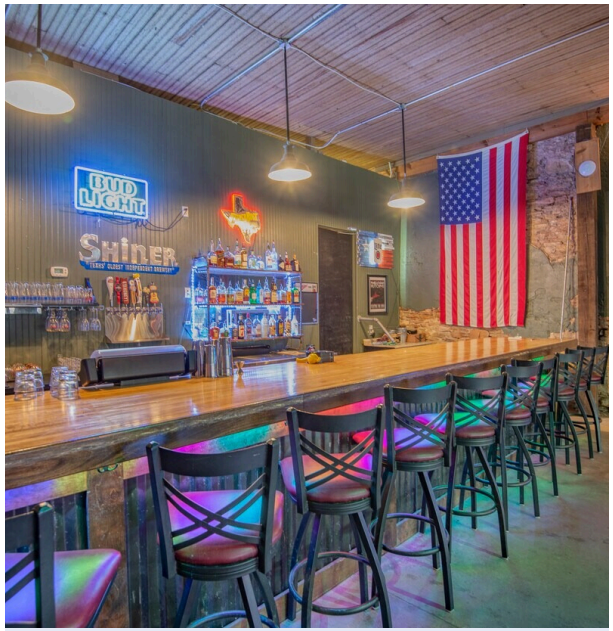


Available immediately	The entire premises is ready to lease now, directly from the owner.
Kitchen and full bar	A commercial kitchen and a full bar are in the building today. Equipment is subject to a negotiated inventory and the lease.
Reported capacity of 220	Flexible seating and room for a small dance floor. Tenants should confirm occupancy limits.
Stage and sound	An indoor stage with sound and PA for live music and events.
Inside and out	Three pool tables, an outdoor deck and recently renovated restrooms.
Jail cells and bank vault	The original jail cells and bank vault both remain in the building as part of its Texas history.
Negotiable terms	Lease type and term are negotiable. Rent: Contact for Pricing.

Restaurant, Bar and Venue

EQUIPMENT ON SITE

- Two large pizza ovens
- Dough mixer and press
- Cooking line and fry station
- Walk-in freezer and cooler





The Kitchen

A commercial kitchen with pizza ovens and walk-in refrigeration.

The Bar

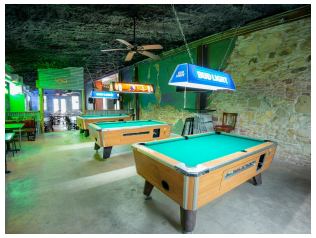
A full bar with stool seating along the counter.

The Deck

An outdoor deck with seating beside the building.

The property includes a stage with sound and PA, pool tables and room for a small dance floor.





Recently renovated restrooms. Reported capacity of 220 guests. Furniture, fixtures and equipment are subject to a negotiated inventory and the lease.

Burton, Round Top and US-290

SOURCED FIGURES

Minutes from Round Top

Burton sits on U.S. Highway 290 in western Washington County, about 90 miles west of Houston and 11 miles west of Brenham.[1,4] Austin is about two hours away on the same highway.[5]

Round Top is about 10 miles south, roughly a 15-minute drive on FM 390.[5] The Round Top Antiques and Design Show runs three times a year across about 65 venues within a 20-mile radius that includes Burton, and it draws more than 100,000 visitors.[6]

Burton hosts show venues of its own, including the La Bahia Antique Show and Antiques at the Pavilions at the Texas Cotton Gin Museum.[7] The property is in town on N Railroad Street, with public, open parking.

Address	514 N Railroad Street, Burton, TX 77835
Highway	U.S. Highway 290[1]
Round Top	About 10 miles, roughly 15 minutes[5]
Brenham	11 miles east[4]
Houston	About 90 miles east on U.S. 290[4]

100,000+
Visitors to the Round Top Antiques and Design Show[6]

65
Show venues within a 20-mile radius that includes Burton[6]

15 Min
Drive from Burton to Round Top, about 10 miles[5]

$96.4M
Washington County accommodation and food services sales, 2022[3]

38,288
Washington County population estimate, July 1, 2025[3]

7.0%
Washington County population change, April 2020 to July 2025[3]

$77,825
Washington County median household income, 2020 to 2024[3]

288
Burton city population estimate, July 1, 2025[2]

1862
Year Burton was established, incorporated in 1872[1]

Sources (accessed Nov 9 and 10, 2026). **1** Texas State Historical Association, Handbook of Texas Online, Burton, TX, tshaonline.org/handbook/entries/burton-tx. **2** U.S. Census Bureau, Vintage 2025 City and Town Population Estimates (sub-est2025), www2.census.gov/programs-surveys/popest/datasets/2020-2025/cities/totals. **3** U.S. Census Bureau QuickFacts, Washington County, Texas, census.gov/quickfacts/washingtoncountytexas; income from the American Community Survey 2020 to 2024 five-year estimates; sales from the 2022 Economic Census. **4** Texas Escapes, Burton, Texas, texasescapes.com/TOWNS/Burton/town_burton.htm. **5** Round Top Finder, Burton, Texas guide, roundtopfinder.com/blog/burton-texas-round-top-guide. **6** Town of Round Top, Visit Round Top, History of the Round Top Antiques and Design Show, visitroundtop.com/travelogue/fun-facts-the-history-of-the-round-top-antiques-design-show. **7** Visit Brenham Texas, Where to Shop for Antiques Around Brenham, visitbrenhamtexas.com/your-guide-to-washington-countys-antique-finds. Population figures are estimates. Distances and drive times are approximate.

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IMMEDIATE AVAILABILITY

LEASING CONTACT

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ashepherd@greenbankequities.com

OFFERING

Owner-direct

Entire premises for lease

Contact for Pricing

CONFIDENTIALITY AND DISCLAIMER

This Lease Brochure is provided for the recipient's private review. Please do not copy or share it without the owner's written consent. Information comes from the owner, a prior sale listing and public sources and has not been independently verified. Square footage, reported capacity, equipment and other details are approximate. Prospective tenants should complete their own due diligence, including zoning, permitted uses, occupancy limits and any permits or licenses their business needs. No alcoholic beverage permit or other license is offered or implied to transfer. Furniture, fixtures and equipment are subject to a negotiated inventory and the terms of a signed lease. This is not an offer to lease. No agreement exists until a written lease is signed by both parties.