



FAR Out West Properties, LLC

OFFERING
FOR SALE

AUTOMOTIVE REPAIR CENTER
AND RV PARK LOCATED IN THE
HUB OF THE BIG BEND -
ALPINE, TEXAS

4.0 ACRES

BREWSTER COUNTY, TEXAS

1200 SOUTH HIGHWAY 118
ALPINE, TX
PRICE: \$650,000

CLEAT STEPHENS, BROKER
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1200 S. Highway 118

FOUR ACRE MULTI-USE PROPERTY WITH HIGHWAY FRONTAGE

ACREAGE

Approximately 4.0 Acres

LOCATION

Alpine, Texas – The hub of the majestic highlands area of Texas and gateway to the Big Bend. Alpine is home to Sul Ross State University and the Museum of the Big Bend, Big Bend Regional Medical Center, UPS Distribution facility, building supply centers and several chain establishments. Being the largest municipality in the area, with approximately 6,000 residents, and located at the confluence of each of the major traffic routes in and out of the Big Bend area, Alpine provides many valuable services and a base point to many of the area attractions such as McDonald Observatory, Fort Davis Historical Site and State Park, Big Bend Ranch State Park, the Marfa Lights viewing site and the thriving communities of Marfa, Fort Davis and Marathon. Highway 118 leaving south from Alpine is the major thoroughfare to Big Bend National Park, Lajitas Golf Resort and the south Brewster County communities of Study Butte and Terlingua. Alpine is located 300 miles west of San Antonio and 240 miles east of El Paso and is a major refueling and resting center along U. S. Highway 90 between the two cities. It is also the link along U. S. Highway 67 between Presidio on the U. S. border with Mexico and Interstate 10.

At an elevation of 4,450 feet above sea level, Alpine, Texas boasts one of the mildest and moderate climates in the United States with an yearly average high temperature at 76.6°F (average temperature in June being 90.8°F, the highest), average low temperature of 48.5°F (average temperature in January being 32.7°F, the lowest) and average yearly rainfall of 15.79 inches.

The Big Bend area continues to grow as a tourist destination. According to the National Park Service, in 2017, Big Bend National Park had its busiest year on record. With 442,641 visitors coming to the park, this surpassed even 2016's visitation, which saw 388,290 people coming to the park during the National Park Service centennial year. This accounts for a 14% increase from the previous year.

Visitation patterns showed a significant increase during the spring months, when a combination of cactus blooms, moderate weather, and spring break filled campgrounds and backcountry sites consistently for the entire month. In addition to this and the typical busy holidays, the park also saw a marked increase during the hot summer months, with the Chisos Mountain Lodge remaining booked throughout the summer for the first time in its history.

A vast number of the tourists are making their trek using recreational vehicles and numerous RV parks have been or are being installed throughout the area. RVT.com, North America's leading Internet

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marketplace for new and used RVs for sale, reports that its RV shopper traffic increased 25% in January 2018 compared with January 2017, and that RV buyer leads – which are sent to RV Sellers – were up 16%. The Recreational Vehicle Industry Association reports that 11% of U.S. household (nine million) currently own an RV, the highest level ever recorded. The RV industry has seen a 214% increase in RV shipments over the past decade.

According to results of Texas DOT studies conducted in recent months, Alpine has experienced traffic growth of 5.2% annually since 2010. The same study projects an annual population growth rate for the area to average 1.0% which is just below the state anticipated rate of 1.6%. These studies were conducted as part of the US 67 Master Corridor Plan for the purpose of analyzing by-pass routes for the cities of Marfa and Alpine which are experiencing traffic congestion due to out grown infrastructure. A relief route around Alpine would be either to the north or to the south of the city. A southern route would likely be very near the location of this property. There are no preconceived solutions involved in this study and it is ongoing.

DESCRIPTION

This property is located just outside the corporate limits at the southeast edge of the city of Alpine. It has substantial and easy access with over 400 feet of Texas Highway 118 frontage. The property has no zoning restrictions but enjoys city water and sewer services. Annexation of this property is possible but there are no current plans for such action. Located directly across the highway is Blue Water Natural Foods Market and the Calvary Apostolic Church.

IMPROVEMENTS

This property is currently used as an automotive, truck and RV repair center. It is improved with a 3,750 square foot pre-engineered steel building constructed in 2007. It has a reception area with service and parts counter, restrooms and upstairs office space (this space could be utilized as apartment space as well), 6 car shop with 4 bays, one 12,000 pound lift and one 10,000 pound lift. Above average insulation is installed throughout the building. The property is also improved with 14 full RV hookups and includes a propane refueling island. There are no other RV repair centers located nearby.

There is ample space for future expansion of the RV facilities, service and retail area with room for gasoline and diesel fuel stations with more than adequate ingress and egress while maintaining substantial parking space.

This property is literally the last stop leaving Alpine to Big Bend National Park and Lajitas Golf Resort 80 miles to the south and the next fueling facilities.

The need for newer and more accommodating facilities for travelers exists and will eventually be filled – likely at the location of the subject property. The current owner is looking to retire from years in the auto service industry creating a unique buying opportunity.

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PRICE

This property with all equipment and current operations is being offered for sale at \$650,000. Shown to qualified buyers by appointment. Buyer's brokers are welcome.

CONTACT

CLEAT STEPHENS, BROKER

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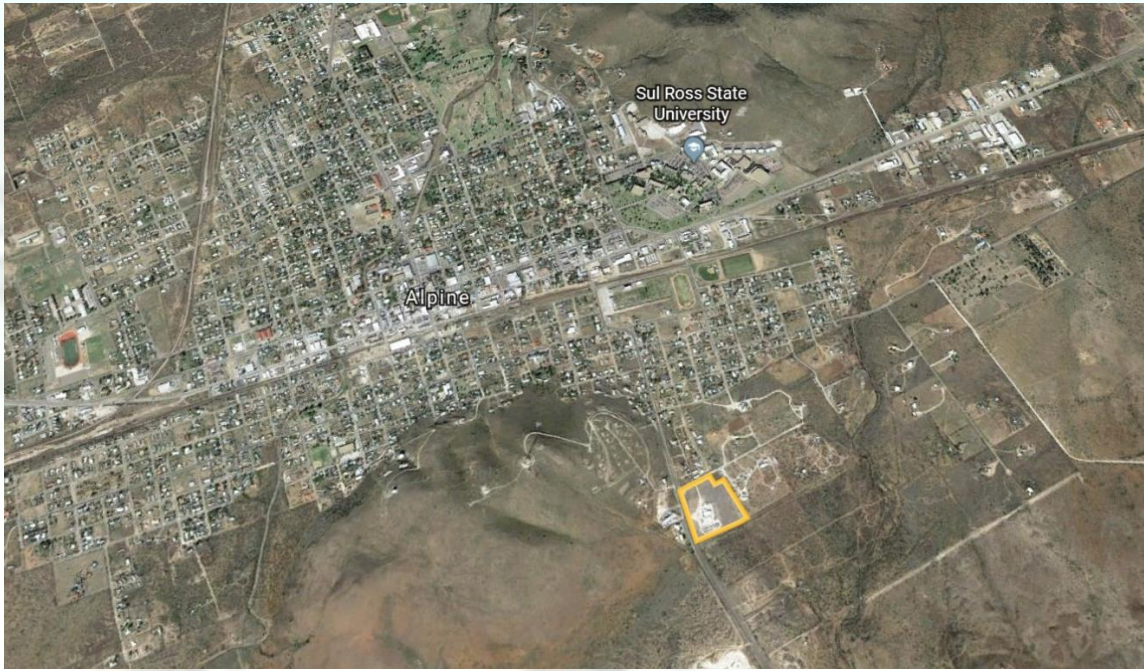
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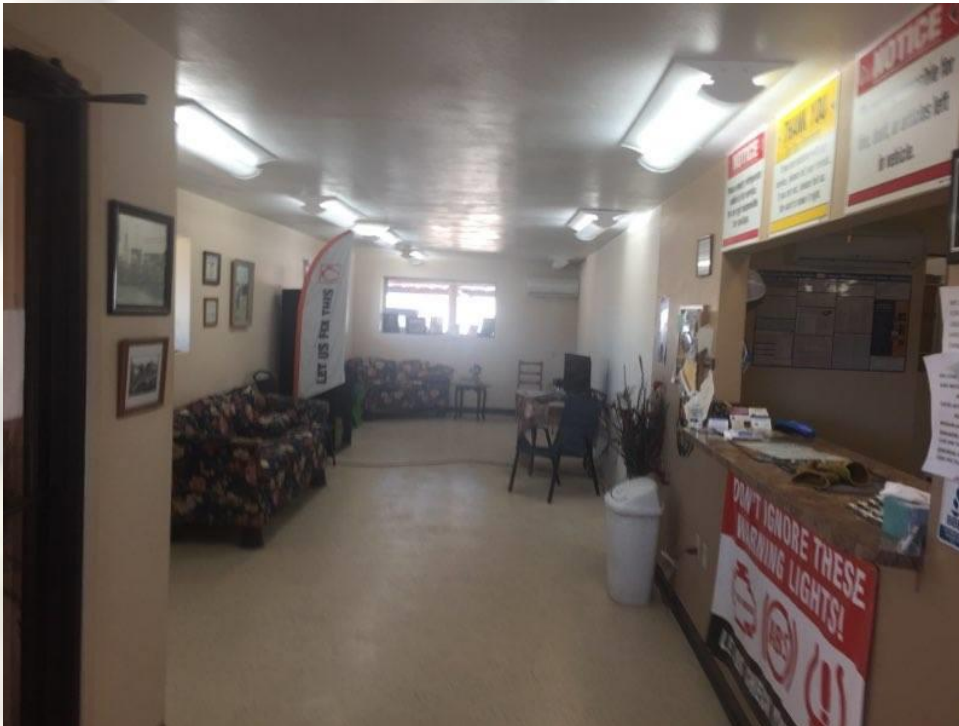
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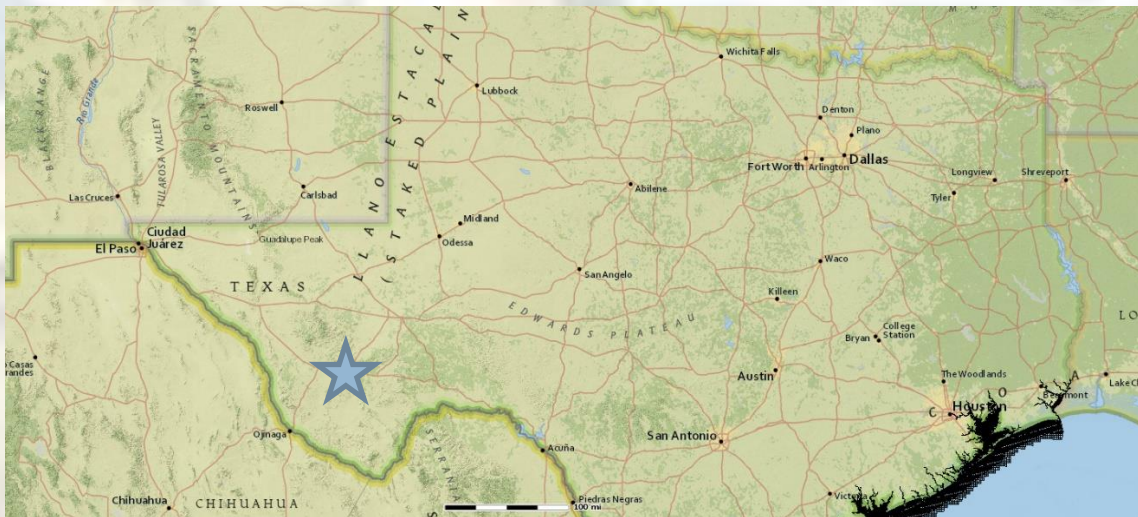
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