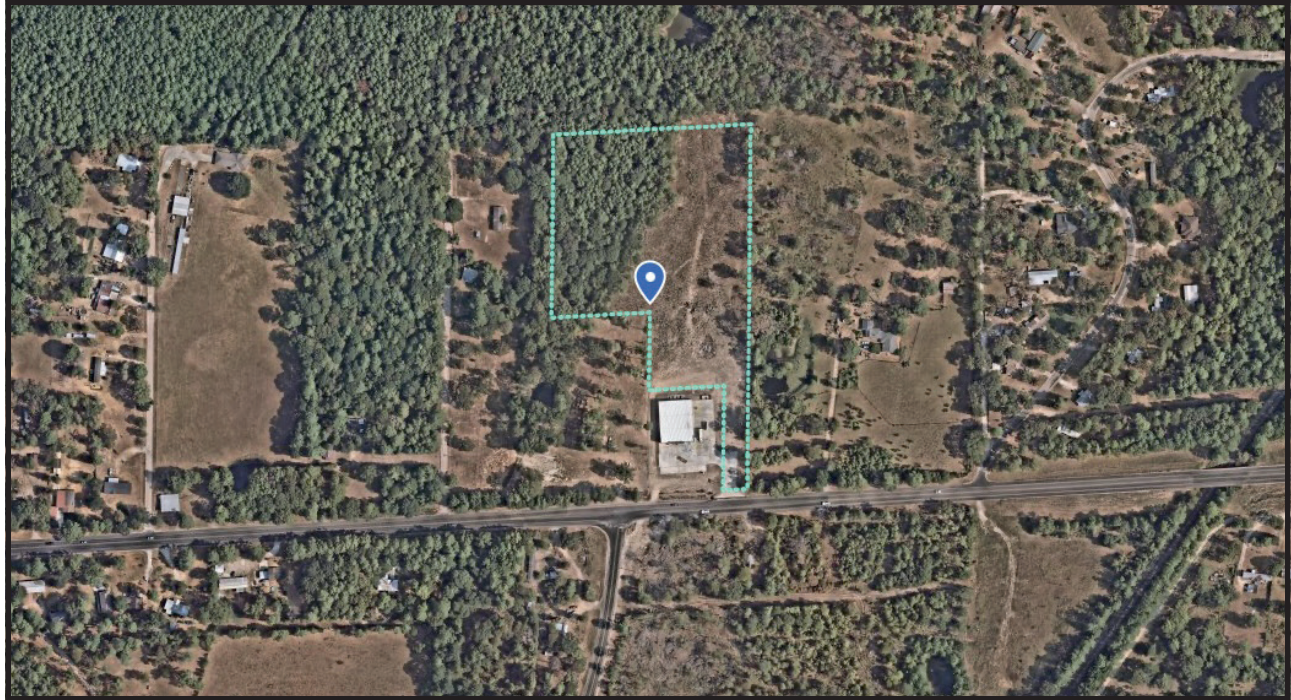


My Family Dollar RV Park/8.02 Acres

HUNTSVILLE, TX 77340

MHW

EXECUTIVE SUMMARY



OFFERING SUMMARY

Price: \$650,000

Lot Size: 8.02 Acres



For More Information:



OSCAR MARTINEZ
C: 715.579.2906
O: 281.651.4898
oscar@mhwre.com

PROPERTY OVERVIEW

This 8.02-acre unrestricted property at 1809 US Hwy. 190 in Walker County, Texas, presents a prime development opportunity. Adjacent to a high-traffic Family Dollar/Dollar Tree, it offers excellent visibility, a TX DOT-approved concrete driveway, and pre-approval for 31 RV sites with completed engineering plans for paving, water, sewer, and drainage.

PROPERTY HIGHLIGHTS

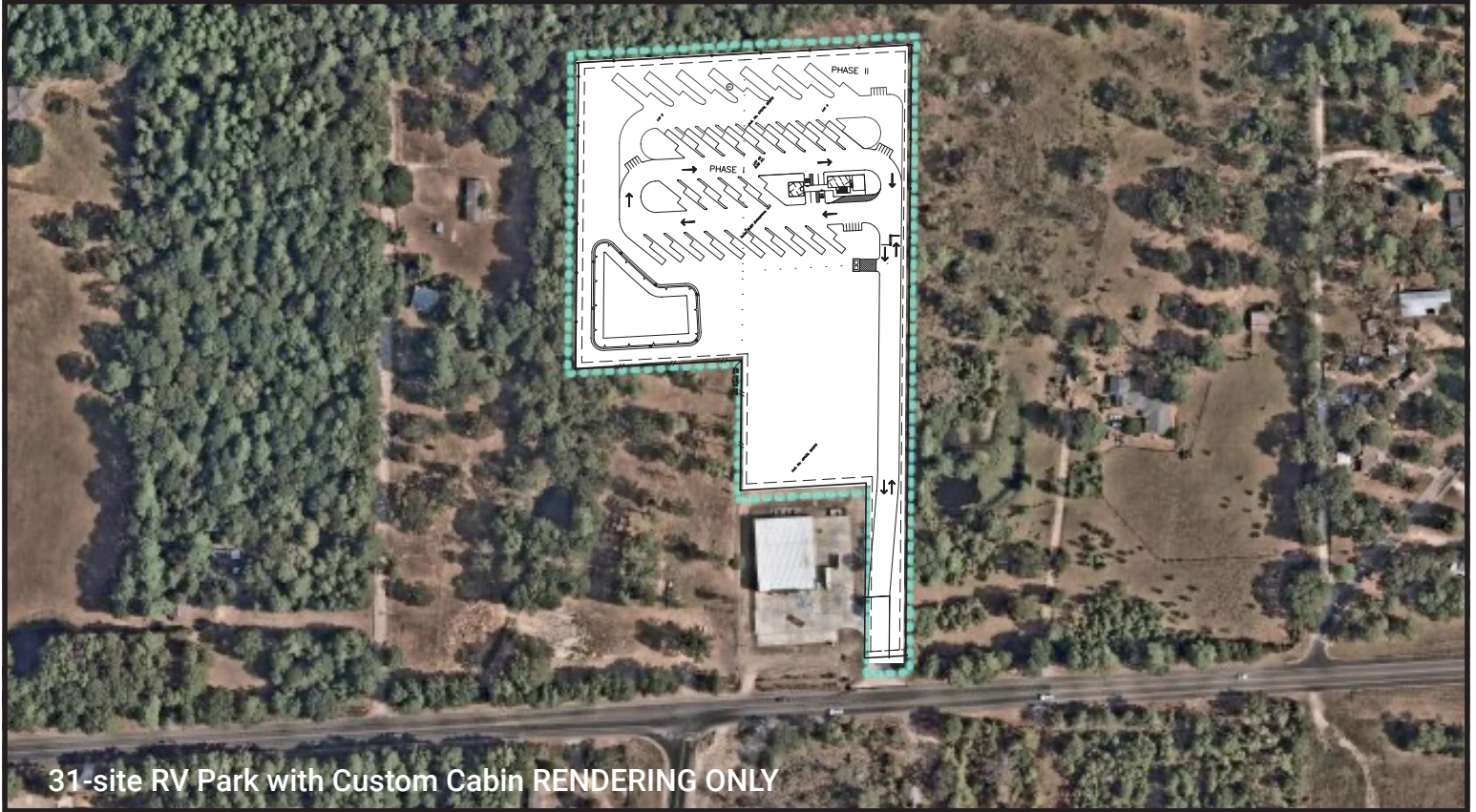
- **Prime Location:** Adjacent to Family Dollar/Dollar Tree on US Highway 190.
- **Size:** 8.02 acres, cleared and development ready.
- **Zoning:** Unrestricted for diverse uses.
- **Accessibility:** TX DOT-approved driveway.
- **Development:** Pre-approved for 31 RV sites; complete engineering plans in place.
- **Utilities:** Electricity and water available.
- **Custom Cabin:** 648 sq. ft. with office/living quarters, appliances, carport, and storage.
- **Survey:** Completed in 2022.
- **Flexible Use:** Ideal for RV parks, mixed-use, or commercial projects.
- **Surroundings:** Convenient retail access and scenic setting.

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