

RV PARK FOR SALE

BASTROP BAYOU RV PARK

2400 COUNTY ROAD 595, ANGLETON, TX 77515



FOR SALE

KELLER WILLIAMS HOUSTON MEMORIAL

1220 Augusta Dr
Houston, TX 77057



Each Office Independently Owned and Operated

PRESENTED BY:

TIM LARSON

Commercial Realtor

O: (713) 461-9393

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tlarson@kw.com

0695022, Texas

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2400 COUNTY ROAD 595

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EXECUTIVE SUMMARY

2400 COUNTY ROAD 595



PROPERTY OVERVIEW

Bastrop RV Park, located at 2400 CR 595 in Angleton, TX, sits on 18.52 acres and offers 25 individually metered RV pad sites with well water and septic sewer. The park features amenities like an on-site pond with fishing, coin-operated laundry, mail service, and Wi-Fi. Most campers are long-term, though daily, weekly, and monthly rates are available. Built in 2016, the park's infrastructure occupies six acres, with room to expand on the remaining land. Situated near Freeport and Surfside Beaches, it's close to popular natural spots and major employers in Brazoria County, known for its robust economy and rich natural resources.

OFFERING SUMMARY

PRICE: \$595,000

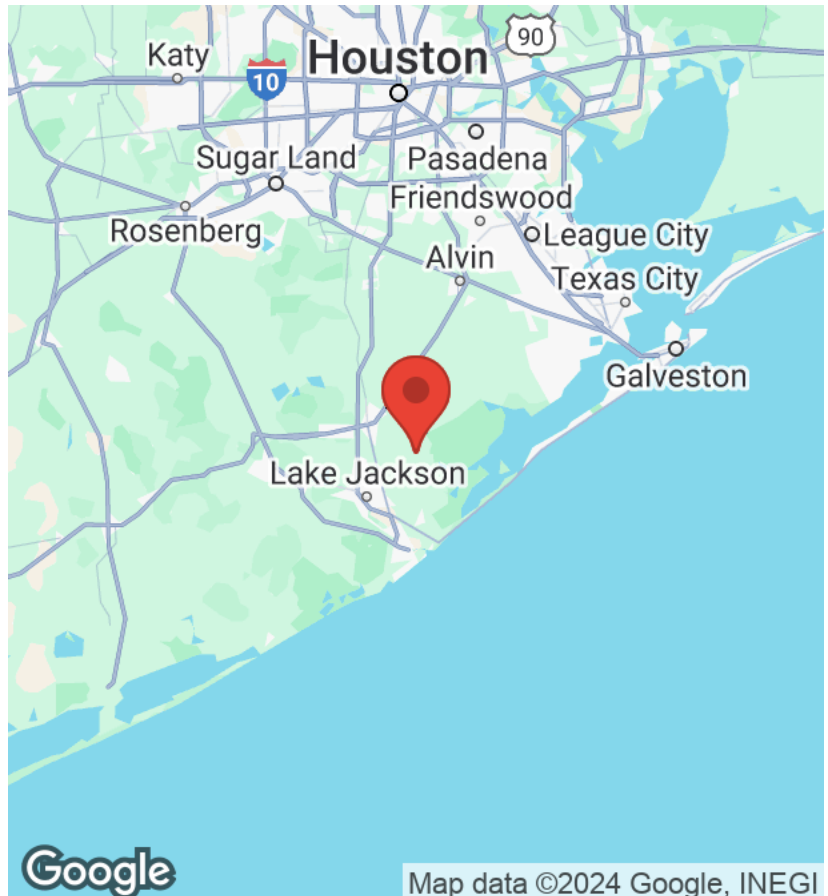
BEDS: 25 RV PADS

PRICE / DOOR: \$23,800

LOT SIZE: 18.52 ACRES

RENOVATED: 2024

YEAR BUILT: 2016



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LOCATION & HIGHLIGHTS

2400 COUNTY ROAD 595



Bastrop RV Park, 2400 CR 595, Angleton, TX, 77515, offers 25-RV Pad Sites on 18.52 Acres. Each RV space is individually metered, has well water, and septic sewer. Amenities include an on-site pond with fish, coin-operated laundry in the community center, mail service, and wi-fi internet. Most of the campers are long-term, but the park offers daily, weekly, and monthly rates. Built in 2016, the park has an established infrastructure on approximately six acres with room for expansion on the remaining eleven of the eighteen acres.

Located in Brazoria County not far from Freeport & Surfside Beaches, and southwest of downtown Houston, TX. The area is known for fishing and wildlife, near the Brazoria National Wildlife Refuge, Lake Jackson, Oyster Creek, Christmas Bay, Chocolate Bay, and the Gulf of Mexico. Major employers in the area include Dow Chemical, BASF, Phillips 66, Schlumberger, Infinity Group, Shintech, and Stauffer Chemical to name a few.



Per the Brazoria County Economic Development Alliance, "Brazoria County is "Where Texas Began." The county still leads the way, with a robust economy driven by medical, biotech and manufacturing industries, major petrochemical plants that ship products around the world, and a significant agricultural industry. Ranked the 14th best county in Texas to live in, Brazoria County is home to well over 370,000 residents and is the 8th most diverse county in Texas."

<https://angletonlakejacksonrvpark.com/>

Investment Highlights

25-RV Pad Sites on 18.52 Acres total, 2016 YB
Each RV space is individually metered, has well water, and septic sewer.

Amenities include an on-site pond with fish, coin-operated laundry in the community center, mail service, and wi-fi internet.

Most of the campers are long-term; park offers daily, weekly, and monthly rates.

Located in Brazoria County not far from Freeport & Surfside Beaches, & SW of downtown Houston, TX. Area is known for fishing & wildlife, near Brazoria National Wildlife Refuge, Lake Jackson, Oyster Creek, Christmas & Chocolate Bay, & Gulf of Mexico.

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PROPERTY PHOTOS

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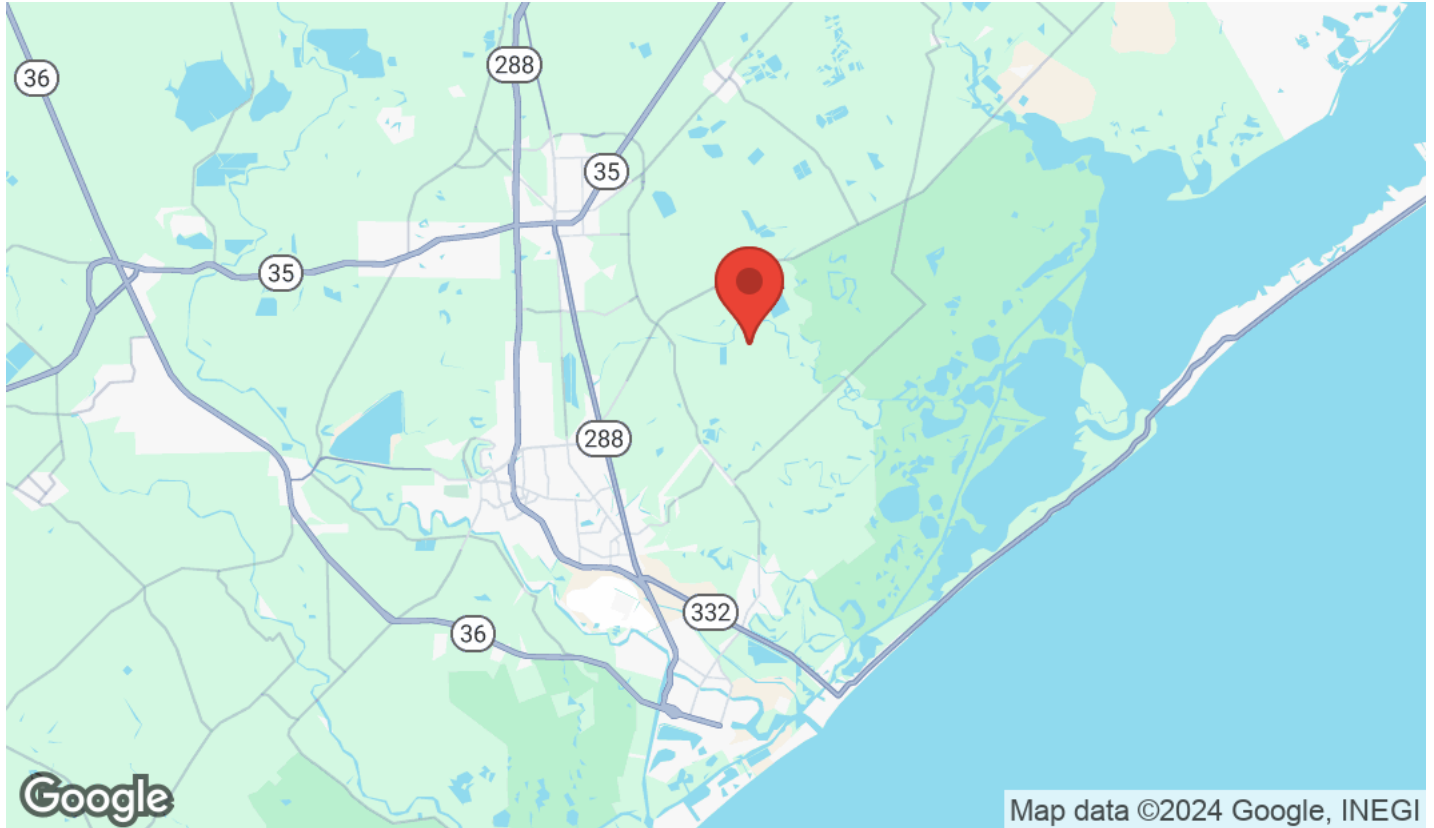


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LOCATION MAPS

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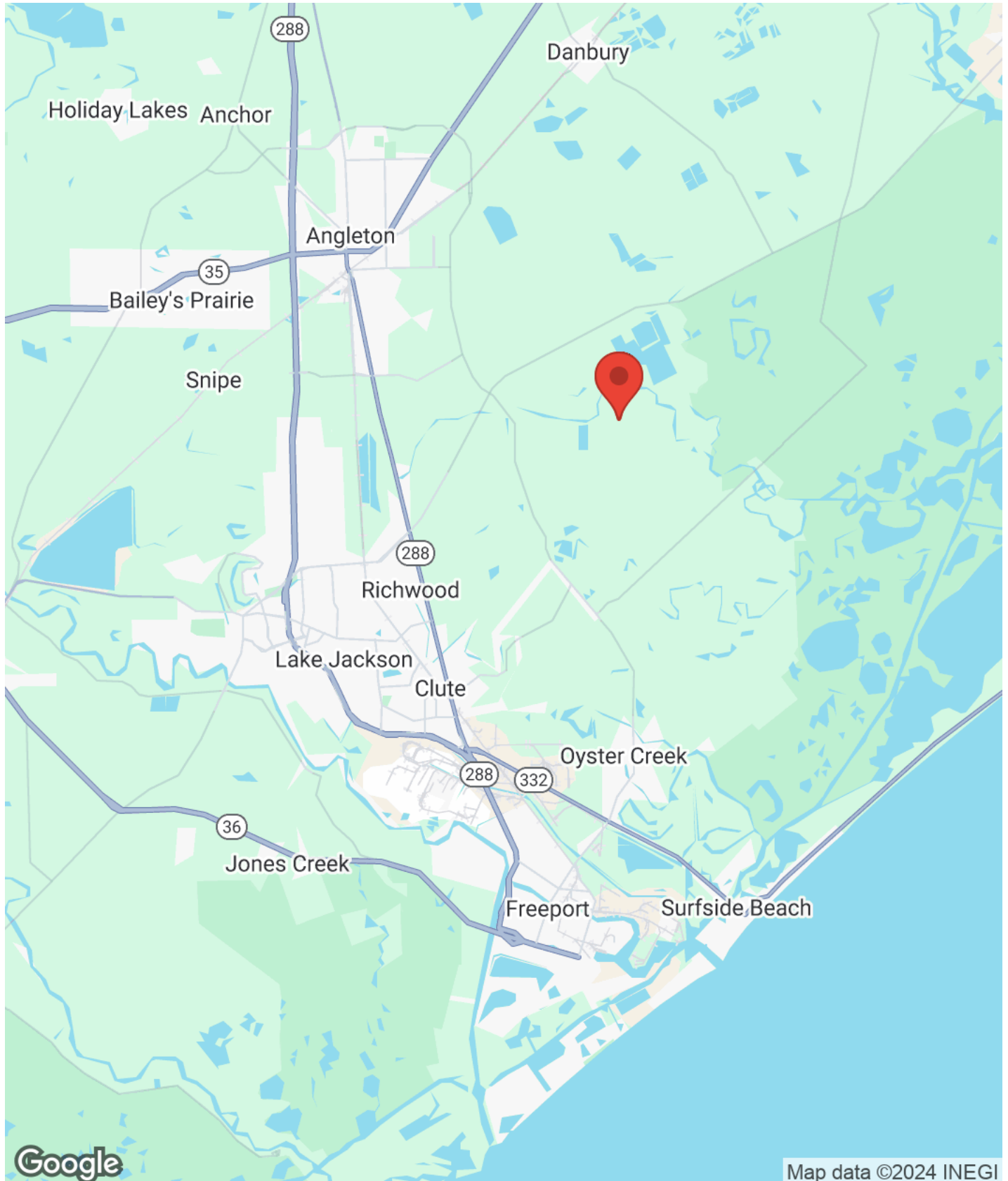


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REGIONAL MAP

2400 COUNTY ROAD 595



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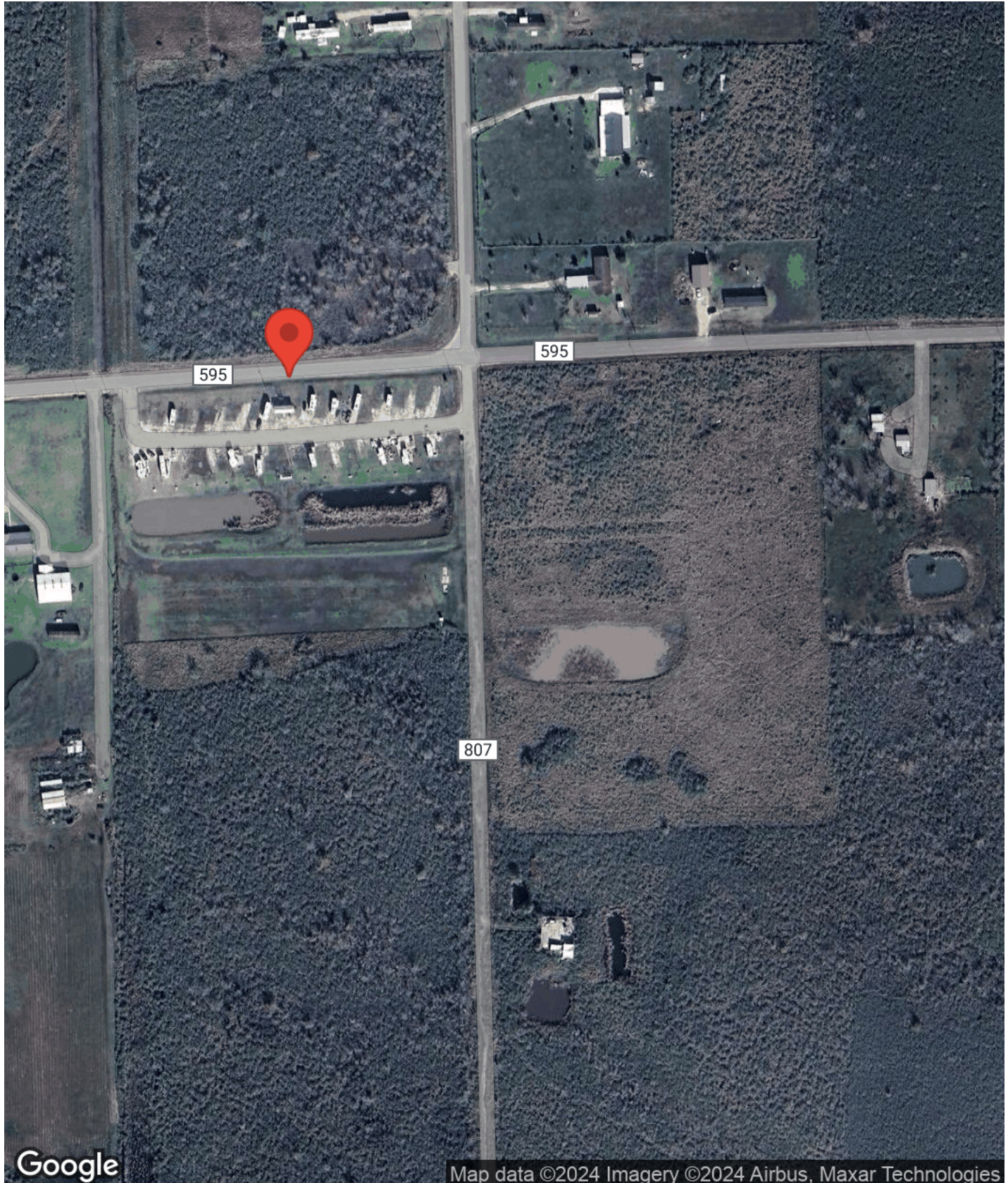


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AERIAL MAP

2400 COUNTY ROAD 595



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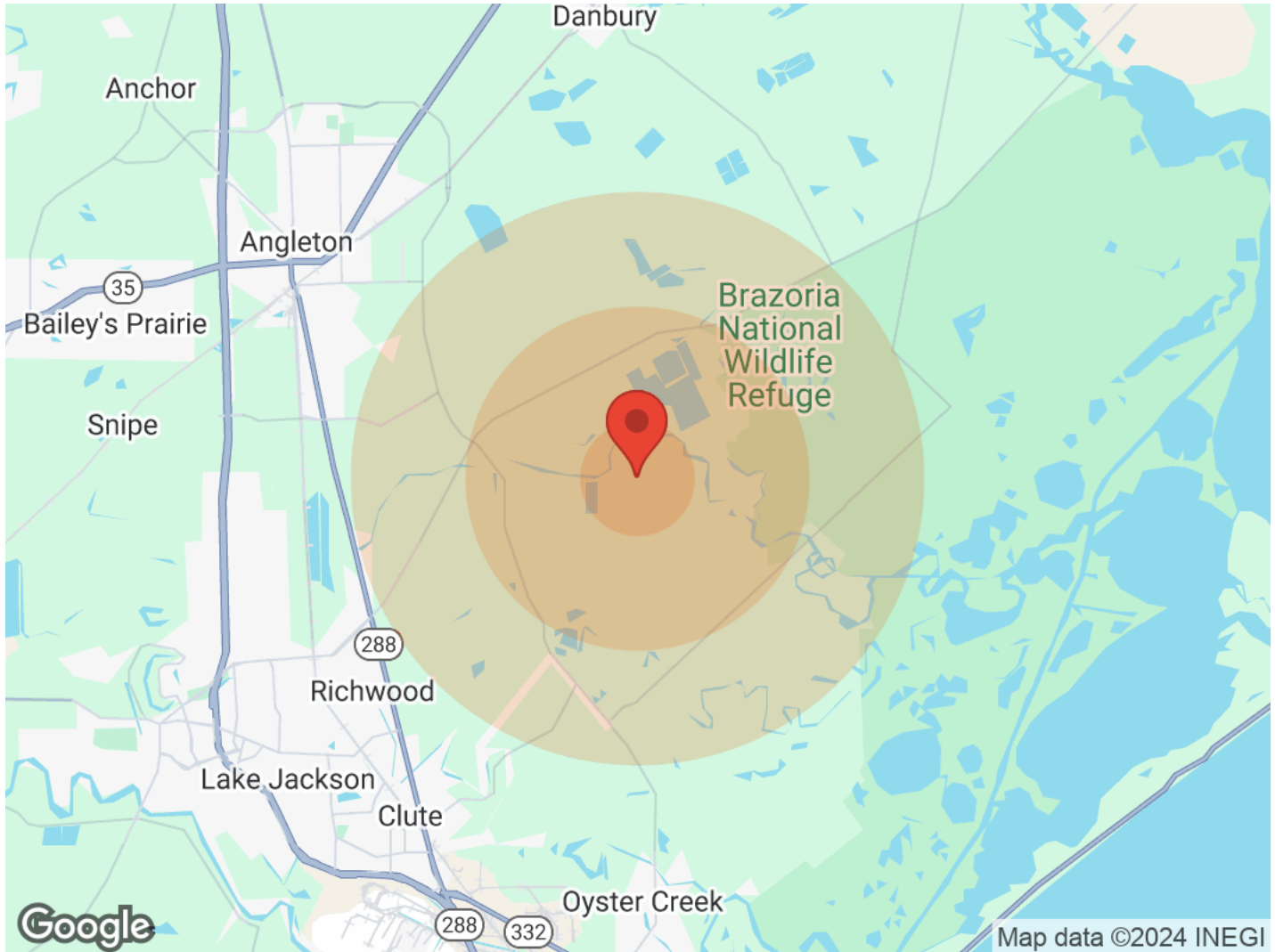


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DEMOGRAPHICS

2400 COUNTY ROAD 595



Population	1 Mile	3 Miles	5 Miles
Male	N/A	N/A	2,160
Female	N/A	N/A	2,151
Total Population	N/A	N/A	4,311

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	N/A	N/A	947
Ages 15-24	N/A	N/A	571
Ages 25-54	N/A	N/A	1,683
Ages 55-64	N/A	N/A	576
Ages 65+	N/A	N/A	534

Race	1 Mile	3 Miles	5 Miles
White	N/A	N/A	3,574
Black	N/A	N/A	76
Am In/AK Nat	N/A	N/A	N/A
Hawaiian	N/A	N/A	N/A
Hispanic	N/A	N/A	1,796
Multi-Racial	N/A	N/A	1,314

Income	1 Mile	3 Miles	5 Miles
Median	N/A	N/A	\$78,681
< \$15,000	N/A	N/A	98
\$15,000-\$24,999	N/A	N/A	172
\$25,000-\$34,999	N/A	N/A	202
\$35,000-\$49,999	N/A	N/A	94
\$50,000-\$74,999	N/A	N/A	328
\$75,000-\$99,999	N/A	N/A	226
\$100,000-\$149,999	N/A	N/A	301
\$150,000-\$199,999	N/A	N/A	98
> \$200,000	N/A	N/A	53

Housing	1 Mile	3 Miles	5 Miles
Total Units	N/A	N/A	1,883
Occupied	N/A	N/A	1,546
Owner Occupied	N/A	N/A	1,292
Renter Occupied	N/A	N/A	254
Vacant	N/A	N/A	337

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PARK MAP

2400 COUNTY ROAD 595



Pond

Pond

Pond

Water Tank

Mailbox

Laundry | Office

Sign

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Powered by



SURVEY 12-21-21

2400 COUNTY ROAD 595



2400 County Road 595

Being a tract of land known as the South 1/2 of Lot 9 less a 30' strip and all of Lot 10, Block 9, of Bastrop Bayou Acres Subdivision an addition to Brazoria County, Texas, according to the plat thereof recorded in Volume 5, Page 340, of the Plat Records of Brazoria County, Texas, same being a tract of land conveyed to Jerry Miller, and Arlene Miller, by deed recorded in Instrument No. 2015011215, Official Public Records of Brazoria County, Texas, and being more particularly described by metes and bounds as follows:

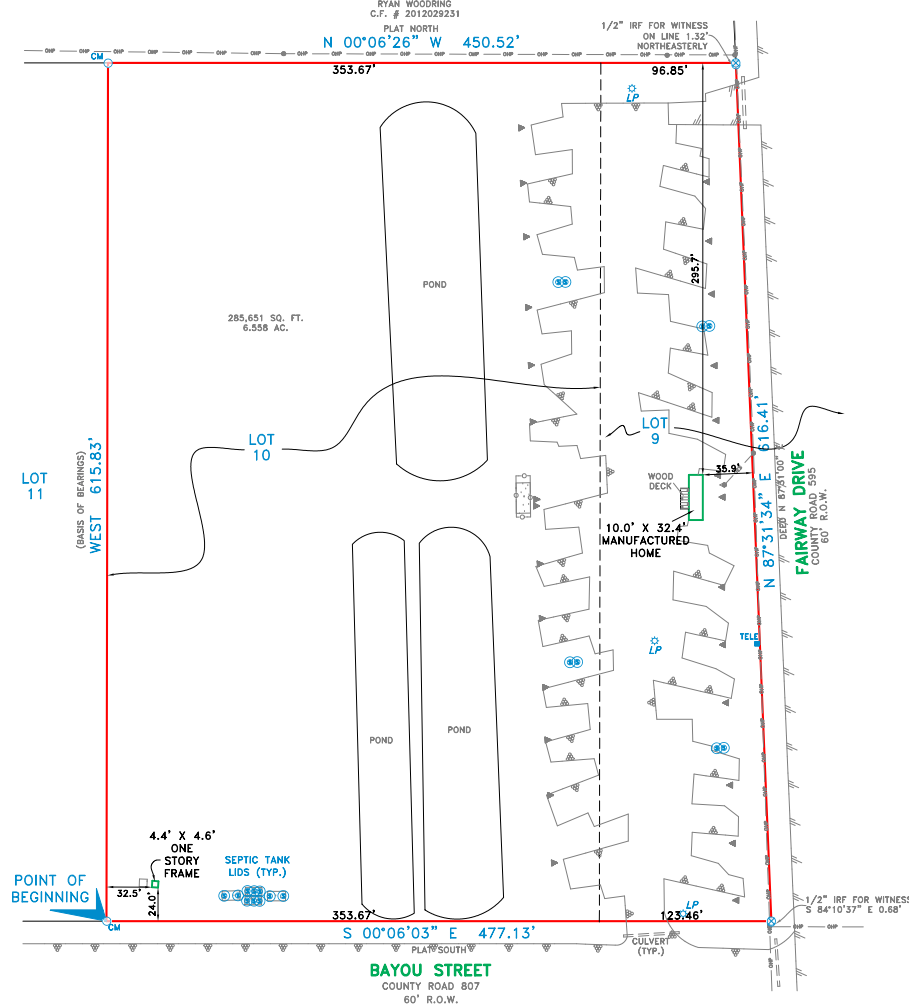
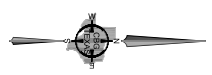
BEGINNING at a 1/2 inch iron rod found for corner, said corner being the Northeast corner of Lot 11 of said subdivision, and being in the West line of Bayou Street (a 60 foot right-of-way);

THENCE West along the North line of said Lot 11, a distance of 615.83 feet to a 1/2 inch iron rod found for corner, said corner being the Northwest corner of said Lot 11, and being in the East line of a tract of land conveyed to Ryan Woodring, by deed recorded in Clerk's File No. 2012029231, Official Public Records of Brazoria County, Texas;

THENCE North 00 degrees 06 minutes 26 seconds West, along the East line of said Woodring tract, a distance of 450.52 feet to a 1/2 inch iron rod set with a yellow cap stamped "CBG Surveying" for corner, said corner being the Northeast corner of said Woodring tract, and being in the South line of Fairway Drive (a 60 foot right-of-way), from which a 1/2 inch iron rod found for witness bears North 87 degrees 31 minutes 34 seconds East, a distance of 1.32 feet;

THENCE North 87 degrees 31 minutes 34 seconds East, along the South line of said Fairway Drive, a distance of 616.41 feet to a 1/2 inch iron rod set with a yellow cap stamped "CBG Surveying" found for corner, said corner being the intersection of the South line of said Fairway Drive, and the West line of said Bayou Street, from which a 1/2 inch iron rod found for witness bears South 84 degrees 10 minutes 37 seconds East, a distance of 0.68 feet;

THENCE South 00 degrees 06 minutes 03 seconds East, along the West line of said Bayou Street, a distance of 477.13 feet to the POINT OF BEGINNING and containing 285,651 square feet or 6.56 acres of land.



SURVEYOR'S CERTIFICATE

The undersigned Registered Professional Land Surveyor hereby certifies to Lawyers Title, in connection with the transaction described in G.F. LT-19139-1901392100612 that, (a) this survey and the property description set forth hereon were prepared from an actual on-the-ground survey; (b) such survey was conducted by the Surveyor, or under his direction; (c) all monuments shown hereon actually existed on the date of the survey, and the location, size and type of material thereof are correctly shown; Use of this survey by any other parties and/or for other purposes shall be at User's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. The plat hereon is a correct and accurate representation of the property lines and dimensions are as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, all improvements are located within the boundaries the distances indicated and there are no visible and apparent encroachments or protrusions on the ground.

Executed this 21st day of December, 2021

Nathan Alan Pare
Registered Professional Land Surveyor



NOTE: According to the F.I.R.M. in Map No. 48039C0630K, this property does lie in Zone AE and DOES lie within the 100 year flood zone.

ACCEPTED BY: _____ SIGNATURE _____ DATE _____ SIGNATURE _____ DATE _____

NOTE: IF NO. LISTED PROVIDED TO SURVEYOR ON PREVIOUS SURVEY FROM CLIENT.

DATE	REVISIONS	NOTES

LEGEND	
○	CONTROLLING MONUMENT
⊙	1/2" IRON ROD FOUND
⊗	1" IRON PIPE FOUND
⊠	FENCE POST CORNER
⊡	"X" FOUND / SET
⊚	5/8" ROD FOUND
▲	UNDERGROUND ELECTRIC
●	POWER POLE
⊕	POINT FOR CORNER
⊗	GRAVEL/ROCK ROAD OR DRIVE
PE	POOL EQUIPMENT
□	COLUMN
AC	AIR CONDITIONING
⊕	FIRE HYDRANT
⊕	OVERHEAD ELECTRIC SERVICE
⊕	OVERHEAD POWER LINE
⊕	COVERED PORCH/DECK OR CARPORT
⊕	CONCRETE PAVING
⊕	DOUBLE SIDED WOOD FENCE
⊕	ASPHALT PAVING
⊕	CHAIN LINK FENCE
⊕	WOOD FENCE
⊕	0.5" WIDE TYPICAL BARBED WIRE
⊕	IRON FENCE
⊕	PIPE FENCE
⊕	OVERHEAD ELECTRIC SERVICE
⊕	OVERHEAD POWER LINE
⊕	CONCRETE PAVING
⊕	DOUBLE SIDED WOOD FENCE

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SCALE	DATE	JOB NO.	G.F. NO.	DRAWN
1" = 60'	12/21/2021	2126684	SEE ABOVE	KOP/JCM

METES AND BOUNDS SURVEY

A PORTION OF LOT 9, AND LOT 10, BLOCK 9, OF BASTROP BAYOU ACRES

Brazoria County, Texas

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11/2/2015

Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Michael Bossart	588215	michaelb@kw.com	(713)461-9393
Designated Broker of Firm	License No.	Email	Phone
Mitch Rainey	601107	Compliance@KWMemorial.com	(713)470-2176
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Tim Larson	0695022	tlarson@kw.com	(281)508-0800
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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Timothy Larson

Phone: 2815080800 Fax: www.kwdf.com
Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201

IABS 1-0 Date

SWC FM 762 - 48

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