



FOR SALE

INCOME PRODUCING RV RESORT & PROPANE STATION

739 FM 2457 Livingston, TX 77351

An aerial photograph showing a large property with many trees, several RVs parked in a clearing, and a small building. A dirt road winds through the property.

Lake Livingston
RV RESORT
& PROPANE

📞 936-900-6564

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HIGHLIGHTS

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✓ 42 full-service sites equipped with both 30-amp and 50-amp electrical hookups, water, and septic connections

✓ On site propane dispensary

✓ Swimming pool

✓ Laundry facilities (new washer/dryer)

✓ Fire pit area

Units: 42

Built: 2009

Occupancy Rate: +/-95%

Approximately 9.64 Acres



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THE PROPERTY

\$2,499,995M

Lake Livingston RV Park offers a prime investment opportunity with a thriving business and room for growth. Spanning over 10 acres, the property features 42 fully equipped RV sites with 30-amp and 50-amp electrical service, water, and septic connections. The park includes a range of amenities such as a pool, Luckey Doggs restaurant on-site, laundry and shower facilities, fire pit, and Wi-Fi throughout. With an impressive occupancy rate of approximately +/-95%.

Strategically located just three miles from Lake Livingston and five miles from U.S. Highway 59/69, the park offers convenience and accessibility for travelers and long-term guests alike. Lake Livingston, one of Texas' largest lakes, is a popular destination for boating, fishing, and camping. Visitors also enjoy nearby attractions such as Lake Livingston State Park, the Sam Houston National Forest, and the monthly Livingston Trade Days. The area's natural beauty and recreational options make this a desirable location for outdoor enthusiasts and RV travelers year-round.





OUR MARKET

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The city of Livingston provides a stable economic and cultural backdrop for this investment. As the county seat of Polk County, it supports a growing population and a strong local economy driven by tourism, healthcare, energy, and agriculture. Events like the Independence Day Music Festival and Hometown Christmas attract thousands of visitors each year, while the revitalized historic downtown adds to the charm of the community. Lake Livingston RV Park offers not just an established business, but a lifestyle destination at the heart of one of East Texas's most scenic regions.

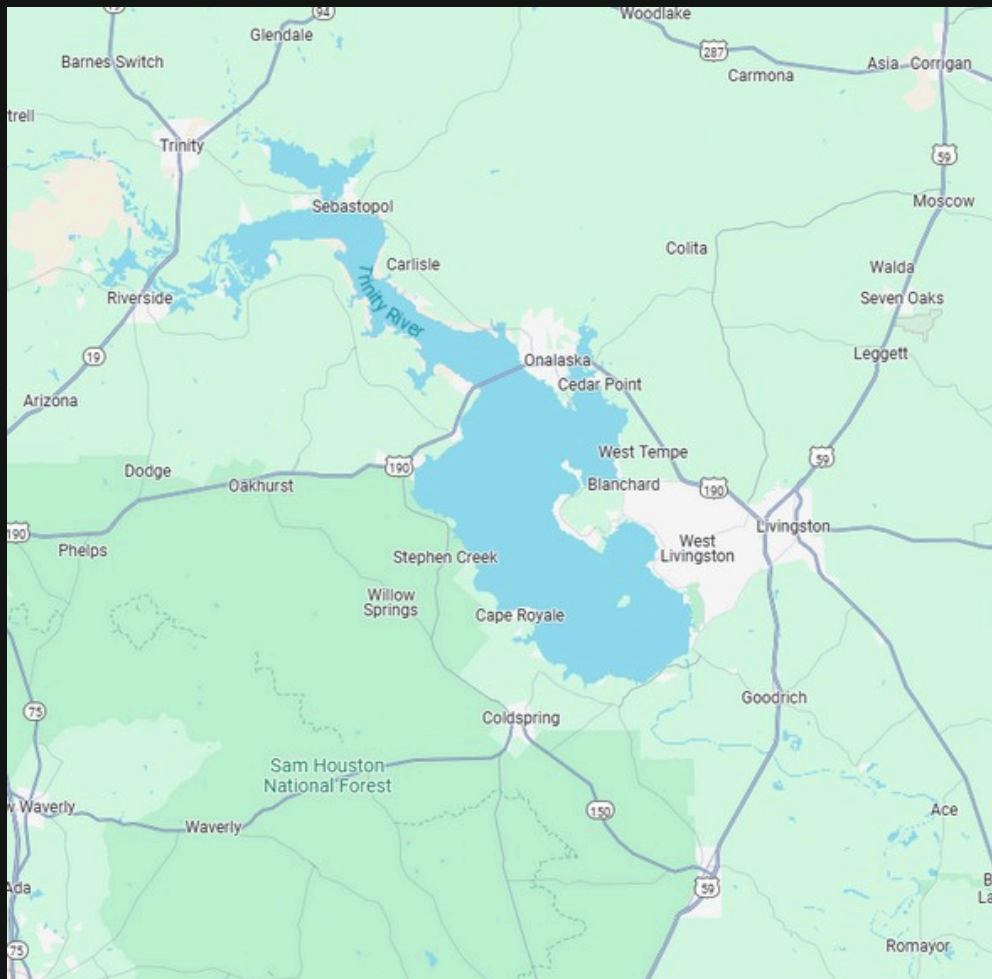


LOCAL AREA DEMOGRAPHICS



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Livingston, the county seat of Polk County, is home to approximately +/-5,728 residents as of 2023. The town exhibits a balanced gender distribution, with 50.05% male and 49.95% female residents. The median age is 37.1 years, indicating a community with a mix of young families and older adults.






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