

Aradio Zambrano

REAL ESTATE COMPANY

Commercial – Residential – Developments – Sales & Leasing Representation

Property Information

5260 State HWY 150

New Caney, Texas

Sales Price:

\$1,995,000.00

Thank you for inquiring about the above mentioned property. Attached are a property survey, photos, and questions & answers providing you with more information. This property is currently not in operation due to the need of better management, it is not being sold for a "return on investment" at this time. The property is offered for the future business you could build onsite, the land value is worth more than the asking price.

Additionally, a previous tenant list of more than 700 previous guests that spent time at this RV Park when it was in full swing with the previous ownership. We can present this list to you during your due diligence period. The property could also be turned into a Mobile Home Park as well.

Property Details:

Area: 27.68 acres (total)

Area Outside of Flood zone A: 18.87 acres (68% of the total area)

The property has -

- 31 RV pads plus manager's RV pad - all the pads have hook up for water and power and most have hook up for sewer, barring ~3 (will need to confirm)
- 1,800 sf (recently renovated) clubhouse building - with 2 restrooms, new kitchen, two pairs of commercial washer/dryers (new)
- Bathhouse with 2 full bathrooms, recently renovated deck (for the above the ground pool and hot tub), 2 additional external showers. The pool needs to be repaired or replaced.
- Office (portable building with AC)
- Fully equipped RV (available to rent out)
- Couple of sheds
- New 0 turn commercial lawn mower

Feel free to reach if you have any questions. Feel free to tour the property at your leisure, the clubhouse rear door is always open. Call or text while there or anytime with any questions.

Continued on next page.

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We look forward to hearing from you soon!

Loopnet link of the property below:

<https://www.loopnet.com/Listing/5260-State-Highway-150-W-New-Waverly-TX/25863327/>

Have a great day.

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