



1001 Cinema Drive
Hudson Oaks, Texas 76087

Splash Kingdom Wild West's location in Hudson Oaks, Texas, is ideal for marketing due to its proximity to major highways, making it easily accessible to families and tourists from surrounding areas. The park benefits from a steady flow of visitors from major nearby cities like Fort Worth and Weatherford, increasing its visibility and appeal. Its prime location in a growing area ensures consistent traffic, making it a highly marketable destination for both local and regional promotions. This strategic location enhances its potential as a lucrative investment.



LISTED BY
LANE COOPER
Keller Williams Heritage West

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A GREAT OFFER WILL INCLUDE

Sales Price
\$5,300,000

THE LISTING PRICE is determined solely by the exceptional location and high-quality land within a thriving business development, as the seller and listing agent have not factored in the business income. Additionally, the seller is offering to manage the water park for one year at no cost with any acceptable offer, ensuring a seamless transition and continued success during the ownership change.

Parcel Overview Water Outdoors Boundaries Soil Infrastructure Nearby

Kingdom Perspectives Hudson Oaks Ltd
1001 Cinema Dr, Weatherford, TX, 76087
7.66 acres

Create Map Boundary Select More Parcels

Owner Information
Kingdom Perspectives Hudson Oaks Ltd
876 Po Box, Canton, TX, 75103-0876

Land Information
32.75423, -97.71859
Land sqft. 333,495
Assessed property value \$4,806,360
Type of deed Deed Of Assumption
Land use type Store Building
Contact by mail No

Total acres 7.66
Assessed year 2023
Census tract 1407112036
Land value \$1,333,980
County Parker
Parcel id R000075283 (R000075283)

Parcel & Tax Information
Sep, 13 2018 Date of sale
\$77,955.66 Tax amount
Par Tax code area
2023 Tax year
Seller Jerrys Warranty Co
Legal description Acres: 7.656 Lot: 3 R1
11 Blk: 1 Subd: A B Cinema Development Addition "Splash Kingdom"
Total value calculated \$4,806,360
Subdivision B Cinema Dev Add

Account number 1001500100300
Value of improvements \$3,472,380
Type of transaction Resale
Title company Attorney Only

Splash Kingdom Wild West Water Park in Hudson Oaks, Texas, offers something for every age and thrill level, making it a perfect family destination.

- Texas Tornado Slide
- Gold Rush Falls Kids' Play Area
- Snake Pit with Five Thrilling Slides
- Wrangler and Coyote Tube Slides
- Wagon Trail Springs Splash Pad
- 220,000 gallon Wave Pool
- 700-ft Lazy River
- Canyon Racer



SplashKingdomWaterPark.com/hudson-oaks-wild-west