

7120 HWY 183 N

7120 HWY 183 N, Early, TX 76802



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7120 HWY 183 N

\$2,195,000

Income-producing RV park and expansive unrestricted ranch property with modern farmhouse, orchards, and massive development upside. Located at 7120 Hwy 183 N, Early, Texas, this 103.6-acre property offers immediate cash flow and exceptional potential to scale into a large RV resort.

Currently operating with 25 full-hookup RV sites at 80%...

Property Snapshot

7120 Hwy 183 N, Early, Texas

103.6 unrestricted acres | 1,977 ft prime Hwy 183 frontage | Turnkey cash-flowing RV park + modern farmhouse + natural resort amenities

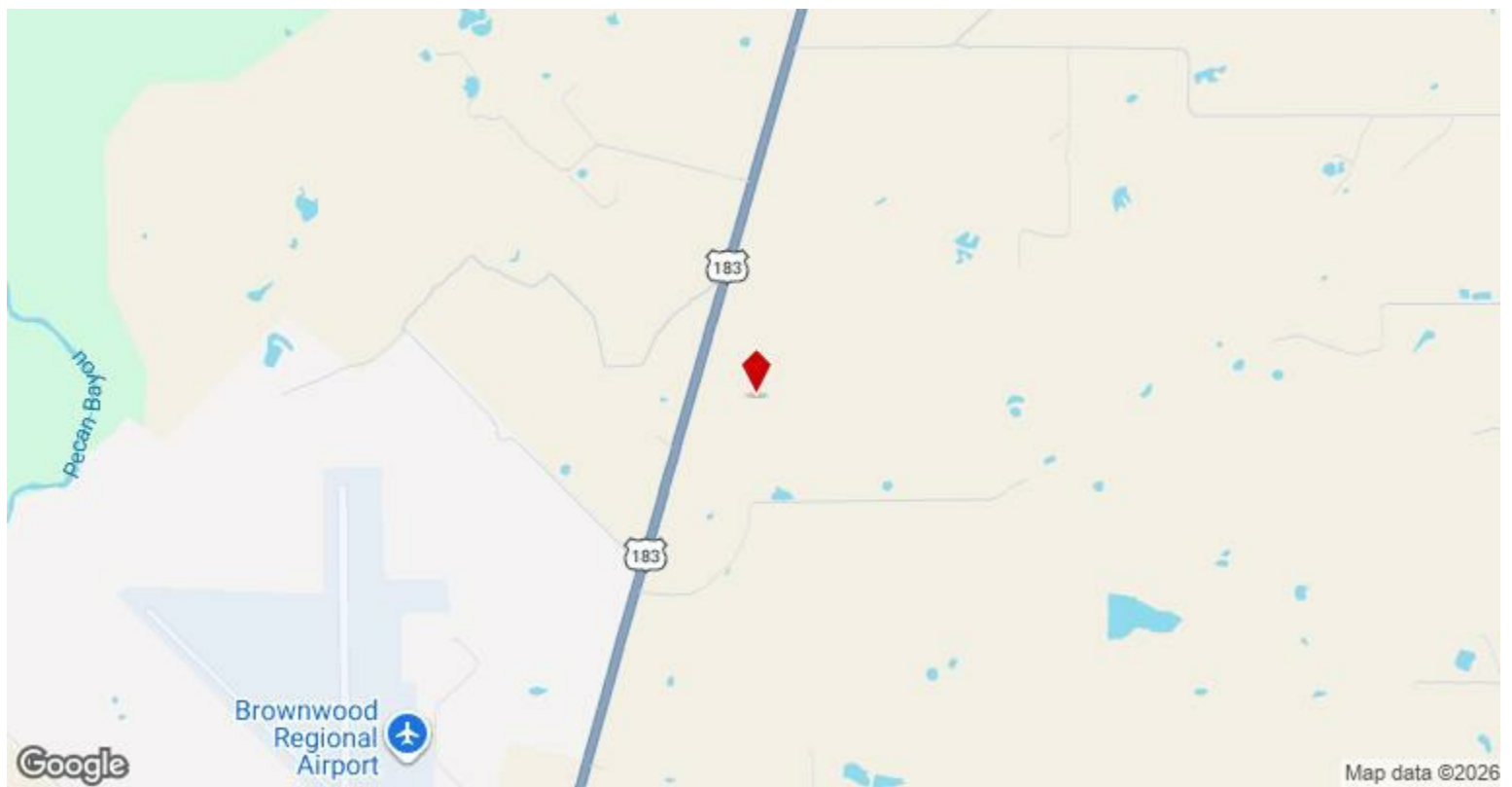
Financial Highlights

Currently...

- Prime highway frontage
- 3500 ft spring fed creek
- 1,500 sf insulated outbuilding
- No restrictions or zoning limits
- Close to town
- Peach/pecan orchard



Price:	\$2,195,000
Property Type:	Land
Property Subtype:	Agricultural
Proposed Use:	Commercial
Sale Type:	Investment or Owner User
Total Lot Size:	103.60 AC
Sale Conditions:	[object Object]
No. Lots:	1
Zoning Description:	Unrestricted
APN / Parcel ID:	10146



7120 HWY 183 N, Early, TX 76802

Income-producing RV park and expansive unrestricted ranch property with modern farmhouse, orchards, and massive development upside. Located at 7120 Hwy 183 N, Early, Texas, this 103.6-acre property offers immediate cash flow and exceptional potential to scale into a large RV resort.

Currently operating with 25 full-hookup RV sites at 80% occupancy, the park generated \$50,000 NOI in 2025. All necessary utilities are in place for significant expansion—room to add 100–200+ additional RV sites with strong income potential in this high-demand Central Texas recreation corridor.

The property features 1,977 feet of prime Highway 183 frontage with clear commercial possibilities, excellent visibility, and easy access. Just minutes from Early and a quick 6-minute drive to grocery stores and amenities in the Brownwood area, it sits in a convenient yet private setting.

Key Features & Amenities:

25 full-hookup RV sites (80% occupied) with proven revenue and room for massive growth

Modern Farmhouse with open floor plan, vaulted wood ceilings, giant kitchen island seating 8, custom cabinets, farmhouse sink, double ovens with air fry, walk-in pantry, and a stunning primary suite featuring a luxury wet-room style bathroom with cast iron pedestal tub in the walk-in shower, dual vanities, and huge walk-in closet with custom built-ins. Potential for STR rental or managers housing.

2,400 sq ft of covered wrap-around porches offering breathtaking views

Peach & pecan orchards, hayfield, and productive pasture

Spring-fed Salt Creek with ~3,500 ft of frontage and a ~1-acre pond – perfect for fishing, kayaking, and wildlife viewing

1500 sq ft insulated barn/workshop with electricity and pull-thru access. Potential for laundry or finished out game room

500 sq ft guest house/office shell in carport (incomplete build – great opportunity to finish)

Hundreds of mature trees, wildlife (deer, dove, turkey, hogs), walking trails, and golf cart trails along the creek
No restrictions or zoning limitations – endless potential uses including RV resort expansion, homestead, hunting ranch, equestrian facility, farm/orchard/vineyard, cattle operation, off-roading, event/wedding venue, multi-generational estate, or mixed commercial development

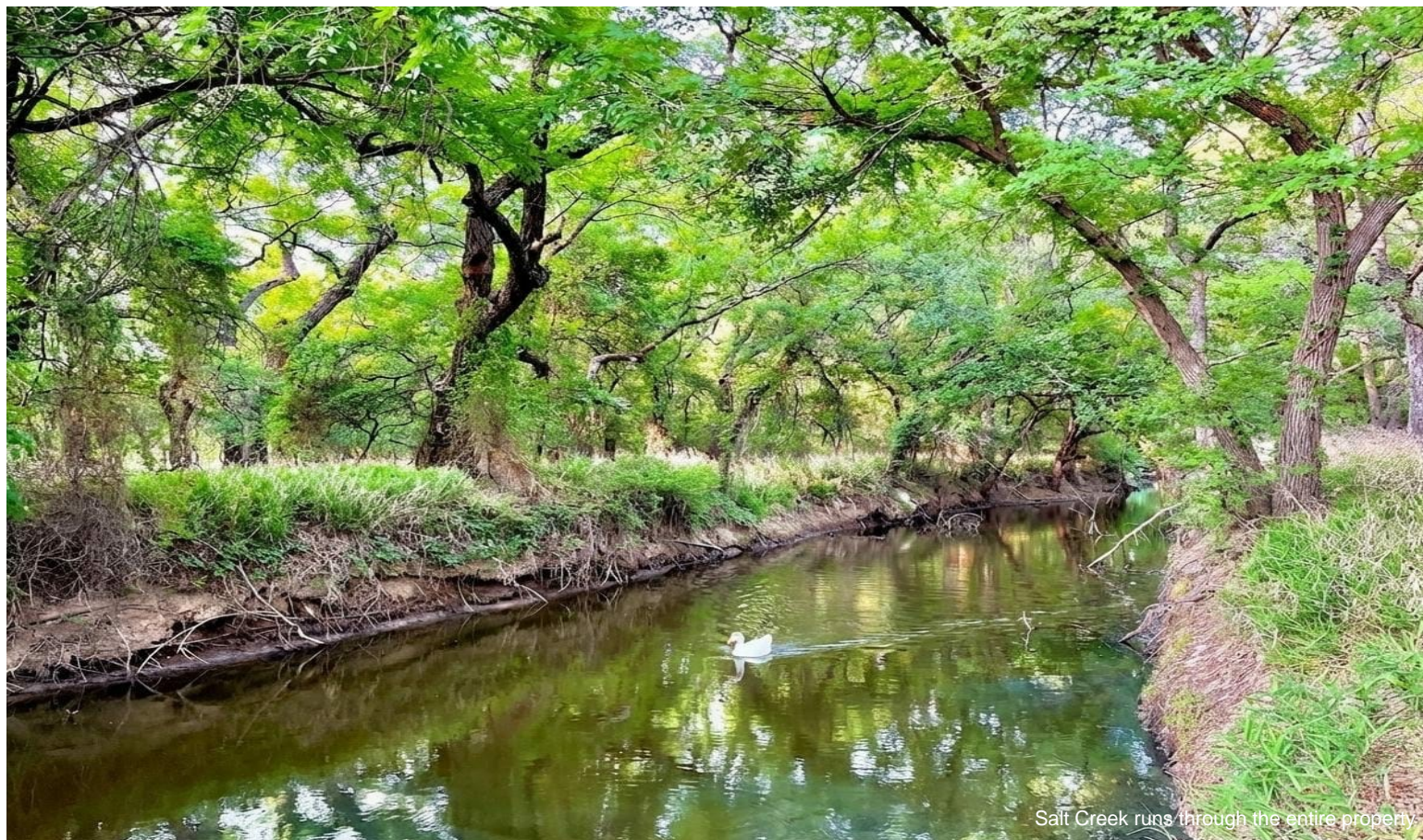
This turnkey property combines stable existing income from the RV park with substantial upside through expansion on unrestricted land. The modern farmhouse serves as ideal owner-operator or manager housing, while the natural features (creek, pond, orchards, mature trees) create a resort-like atmosphere that attracts long-term guests, snowbirds, and weekend warriors.

Whether you're an investor seeking strong cash on cash returns, a developer ready to build a larger RV resort

Property Photos



Front Entrance



Salt Creek runs through the entire property

Property Photos



Peach Orchard



Pecan Orchard

Property Photos



1 acre sized tank (approx) fed by Salt Creek



STR/Owner's House/Club House + Carport + Office Shell

Property Photos



STR/Owner's House/Club House + Carport + Office Shell



Kitchen in House- STR/Owner residence or Resort Club House

Property Photos



Great Room in STR/Owner residence or Resort Club House



Kitchen in in STR/Owner residence or Resort Club House

Property Photos



Kitchen in in STR/Owner residence or Resort Club House



Bedroom 1 of 3 in house

Property Photos



Bathroom 1 of 2.5 in house



Bedroom 2 of 3 in house

Property Photos



Bath 2 of 2.5 in house



Bedroom 3 of 3 in house

Property Photos



Half Bath in house



1,500 SF Insulated Metal Drive-Thru Building

Property Photos



1,500 SF Insulated Metal Drive-Thru Building



Pecan Orchard with Wildlife

Property Photos



Heavily treed. Hundreds of years old

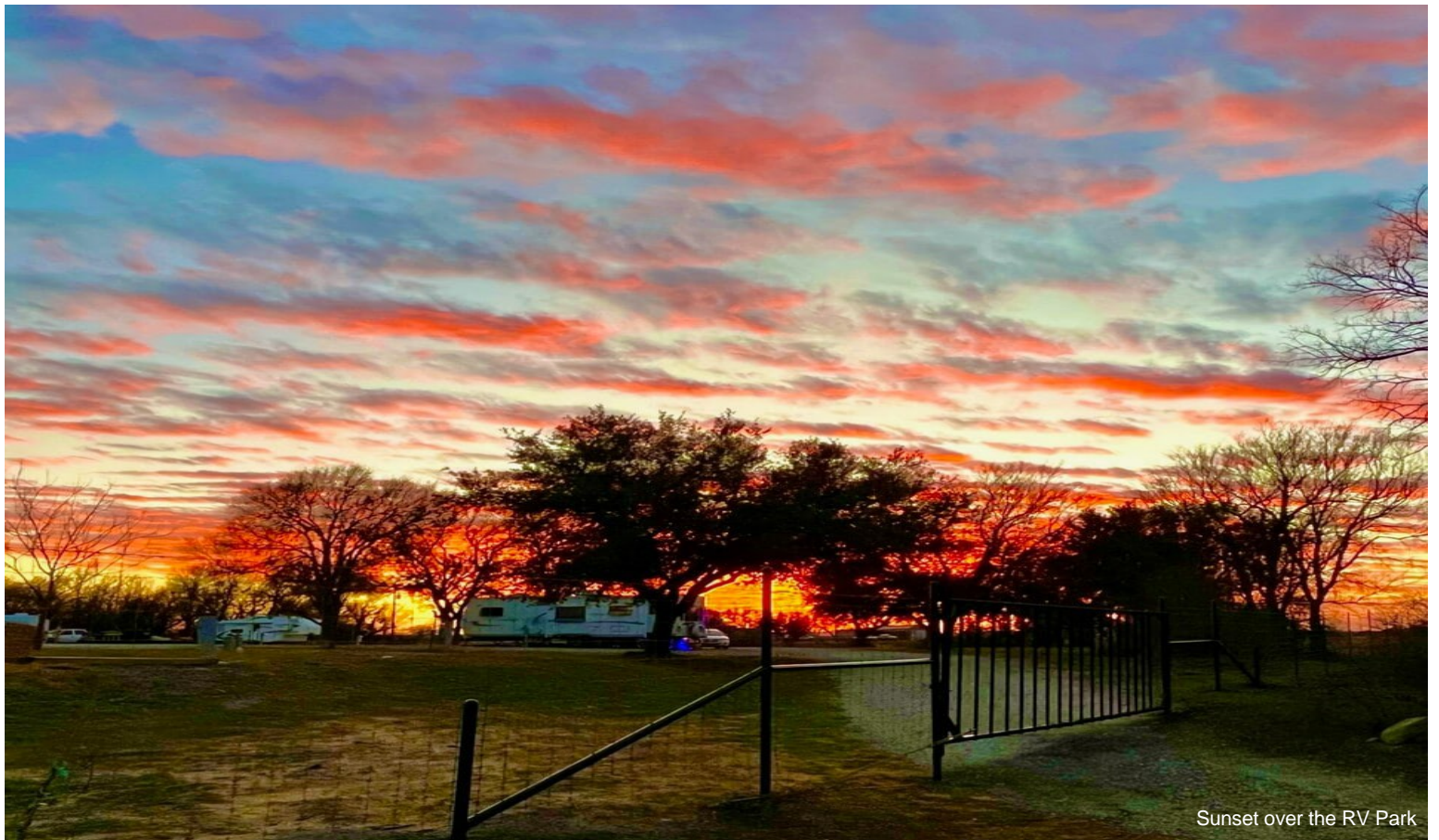


View of HWY 183 at front entrance of RV Park

Property Photos



Trails- Hike, Horse, UTV, ATV



Sunset over the RV Park

Property Photos



Property Photos



Property Photos

