FOR SALE

$3,100,000

SKYLINE RANCH RV PARK & CABINS

2231 HWY 16 N, BANDERA, TX 78003

±59.75 ACRE RV PARK WITH ALL IMPROVEMENTS

View The Official Skyline Ranch RV Park & Cabins Website

DOUG LARSON
Principal/Associate Broker
Doug@TexasCRES.com
(713) 824-3799

CHRIS JOYCE
Principal
Chris@TexasCRES.com
(936) 577-0836

C.R.E.S
COMMERCIAL REAL ESTATE SERVICES

PROPERTY HIGHLIGHTS

Location
2231 HWY 16 N.
Bandera, TX 78003

Asking Price
$3,100,000

Size
±59.75 AC RV Park

Contact Our Team

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- **±59.75 acres** just 1 mile from Bandera city limits — rare large-scale Hill Country opportunity known as **Skyline Ranch RV Park & Cabins**
- **103 full hook-up RV sites** with strong seasonal occupancy and established income history
- Additional **30 AMP** available — ready for immediate activation

Rental & Residential Improvements

- **Primary residence:** ±1,680 SF home with porch, carport & electric cart charging station
- **Two cabins:** ±288 SF each + ±96 SF porches
- **One cottage:** ±396 SF + ±96 SF porch
- **One apartment:** ±1,194 SF
- **One studio apartment:** ±720 SF (50% complete)
- **One bunkhouse:** ±132 SF (adjacent to restroom facility)
- Additional rental units on-site

Investment Upside

- Historically catered to "Winter Texans" with peak occupancy late fall through early spring
- Summer months intentionally underutilized, presenting clear revenue growth opportunity
- Over 100 income-producing spaces plus room for future expansion, additional cabins, or event programming

PROPERTY HIGHLIGHTS CONT.

A rare opportunity to acquire a **well-known, income-producing Hill Country RV destination** with scale, infrastructure, river frontage, and significant expansion potential.

New Release –
Priced Below Appraisal

- **Recently Reduced Price**
- Offered at **$300,000 below appraised value of $3,440,000**
- Entertaining offers starting at $3,100,000
- No offers will be considered without **proof of financial capacity to perform**
- **45 acre wildlife exempt**

- Existing park footprint spans approximately **15.5 acres**, with **±4 additional acres allocated for expansion**
- Remaining **±40 acres of scenic open land** — one of the largest tracts this close to town, offering future development upside

Operational & Guest Facilities

- ±450 SF park office with dedicated internet & phone service
- ±520 SF laundry, restroom & shower facility
- ±1,400 SF additional exercise room, laundry & bath facility
- ±7,560 SF climate-controlled Rally Hall with two full kitchens, restrooms, storage & large porch
- ±1,400 SF Recreation Hall with Texas-sized fireplace
- ±1,200 SF Open-Air Pavilion with picnic areas & grills
- ±2,660 SF maintenance workshop
- ±1,440 SF barn

Amenities & Natural Features

- Medina River frontage with ±750 feet of private waterfront
- Ranked among the Top 15 Hill Country RV Parks in Texas (RVLife.com)
- Over 250 mature pecan trees (pecan orchard)
- Abundant wildlife including deer, turkey & donkeys
- Complimentary high-speed WiFi & Dish TV
- On-site staff & established operational systems
- Horseshoes, corn hole, indoor pickleball court, shuffleboard, movie nights, bingo & seasonal events

PROPERTY PICTURES

Tap to View Our Property Video!

PROPERTY PICTURES

LOCATION MAP

MARKET AERIAL 1

MARKET AERIAL 2

15 BEST TEXAS HILL COUNTRY RV PARKS (2022)

Tap to View the Full Article!

Being featured in RV Life Magazine signals the park's reputation among RV-focused publications and travelers.

15. Skyline Ranch RV Park, Bandera

Located just outside Bandera, this campground has a relaxed country setting. The majority of their 130 RV sites are pull-thru sites and can accommodate big rigs with slide-outs.

APPRAISAL

Stouffer & ASSOCIATES
REAL ESTATE APPRAISERS AND CONSULTANTS

APPRAISAL & VALUATION ANALYSIS

RV Trailer Park
Known as "Skyline Ranch RV Park"
2231 Highway 16 North
Bandera County, Texas

REPORT DATE:
May 21, 2024

EFFECTIVE DATE OF VALUE:
February 25, 2024 (Date of Death of decedent Louis A. Mack)

PREPARED FOR:
Mr. John Mack
Estate of Louis A. Mack
12274 Crow Ranch Road
Boerne, Texas 78006

Tap to View!

DEMOGRAPHICS

DEMOGRAPHIC SUMMARY

2231 State Hwy-16, Bandera, Texas, 78003 3

Ring of 3 miles

KEY FACTS

3,880
Population

53.8
Median Age

1,728
Households

$47,330
Median Disposable Income

EDUCATION

7.6%
No High School Diploma

31.3%
High School Graduate

39.9%
Some College/ Associate's Degree

21.1%
Bachelor's/Grad / Prof Degree

3,880
2023 Total Population (Esri)

INCOME

$53,616
Median Household Income

$35,861
Per Capita Income

$176,602
Median Net Worth

EMPLOYMENT

66.0%
White Collar

21.3%
Blue Collar

19.9%
Services

1.6%
Unemployment Rate

Source: This infographic contains data provided by Esri (2025, 2030). © 2026 Esri

Full demographic package available upon request.

www.TexasCRES.com

(713) 473-7200

TREC IABS

Information About Brokerage Services

11-2-2015

Texas law requires all real estate license holders 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.

Texas CRES, LLC Licensed Broker/Broker Firm Name or Primary Assumed Business Name	9004590 License No.	joel@texascres.com Email	(713) 473-7200 Phone
Joel C. English Designated Broker of Firm	465800 License No.	joel@texascres.com Email	(713) 473-7200 Phone
Joel C. English Licensed Supervisor of Sales Agent/ Associate	465800 License No.	joel@texascres.com Email	(713) 473-7200 Phone
Chris Joyce Sales Agent/Associate's Name	695869 License No.	chris@texascres.com Email	(936) 577-0836 Phone

Buyer/Tenant/Seller/Landlord Initials _____ _____ Date _____

Regulated by the Texas Real Estate Commission **Information available at www.trec.texas.gov**

TAR 2501 IABS 1-0

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Tracy Kiep

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