

DOUBLE MOON RANCH

Terlingua, TX



Introduction

A complete turnkey investment opportunity.

This 5 acre property featuring two high-end glamping domes sitting on 12 foot high decks is already **cash flowing a 10% cap rate** and offers existing infrastructure for immediate growth.



Location

Situated just an hour south of Alpine and 25 minutes before reaching the iconic Ghosttown of Terlingua, this one-of-a-kind, highly desirable 5-acre property lies within the sought-after Terlingua Ranch — a destination growing in popularity among tourists, adventurers, and stargazers alike.

Set against a dramatic backdrop of panoramic mountain views and untouched desert beauty, the land offers a front-row seat to some of the most awe-inspiring natural landscapes in Texas. Its proximity to the world-renowned Big Bend National Park has consistently drawn guests from across the globe, making it a proven magnet for short-term rentals, eco-tourism, and unique lodging experiences year 'round!

Guests enjoy full access to the Terlingua Ranch Lodge, just a short drive away, which features a pool with sweeping vistas, a full-service restaurant and bar, clean shower facilities, restrooms, a gift shop, and more — all contributing to the guest experience and long-term investment appeal.

Whether you're looking to develop a luxury off-grid retreat, glamping resort, or simply secure valuable land in a rapidly appreciating area, this property delivers unmatched potential. With rising tourism in the Big Bend region, limited inventory, and a growing desire for remote travel destinations, this is more than just a piece of land — it's a rare opportunity to own a slice of the West Texas magic.



PROPERTY FEATURES

- Laundry size kitchen sink
- Kureg coffee maker
- Bathroom with toilet
- 12 ft. high decks with metal framing
- Custom hammocks built into deck
- Sweeping 360 degree mountain views
- Grills
- Swings and swinging lounge
- Bar/lounge under decks
- Wood burning stoves
- Queen size beds
- Outdoor patio furniture (chairs and table)
- Robes, bedding and towels
- Commercial sized septic
- Water catchment and filtering system
- Temperature controlled laundry Shed
- Instant hot water heaters
- Solar panels, solar batteries
- Backup generator
- Mini-split AC systems





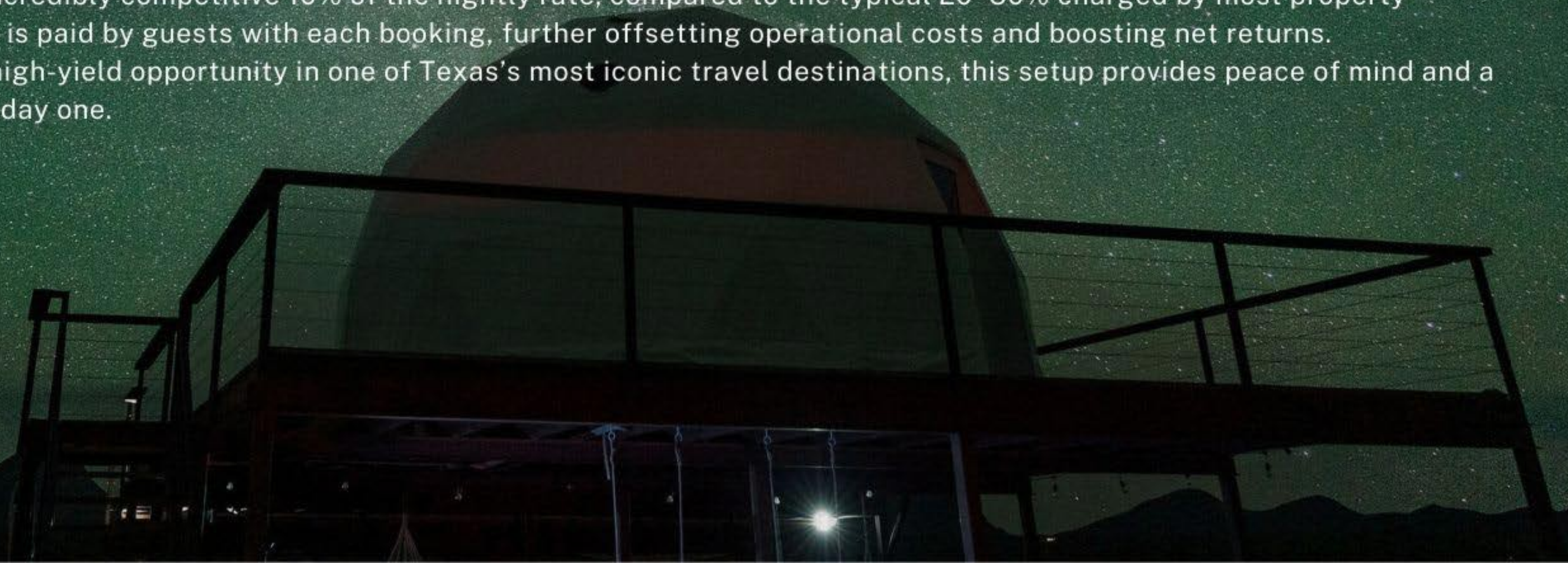
COMPLETE TURN-KEY

This property is truly turnkey, thanks to our dedicated and experienced local property manager, Desire, who lives just a few miles away. Desire is intimately familiar with every aspect of the property — from the solar infrastructure to the day-to-day guest operations — ensuring smooth, reliable, and professional management year-round.

She oversees the entire guest experience, including scheduling, coordinating trusted local cleaners for turnovers, managing seasonal pricing strategies to optimize revenue, and handling restocking of supplies. Her proactive approach ensures high guest satisfaction and consistent 5-star reviews, all while maximizing profitability.

Even better — her management fee is an incredibly competitive 10% of the nightly rate, compared to the typical 20–30% charged by most property managers. Additionally, a \$75 cleaning fee is paid by guests with each booking, further offsetting operational costs and boosting net returns.

For investors seeking a low-maintenance, high-yield opportunity in one of Texas's most iconic travel destinations, this setup provides peace of mind and a strong foundation for passive income from day one.



CONTACT



For additional information, contact

Katie Kaufmann

ktkaufmann@gmail.com

972.697.5584