

FOR SALE PACKAGE

Roadhouse RV Park and Restaurant FOR SALE



A|C|R|E ONE
AUSTIN COMMERCIAL REAL ESTATE

RV PARK AND RETAIL FOR SALE

ASKING PRICE
\$1,500,000.00

- HILL COUNTRY RV PARK AND RESTAURANT/BAR BUILDING FOR SALE
- 14+ RV SPACES WITH ROUGHLY 4,000 SF RESTAURANT/BAR BUILDING WITH BEAUTIFUL AND SPACIOUS BEER GARDEN
- ONE OF THE LAST TRUE ROADHOUSES
- 40+ YEAR TRADITION SERVING THE AREA WHICH IS EXPERIENCING SOME OF THE FASTEST POPULATION GROWTH IN THE COUNTRY
- PERFECT OPPORTUNITY FOR PREDICTABLE RISK FREE, CASH FLOW FOR AN OPERATOR LOOKING TO SCALE OPERATION
- GREAT HIGHWAY EXPOSURE WITH ROUGHLY 11,248 CARS/DAY ON HWY 16 (2024)

BROKER CONTACT:

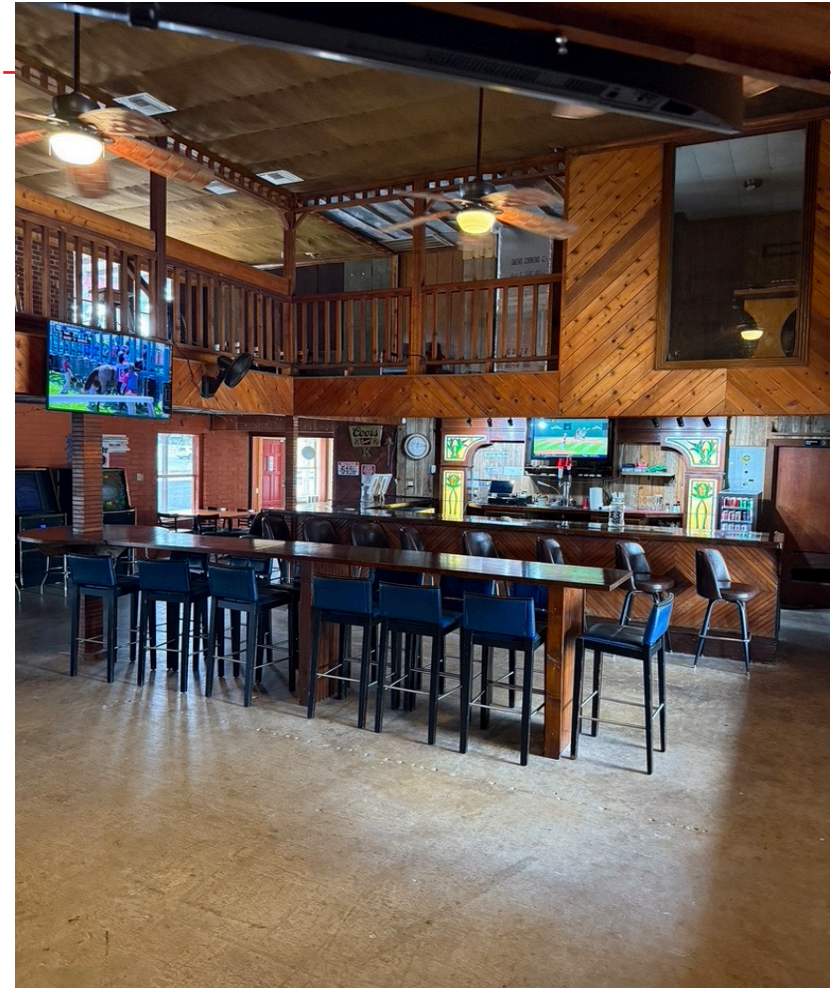
TONY GULLA
TONY@ACRE-ONE.COM
(512) 565-8525

ACREONE
AUSTIN COMMERCIAL REAL ESTATE

PROPERTY DETAILS

12246 State Highway 16 S Pipe Creek, Texas 78063

Restaurant SF	Approx.4,000 SF Per Owner
RV Spaces	14 Slips
Electric	Seperately Metered
Septic System	Serves The Property
Land (Acres)	4.858 Acres
Water	Water Well
Power	(2) 200 AMP (2) 400 AMP S PH



Roadhouse RV Park and Restaurant



Finanacial Analysis

		Income and Expenses		
Income		Expenses		Net Operating Income
\$99,859.83		\$37,087.91		\$62,791.92
Proforma Income*		Proforma Expenses		Proforma NOI
\$116,659.83		\$37,067.91		\$79,591.92
*Raising RV Rent to \$450				

Roadhouse RV Park



SURVEY

LEGEND	
WOOD FENCE	—+—+—
CHAIN LINK FENCE	—x—x—x—
WIRE FENCE	—x—x—x—
POWER POLE	●
LIGHT POLE	⊙

BEARING BASED ON PLAT FILED OF RECORD IN VOLUME 243, PAGE 665 OF THE DEED RECORDS OF BANDERA COUNTY, TEXAS.

STATE OF TEXAS COUNTY OF BANDERA

Field notes for 4.89 acre tract of land out of the A.B. & M. Survey No. 15, Abstract No. 403, Bandera County, Texas. Said 4.89 acre tract being the same land as described in a deed from Charles A. Downing et ux to Letcher C. Kelley et ux, recorded in Volume 243, Page 695 of the Official Public Records of Bandera County, Texas. Said 4.89 acre tract of land being more particularly described by metes and bounds as follows;

BEGINNING at a one half inch steel pin set on the south right-of-way line of State Highway No. 16, for the east corner of the herein described tract, being the east corner of that 4.89 acre tract as described in a deed from Charles A. Downing et ux to Letcher C. Kelley et ux, recorded in Volume 243, Page 695 of the Official Public Records of Bandera County, Texas. Said point of beginning also being the northwest corner of a 132.75 acre tract as described in a deed from Erby H. Frerich et ux to Debbie Frerich Stewart & husband Alven L. Stewart, recorded in Volume 193, Page 867 of the Deed Records of Bandera County, Texas.

THENCE with the east line of this tract, South 31° 45' 00" West, a distance of 886.91 feet to a one half inch steel pin found for the southeast corner of the herein described tract and being the southeast corner of the aforesaid Kelley tract.

THENCE with the south line of this tract, North 59° 23' 49" West, a distance of 244.79 feet to a one half inch steel pin found for the southwest corner of this tract and being the southwest corner of a 7.14-acre tract as described in a deed from H. J. Babbitt, Jr. to John M. Babbitt, recorded in Volume 460, Page 865 of the Official Public Records of Bandera County, Texas.

THENCE with the west line of this tract, North 31° 48' 36" East, a distance of 833.12 feet to a one half inch steel pin set on the south right-of-way line of State Highway 16 South for the northwest corner of this tract and being the northeast corner of the aforesaid Babbitt tract.

THENCE along the south right-of-way line of State Highway 16 south the following two calls; South 69° 17' 49" East, a distance of 124.53 feet to a T-dot Monument found and South 65° 12' 11" East, a distance of 122.52 feet to the place of the **BEGINNING**.

PLAT OF PROPERTY

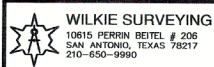
REFERENCE: VOLUME 157, PAGE 434 DRBC
VOLUME 157, PAGE 446 DRBC
VOLUME 480, PAGE 683 OPRBC
VOLUME 819, PAGE 99 OPRBC
VOLUME 541, PAGE 738 OPRBC

PROPERTY ADDRESS: 12246 STATE HIGHWAY 16 SOUTH
BANDERA COUNTY, TEXAS

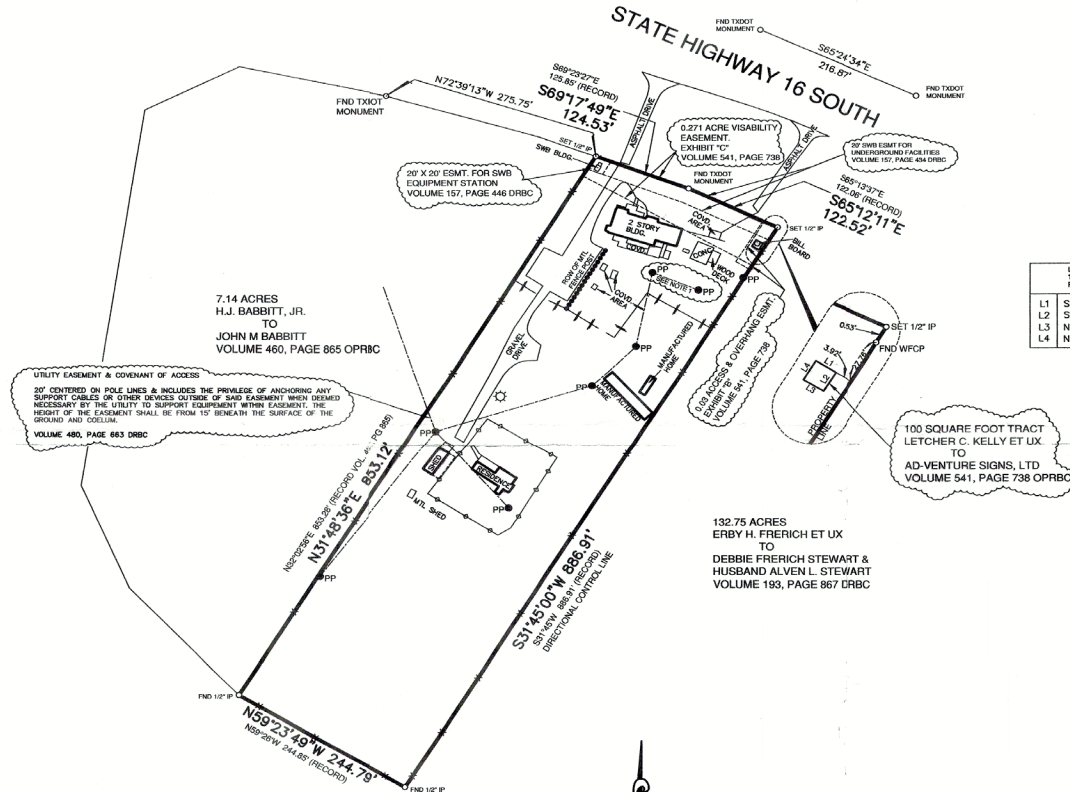
BEING 4.89 ACRE TRACT OF LAND OUT OF THE A.B. & M. SURVEY NO. 15, ABSTRACT NO. 403, BANDERA COUNTY, TEXAS. SAID 4.89 ACRE TRACT BEING THE SAME LAND AS DESCRIBED IN A DEED FROM CHARLES A. DOWNING ET UX TO LETCHER C. KELLEY ET UX, RECORDED IN VOLUME 243, PAGE 695 OF THE OFFICIAL PUBLIC RECORDS OF BANDERA COUNTY, TEXAS. SAID AND EXCEPT A 10 FOOT BY 10 FOOT (OR SQUARE FOOT TRACT) AS DESCRIBED IN A DEED FROM LETCHER C. KELLEY AND BARBARA L. KELLEY TO AD-VENTURE SIGNS, LTD., RECORDED IN VOLUME 541, PAGE 738 OF THE OFFICIAL PUBLIC RECORDS OF BANDERA COUNTY, TEXAS.

I DO HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY DESCRIBED HEREIN, AND THERE ARE NO EASEMENTS OR ENCROACHMENTS UNLESS SHOWN.

DATE: OCTOBER 11, 2004
JOB NUMBER: 2004781
GF NUMBER: 414213
BUYER (ELEVEN FIFTY-NINE, LP)



JERRY D. WILKIE, JR. R.P.L.S. 4724

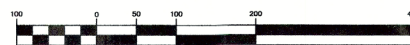


LINE TABLE FOR 100 SQUARE FOOT PARCEL	
L1	S58°15'00"E 10.00'
L2	S31°45'00"W 10.00'
L3	N58°15'00"W 10.00'
L4	N31°45'00"E 10.00'

NOTE 1:

UTILITY EASEMENT & COVENANT OF ACCESS
20' CENTERED ON POLE LINES & INCLUDES THE PRIVILEGE OF ANCHORING ANY SUPPORT CABLES OR OTHER DEVICES OUTSIDE OF SAID EASEMENT WHEN DEEMED NECESSARY BY THE UTILITY TO SUPPORT EQUIPMENT WITHIN EASEMENT. THE HEIGHT OF THE EASEMENT SHALL BE FROM 15' BENEATH THE SURFACE OF THE GROUND AND COLUM.
VOLUME 819, PAGE 99 DRBC

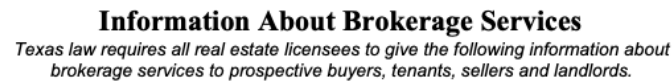
GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

DRAWN BY: JDW
CHECKED BY: JDW





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.

- 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.

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.

- 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.

Acre One, LLC	9002587	tony@acre-one.com	(512)565-8525
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Date _____

Information available at www.trec.texas.gov

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