



# FOR SALE

## PRIME WATERFRONT INVESTMENT OPPORTUNITY

4750 TX-19 S, Trinity, TX 75862

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# HIGHLIGHTS

4750 TX-19 S, Trinity, TX 75862



- ✓ 7.43 Acres – Waterfront & Highway Frontage
- ✓ 21 RV Sites (13 currently active at \$450/month)
- ✓ 2 Mobile Homes (1,216 SF @ \$1,250 / 1,792 SF @ \$1,700)
- ✓ 5 Storage Units: 60x40, 25x40, 20x40, 20x20, 16x20
- ✓ All utilities in place
- ✓ Room to Expand – Additional RV sites, cabins, or rec amenities

This unique income-producing RV park boasts over **1,000 feet of direct Trinity River frontage** and **500+ feet of Highway 19 frontage**. Just 45 minutes from The Woodlands, the property combines natural beauty with strategic accessibility.





# THE PROPERTY

\$1.25M

Just 45 minutes from The Woodlands, this 7.43-acre waterfront property presents both strong immediate income potential and significant opportunity for expansion.

With direct access to the Trinity River, 500+ feet of Highway 19 frontage, and room to add additional RV sites, cabins, or recreational amenities, this location is ideally positioned for investors and developers seeking to capitalize on the increasing demand for waterfront destinations.

Whether enhancing the current setup or developing it into a more extensive riverside retreat, the possibilities are wide open. This is a rare opportunity to acquire a thriving, income-producing RV park with high visibility, dual access, and long-term growth potential.





# OUR MARKET

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### **Strategic Rural Growth:**

Trinity, TX may be a small town, but it's strategically positioned within reach of major cities like Houston (1.5 hrs) and The Woodlands (45 mins), while still offering the tranquility of riverside living. As Texas continues to expand outward, towns like Trinity are attracting retirees, investors, and lifestyle-driven residents seeking affordability and nature.

### **Tourism & Outdoor Appeal:**

Nestled between the Trinity River and Lake Livingston, Trinity is a hotspot for outdoor tourism, drawing RV travelers, campers, anglers, and nature enthusiasts year-round. The area's reputation for boating, fishing, and hiking supports steady demand for vacation rentals and RV parks.

### **Affordability & Investor Advantage:**

Compared to metro areas, Trinity offers exceptionally low property prices, minimal zoning restrictions, and lower taxes, giving investors room to maximize cap rates and develop freely. It's an ideal area to capture value now and benefit from appreciation as surrounding urban sprawl grows.

### **Development-Friendly Environment:**

With ample land, no city permitting required, and a county government that supports small business and tourism initiatives, Trinity is ripe for rural commercial development — particularly for hospitality, recreational lodging, and eco-tourism projects.

### **Infrastructure Improvements:**

The region is benefitting from state-funded highway improvements and rural development incentives, especially along Highway 19, which connects travelers and weekenders to East Texas lakes, parks, and recreational hubs — and runs directly along the property.





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