

# 105 Lake Forest Lane Somerville, TX 77879



## PROPERTY FEATURES

- Turnkey RV Park & Short-Term Rental Investment Opportunity
- Income is generated through both short term cabin rentals and RV pad occupancy.
- Located just 1.5 miles from the Birch Creek entrance of Lake Somerville State Park! The State Park offers fishing, hiking and mountain biking trails, and horseback riding, while Lake Somerville boasts over 11,000 acres of water to explore.
- Fire Pit Area
- Book shelf library with books and games available to all guests
- 14 RV hook-ups
- 4A & 4B are 30 amp the rest are 50 amp
- 1 Active Short Term Rental Cabin that is a 1 bed/1 bath with loft. (Deer Trail Run)
- Laundry room/shower facility.
- 2.13 Acres
- On site manager occupies an additional cabin that can be used as another income producing cabin! Could also use for staff or an office! It currently has one bedroom, one full bath, full kitchen, and living room.
- Cap Rate Estimated- 10.12% (cap rate was calculated using 2024 Tax return, buyer to verify.)

# Utilites

---

## Septic System

- 1 aerobic septic system with 5 spray heads
- Professionally serviced and cleaned annually

## Waste Management

- 2 waste tanks (500 gallons each)
- 1 additional large non-solid holding tank

## Electrical

- 3 separate electric meters

## Water Service

- 2 water meters

## Internet

- Park-wide WiFi coverage (2 systems installed)

# Rental Rates

---

## RV Rates

Daily- \$30.00  
Weekly-\$150.00  
Monthly-\$475.00

## Cabin Rates for Deer Trail

Daily- \$150.00 + \$50.00  
cleaning fee.

Guests water, electricity, and wifi is included in the monthly rent rates.

# 105 Lake Forest Lane Somerville, TX 77879



Photo is of the park as a whole. The red outlined areas show both sides of the RV park. The main RV park is the larger outlined parcel, the smaller parcel outlined in red is the additional .5 acre with one RV hookup and a 2/1 Cabin. These are being sold separately.

## Property Features

- 1 RV Hookup
- 1 Short Term Rental Cabin
- Possum Run Cabin is a 2 bed 1 bath Cabin.
- .5 Acres

---

### Utilities

Septic System  
(low dosing system)

Electrical

- 1 Meter

Water Services

- 1 Meter

Internet

- 1 Sytem

This separate property offers one additional RV Hook up site and the Possum Run cabin that is a 2 bed 1 bath cabin situated on ½ an acre.

This property is only for sale if someone purchases the main RV Park and wanted to add this as an additional income producing property. This cabin is currently rented out for 6 months at \$1,300 a month until August 2026.

Estimated cap rate 5.90% (Cap rate is based off 2024 taxes, buyer to verify).

Guest do not pay for water, electricity, or wifi. It is included in the rental amount.