


BCS	COMMERCIAL	11/10/2025 10:00 AM
	ML #: 25011469	Status: Active
	Address: 105 Lake Forest Ln.	Sale/Lease: For Sale
	City/State/Zip: Somerville, TX 77879	List Price: \$750,000
	County: Burleson	Original Price: \$750,000
	CADR #: 27288	Net Rentable Area: 1352
	Type: Residential Income	Gross Building Area: 1,352 (CAD)
	Year Built: 2018	Lot Size Area: 92,713 (CAD)
	Virtual Tour:	
	3D Virtual Tour:	
	Recent: 11/04/2025 : NEW	

General Information			
Subd/Legal	S2519 Wilderness Sounds Blk 2 Lot 2-5, 2.1284 Acres		
Zone:	Burleson	Foreclosure/REO:	No
Current Zoning - Bryan:		Short Sale:	No
Current Zoning - CS:		Auction:	No
Current Usage:	RV Park	Deed Restricted:	Unknown
Tenancy:	Multiple Tenants	Mineral Convey:	No
\$/SQFT Month:		Surface Waiver:	Yes
\$/SQFT Annual:		Parking Total:	13
Type of Lease:	Gross	Parking Ratio:	
CAM Charge:			
Expense Stop \$:			
Bldg Features:	Outside Storage		
Land Features:	Yard Area		

Directions / Remarks	
Directions:	From Texas Ave & University Dr., take University Dr./FM-60 W for approximately 13 miles. When it ends at Hwy 36, turn Right and then turn Left on Old FM-60. Stay on FM-60 for approximately 15 miles. Turn Left on Park Road 57 and continue for 2.5 miles. The RV Park will be on the corner of Park Road 57 and Wilderness Rd.
Remarks:	What an AMAZING investment opportunity for the Journey Seekers! This RV park in Somerville, TX, sits on 2.13 acres and is located just 1.5 miles from the Birch Creek entrance of Lake Somerville State Park. It offers full hook-up RV sites with electric, water, sewer, Wi-Fi, shower facilities, and washer/dryer access—plus 2 cozy cabins featuring outdoor fire pits, pellet grills, and picnic tables. It's the perfect setting for stargazing and deer watching! 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—so bring your fishing gear, motorized boat, kayak, or canoe! When it's time for a little downtime, the RV park also features a free library with books and games available to all guests. Embrace the freedom of the open road where travelers feel at home—invest in your own RV park getaway today! For an additional price, there is a 2-BR, 1-BA cabin with 1-RV hook up on .5 acres available. Ask for more details!
Priv Rmks:	Showing instructions - Group text Kristi at 979-255-5369, Tandy at 979-497-6237, Danielle at 979-777-8457 and the owners at 281-650-1871 and 281-650-1841 and then WAIT for a confirmation with instructions. Owners request showings Monday - Thursdays. Fred Bayliss is the sellers attorney to list in all offers. Send offers to transactions@kristifox.com and danielle@kristifox.com. **There is another property across the street for sale as well for \$200,000 (CAD 27065 - .5 Acres with a 2-BR cabin & one RV hook up) - ONLY if someone purchases the RV park and they want to add the additional cabin.

Office Information			
LA:	Kristi Fox Satsky (FOXKRIST122)	LA Phone:	(979) 255-5369
LA2:	Danielle Richardson (RICHADAN122)	LA2 Phone :	(979) 777-8457
LO:	Century 21 Integra Unlocked (BC1206)	LO Phone:	(979) 777-7369
Listing Team:	6987789 (Kristi Fox Real Estate Group)	LO Fax:	
Team Leader:	Kristi Fox Satsky	Des. Broker:	Lisa Shaw (Lic#0571566)
Show Instr:	See Private Remarks	Owner:	Frank & Kev RV Park Inc
Lockbox Type:	None	Owner Lic RE:	No
Lockbox Loc:		Occupied:	
Lockbox #:		Occup Ph2:	
Sign:	No	DOM:	6
Seller Concessions YN:		CDOM:	6
Seller Contribution:		Cur Lease Rnt Amt:	
Closing Concessions:		Lse Exp Date:	
Possession:	Closing/Funding	List Date:	11/04/2025
Terms:	Cash, Conventional	Exp Date:	09/30/2026
		Stat Chg Date:	11/04/2025
		OnMarket Date:	
		Prc Chg Date:	
		Opt Exp Date:	
		Cont Date:	