



Galveston →



Dickinson TX - RV Park For Sale

2705 Dickinson Ave



POWERED BY JLA REALTY

Jeri
BLAKE

832.326.0097

jblake@evermarkcommercial.com



This park is conveniently located off I45, between Houston and Galveston Island, with easy access to Kemah and South Shore. It is located in the suburbs of Dickinson, at 2705 Dickinson Avenue, Dickinson TX 77539

Beside 64 full hookup RV sites, the park has two cottages, and a restaurant building. In addition to the draw of the Gulf coast's beaches, fishing, and boating, there are many area attractions such as the Kemah Boardwalk, Houston Space Center, and Moody Gardens.

HIGHLIGHTS

Amenities

Bar/Restaurant with indoor and outdoor dining. Spacious outdoor seating. Pool tables and dart boards for entertaining.

Playground area for children

Laundry facility w/ (3) washer and (3) dryers

Bathhouse has (2) unisex restrooms and showers



Contact me for Pricing

3.6 ACRES

66 TOTAL SITES

SITE BREAKDOWN

Full hookup 60'x25' (30/50amp): 64

FEATURES:

Municipal water and sewer service

Restaurant and bar - 2,650 SF

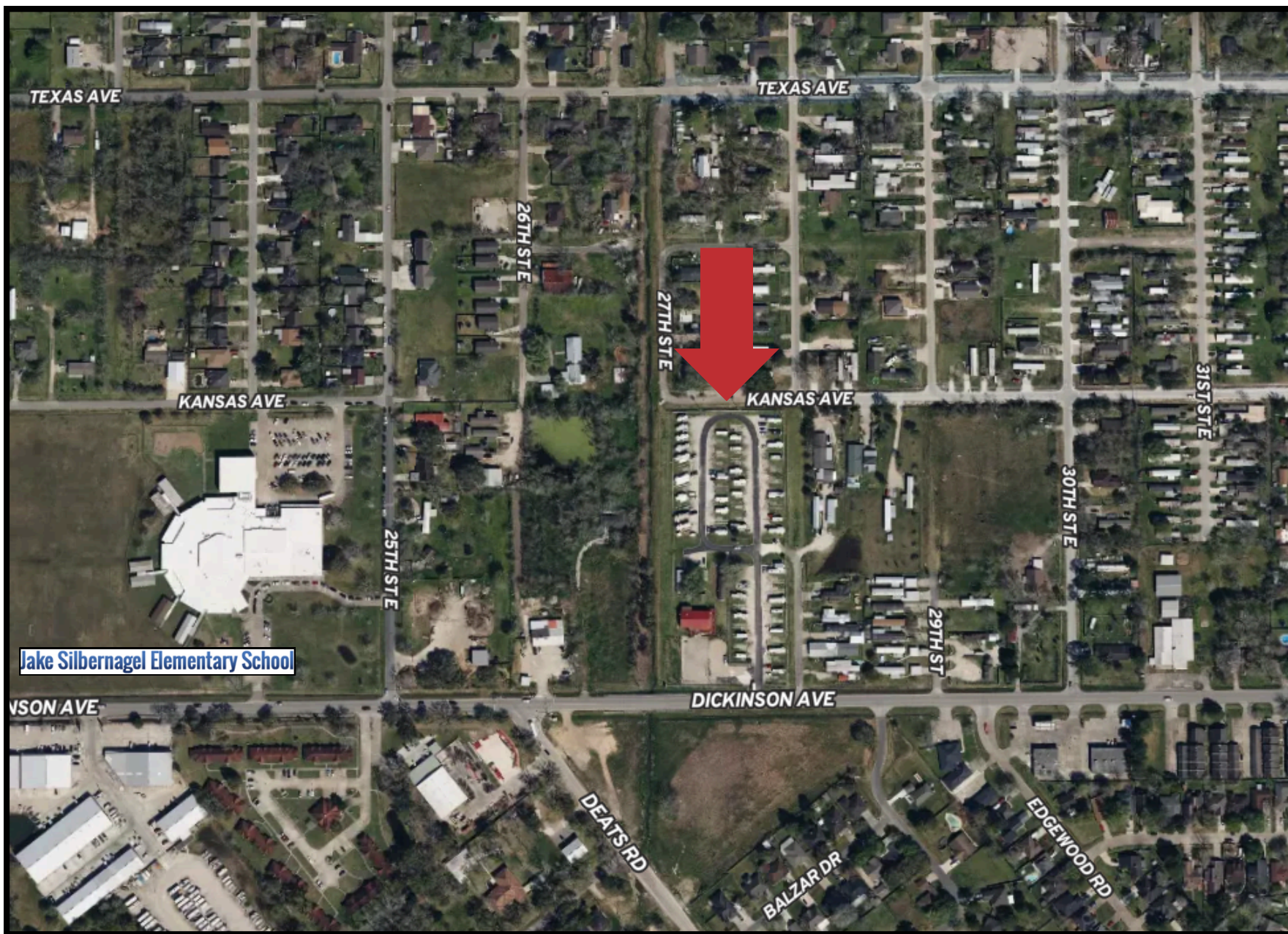
Two Cottages both being one bedroom

Office located at the back end of the restaurant building with separate access.

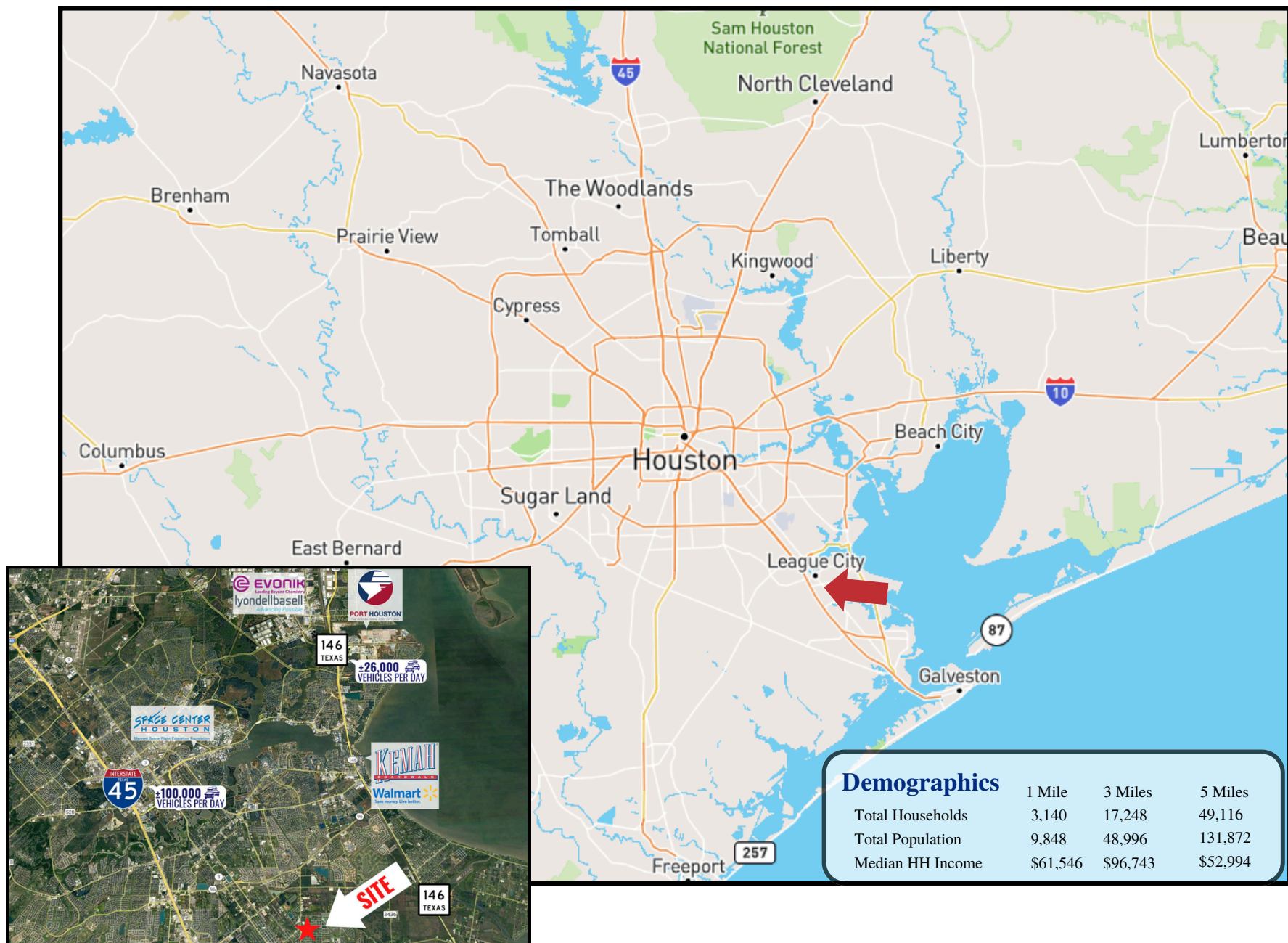
Wifi

OPERATING SEASON

Open year-round









PALMS

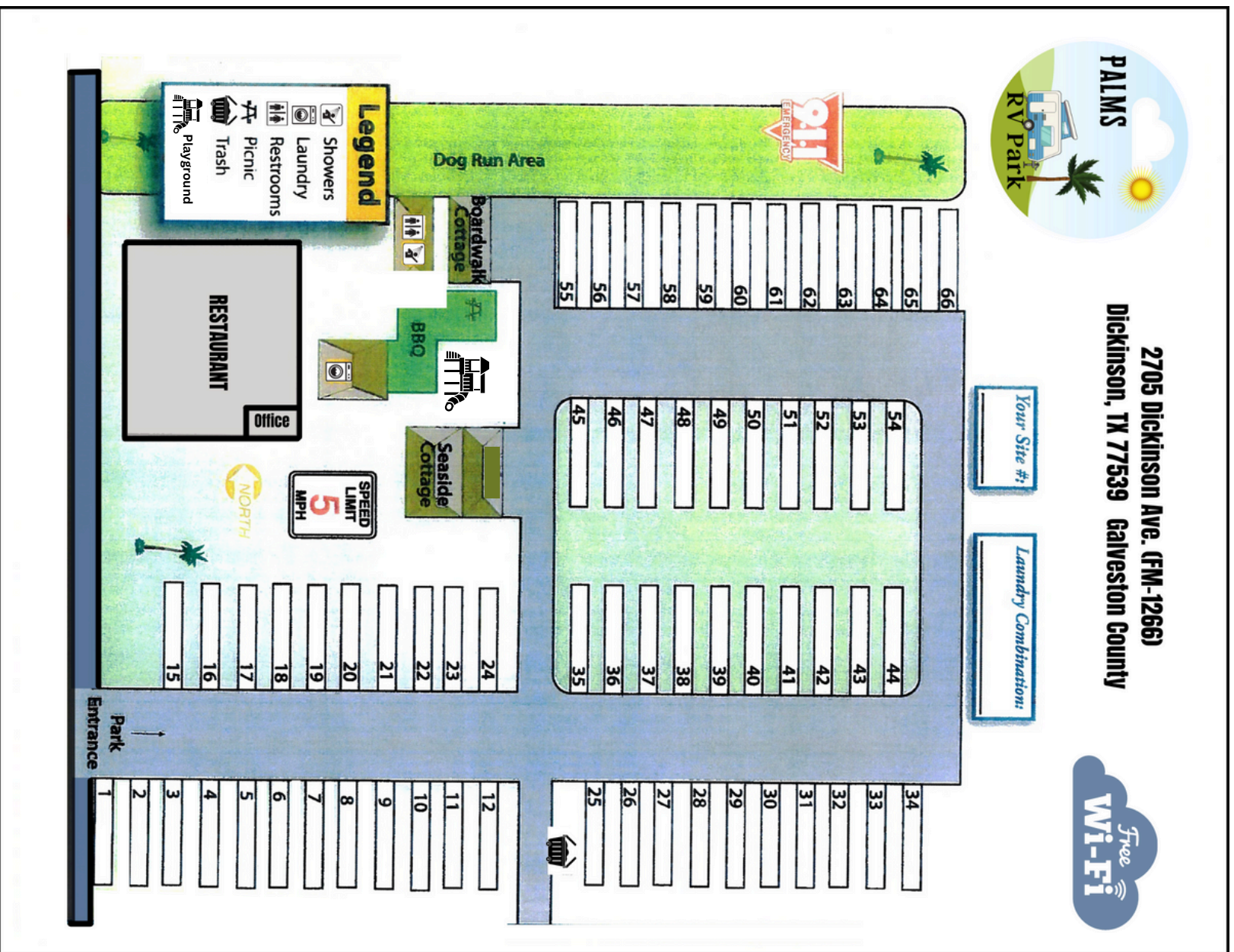


2705 Dickinson Ave. (FM-1266)
Dickinson, TX 77539 Galveston County



Your Site #:

Laundry Combination:





Galveston Island Beach And Historic Pier

30 minutes from Palms RV Park is the Galveston Island Beach And Historic Pier. Featuring waterfront fun and entertainment like no other Gulf Coast, destination, the Galveston Island Historic Pleasure Pier features family-oriented attractions including rides, midway games, a wide selection of food venues and retail shops

Kemah Boardwalk

The Kemah Boardwalk is a 60-acre Texas Gulf Coast theme park in Kemah, Texas, only 6 miles from Palms RV Park and approximately 30 miles southeast of Down downtown Houston, Texas. The Boardwalk is built entirely along the shores of Galveston Bay and Clear Lake entices you with amusements, shops, live entertainment and festivals, as well as 12 well known waterfront restaurants.



Moody Gardens Indoor Water Park

The fun doesn't stop there also 30-minutes away lies Moody Gardens. Explore the ocean and meet penguins, sharks and more at the Aquarium Pyramid. Enjoy an authentic rainforest adventure and close encounters with free-roaming monkeys, macaws and other endangered animals and plants. Learn about the mysteries of science or immerse yourself at the Moody Gardens 3D Theater and 4D Theater. Embark on a Colonel Paddlewheel Boat cruise, have fun during the summer at the lazy river, wave pool and more at Palm Beach.

NASA Space Center

This attraction lies 23 minutes from the RV park which is home to the nation's astronaut corps, the International Space Station mission operations, the Orion Program, and a host of future space developments. The center plays a pivotal role in enhancing scientific and technological knowledge to benefit all of humankind.



Schlitterbahn Waterpark

Another 30 minutes destination is Schlitterbahn, a 26-acre oasis of thrilling waterpark adventures. Rivers connect for a mile of fun through three distinct park sections. Located just outside Houston on historic Galveston Island, the park features more than 31 attractions.

Investment Summary

Palms RV Park presents an exceptional opportunity to acquire a stabilized RV park located between Houston and Galveston. As of 2024, the park generated a Net Operating Income (NOI) of \$115,098 at 54% occupancy, showing solid operational performance. The property includes a leased restaurant generating \$3,091 per month under a 5-year contract, which began in June 2024 and contributed \$21,000 to 2024 income. There is significant upside potential—by increasing occupancy to 90%, implementing RUBS at \$50/month per pad, and utilizing RV or tiny home rentals, investors can achieve a projected NOI of \$379,429. The property was appraised in June 2024 at \$1,680,000. The current asking price positions this as a value-add opportunity in a high-demand location. All financial figures shown below are based on the profit and loss statement, with forward-looking projections based on increased occupancy and optimized operations

- Appraised Value (June 2024): \$1,680,000
- Asking Price: Contact me for pricing



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

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.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- 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.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

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.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- 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.

Evermark Commercial Group by Jla Realty	9000562	houston@evermarkcommercial.com	(713)489-8130
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
John Altic	572287	jaltic@jla realestate.com	(713)489-8130
Designated Broker of Firm	License No.	Email	Phone
J. Wes Pratka	648815	wpratka@gmail.com	(936)402-5779
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Jeri Blake	685387	jblake@evermarkcommercial.com	(832)326-0097
Sales Agent/Associate's Name	License No.	Email	Phone

Regulated by the
Texas Real Estate Commission

Information available at www.trec.texas.gov

Buyer/Tenant/Seller/Landlord Initials

Date