




US Hwy 83

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For Sale // Hunters Ridge Cabins  
**±13.74 Acres**  
24173 US Hwy 83 | Concan, TX 78838

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# Property Summary

Hunters Ridge Cabins sits on a 13.74 acre of diverse terrain in Concan, Texas. The property sits in the Frio River Region in South Central Texas and offers an array of outdoor activities such as floating the Frio River, one of Texas' most popular rivers for tubing and kayaking. The site is located 25 minutes north of Uvalde and an hour and a half west of San Antonio.

The property consists of six 800 square foot rentable cabins and an 800 square foot office building. The property features a pool, hot spa, three RV hookups, an open pavilion with a commercial kitchen and full bar, and ample room for more cabins to be constructed.

## Property Specifics

Address	24173 US Hwy 83, Concan, TX 78838
Acreage	± 13.75
Rentable SF	(6) 800 SF Cabins (1) 800 SF Office
Frontage	1,091' on US Hwy 83
Floodplain	None
<b>Sales Price</b>	<b>Call Broker</b>

## Cabin Features:

- Six cabins each with two bedrooms, two baths, kitchen and living areas.
- Fully furnished kitchens with cooktop oven, microwave, dishwasher, refrigerator, utensils and coffee pots.
- One bedroom with King bed, one bedroom with a queen bunk bed, and a sleeper sofa
- Each cabin is equipped with three commercial AC and heaters.
- 100% tile floors throughout.
- Outdoor features a picnic table, bbq pit, burn pit, and chairs.

## Additional Features:

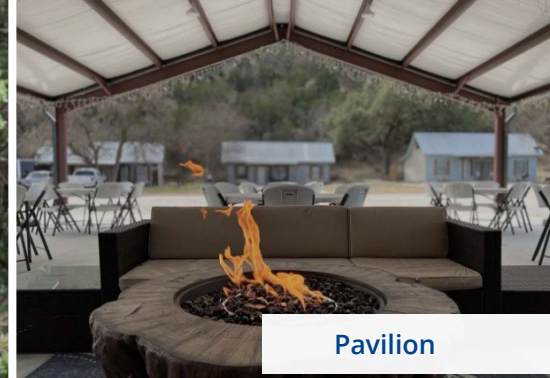
- Additional 800 SF office building with reception, half bath, kitchenette, and large offices on each end of the building. Could be used as a seventh cabin.
- 160 SF Laundry room with insulated hot water heater, washer and dryer, shelving, and miscellaneous items for stocking cabins.
- 288 SF Storage building with 480 SF attached shed with power.
- Three RV hookups with 50 amps power, septic and water.
- Covered pavilion and swimming pool & hot tub.



Cabin 1



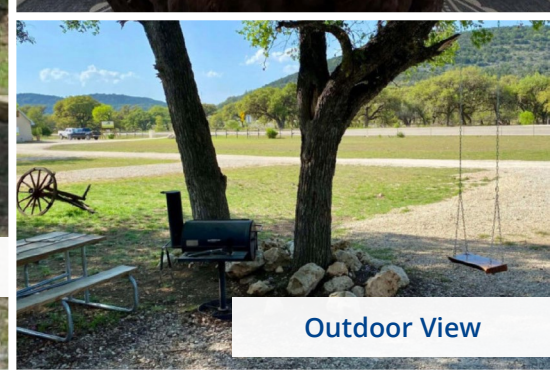
Cabin 3



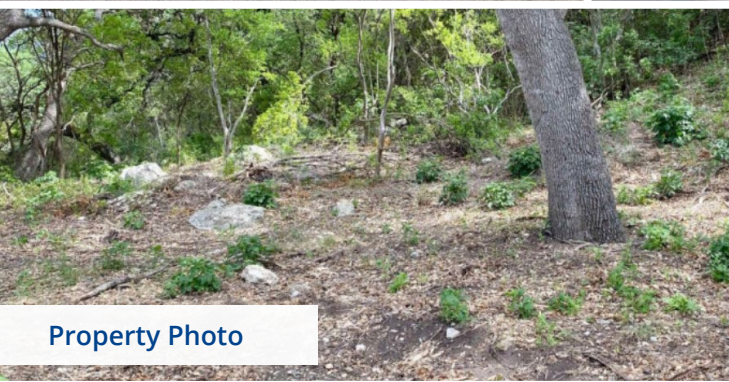
Pavilion



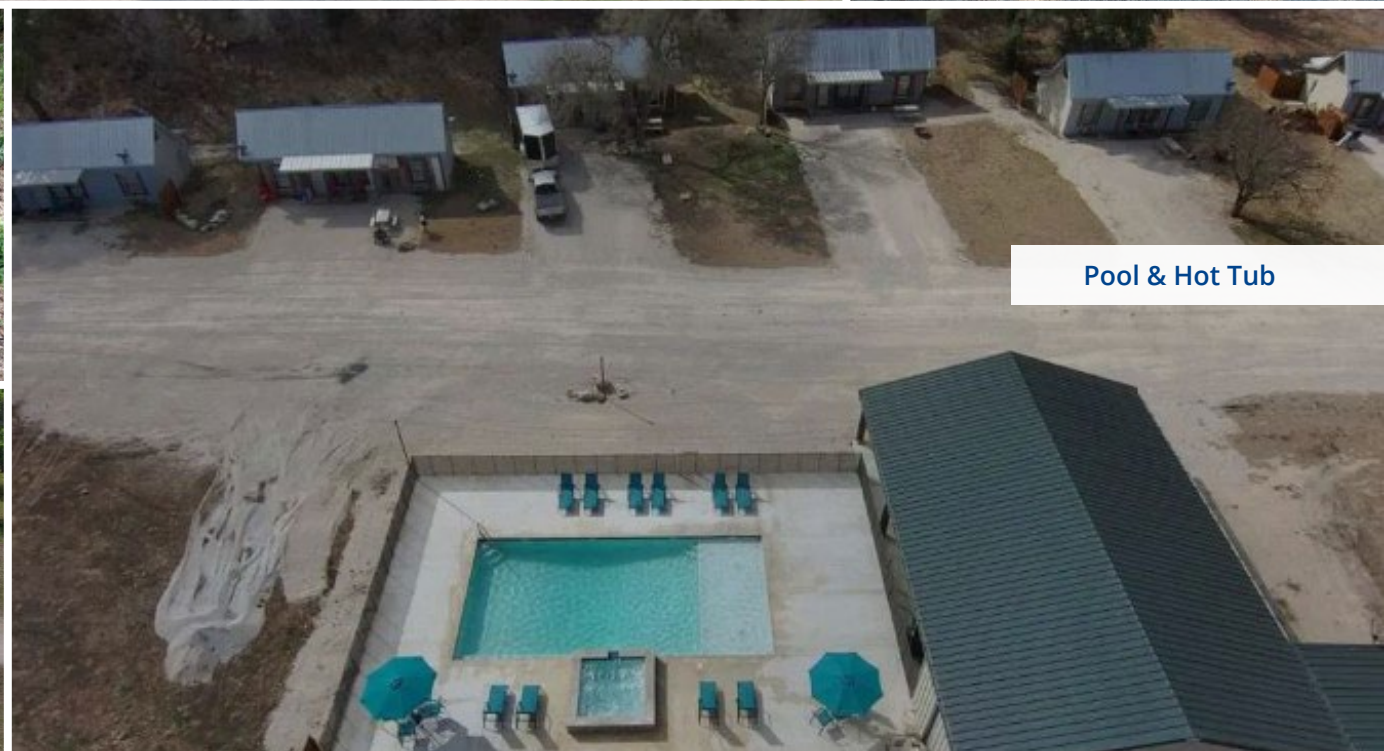
Cabin 5



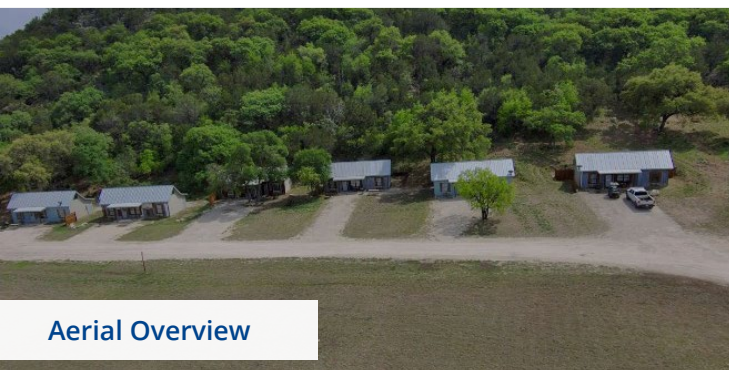
Outdoor View



Property Photo



Pool & Hot Tub



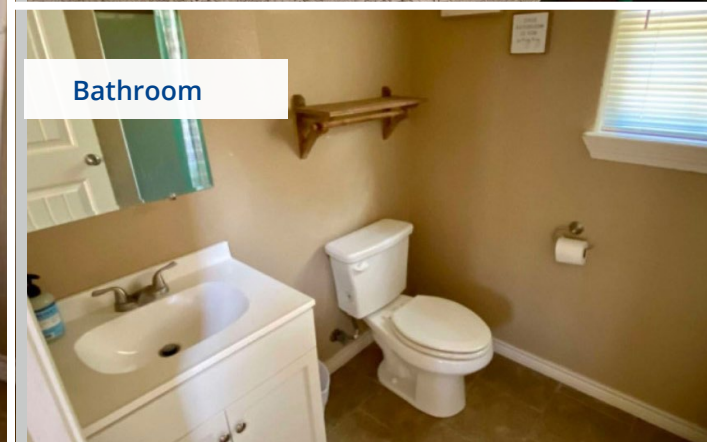
Aerial Overview



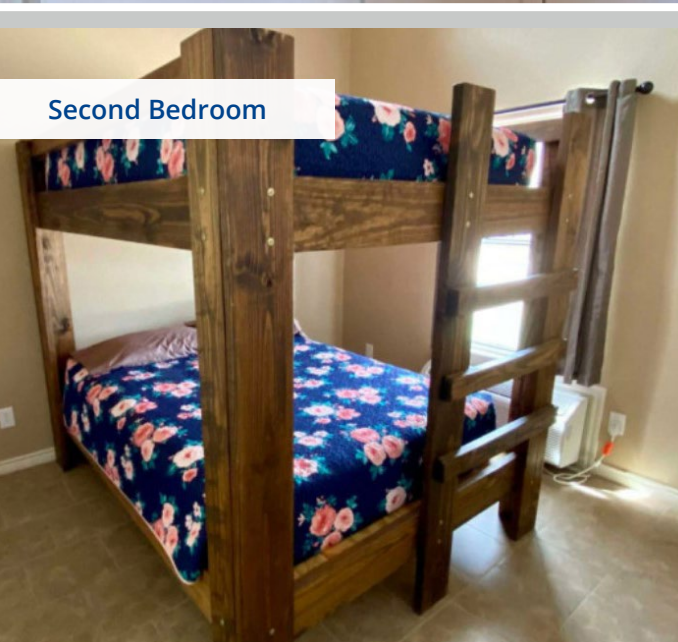
Kitchen Area



Bedroom



Bathroom



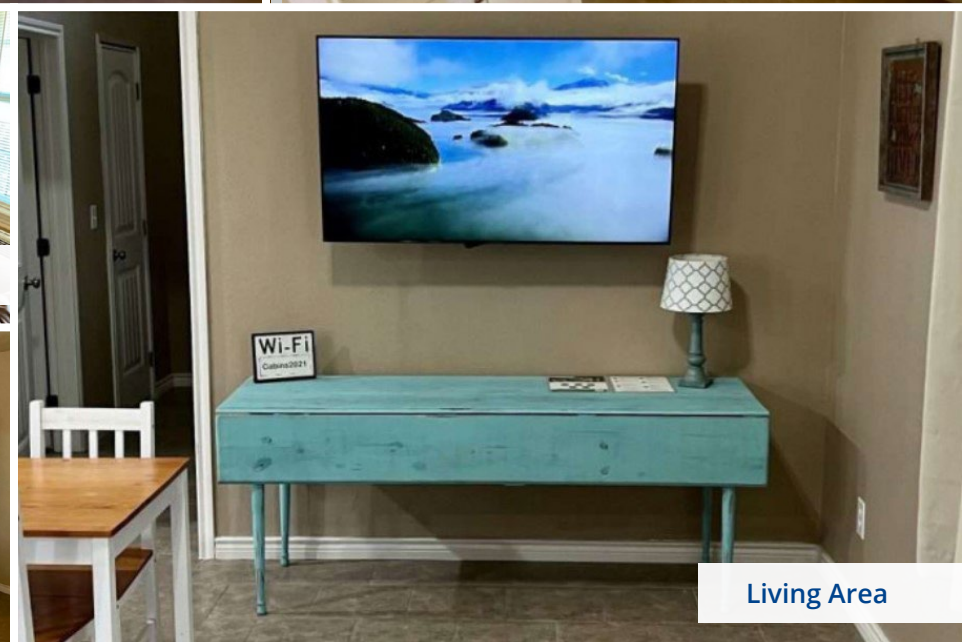
Second Bedroom



Living Area



Kitchen Area



Living Area

# Quick Links



Hunters Ridge Cabins



Garner State Park



Lost Maples State Park



Tube Texas Frio River



Uvalde County

## Area Highlights:

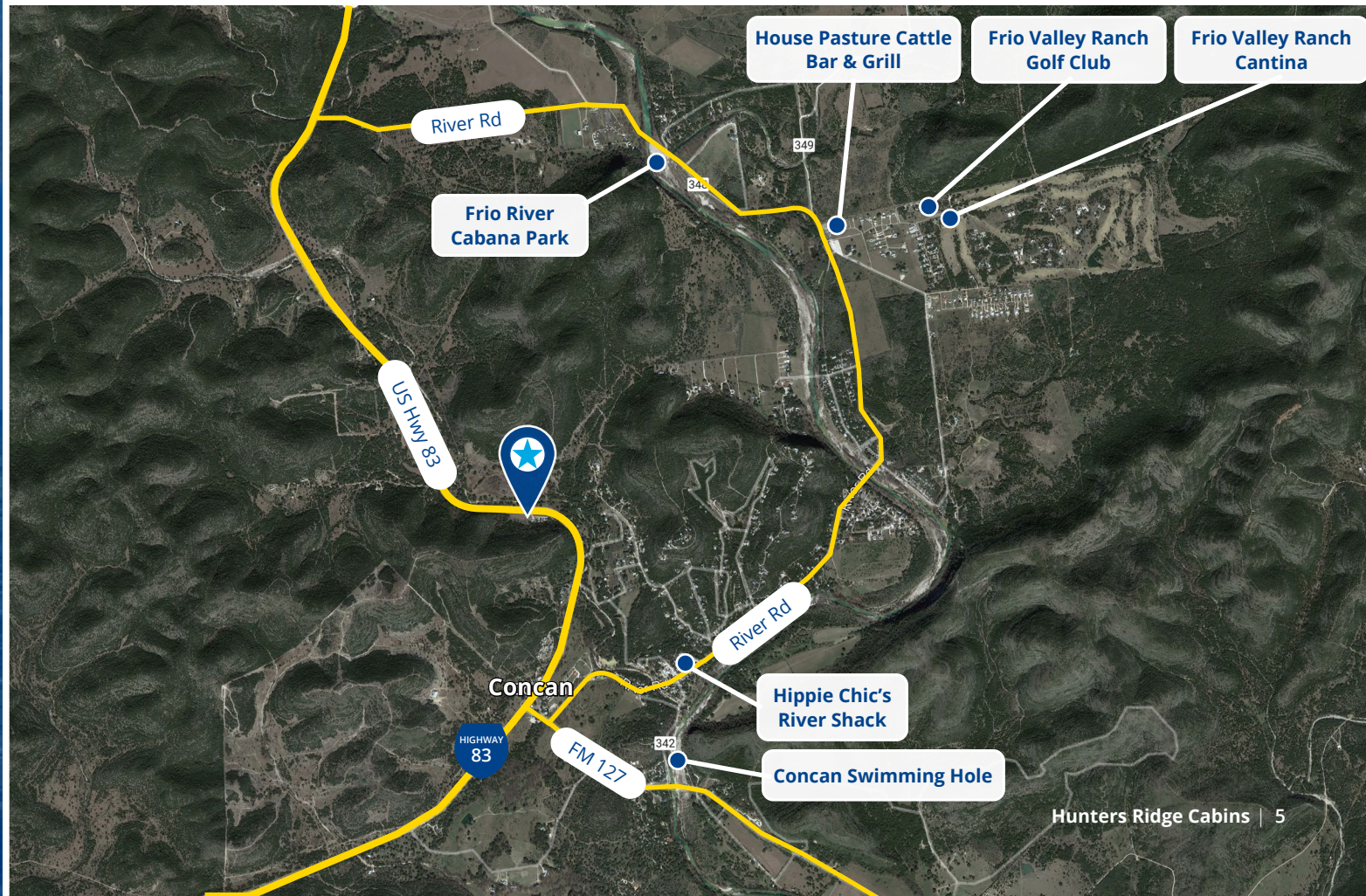
**Outdoor Activities:** Boating, fishing, floating, and kayaking the Frio River. Hunting deer and wild boar. Camping and hiking at Lost Maples State Park.

**Restaurants:** Several restaurants and small town eateries in just minutes from the property and 15 minutes north in Leakey.

**Shopping:** Many boutiques and antique shops in nearby Leakey and Uvalde.

**Live Music:** Live music venues all throughout the area featuring folk rock, jazz, and country.

**Strategic location:** Site is positioned less than five minutes from the Frio River and in the center of several outdoor activities and events in the Frio River Region





Travel Times	
▼ Uvalde	25 min   24 miles
▲ Leakey	15 min   16 miles
▲ Junction	73 min   77 miles
▶ San Antonio	87 min   83 miles
▼ Austin	170 min   162 miles

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# 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 other, including the broker's own interest;
- 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 buyers/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 opinion 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 ESTABLISHED:

- 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 purposed. 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.

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Buyer/Tenant/Seller/Landlord Initials                      Date