

UP TO 8.54 TOTAL ACRES LOCATED IN LEAKEY TEXAS

4397 S US Highway 83, Leakey, TX 78873

RV PARK PRICE: \$850,000 | DANCE HALL PRICE: \$650,000

FRIO BUCKHORN RV PARK & FRIO DANCE HALL Property Overview

PROPERTY HIGHLIGHTS

Positioned just minutes from downtown Leakey with exceptional visibility along Highway 83, Frio Buckhorn RV Park and Dance Hall offers up to 8.54 acres of prime commercial real estate. *Option to purchase RV Park and Dance Hall separately.* This versatile property is ideal for hospitality, entertainment, or redevelopment. The Property offers:

- 65 full-service RV hookups and 14 fully furnished cabins
- On city water
- Licensed and operating kitchen, bar, and dance floor with updated TABC license
- On-site amenities: cornhole, washers, basketball court, putt-putt golf, chipping green, volleyball court, and two pools
- Active digital presence with an updated website and marketing program: www. friobuckhornrvpark.com

RV PARK SALE PRICE \$850,000

DANCE HALL SALE PRICE \$650,000

PROPERTY OVERVIEW

Property Name: Frio Buckhorn RV Park & Frio Dance Hall Property Address: 4397 S US Highway 83, Leakey, TX 78873

Property Type: Land

Acreage: RV Park: 6.93 AC | Dance Hall: 1.82 AC - Building: 6,589 SF

Frontage: 400' on US Hwy 83

Zoning: OCL







FRIO BUCKHORN RV PARK

& FRIO DANCE HALL

Site Map



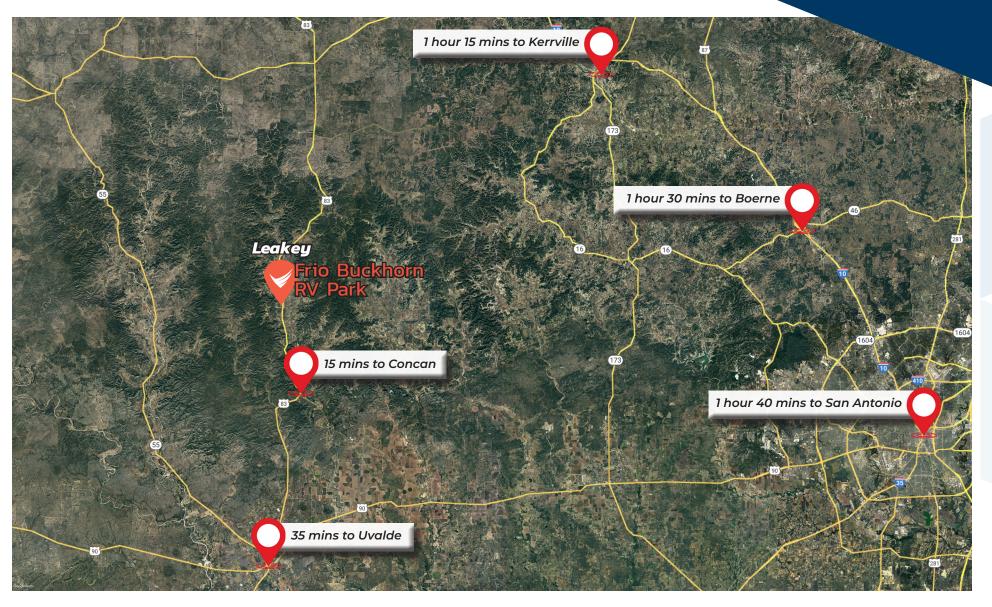
Dance Hall Building 6,589 SF

RV Park 6.93 Acres Dance Hall 1.61 Acres



FRIO BUCKHORN RV PARK & FRIO DANCE HALL

Aerial

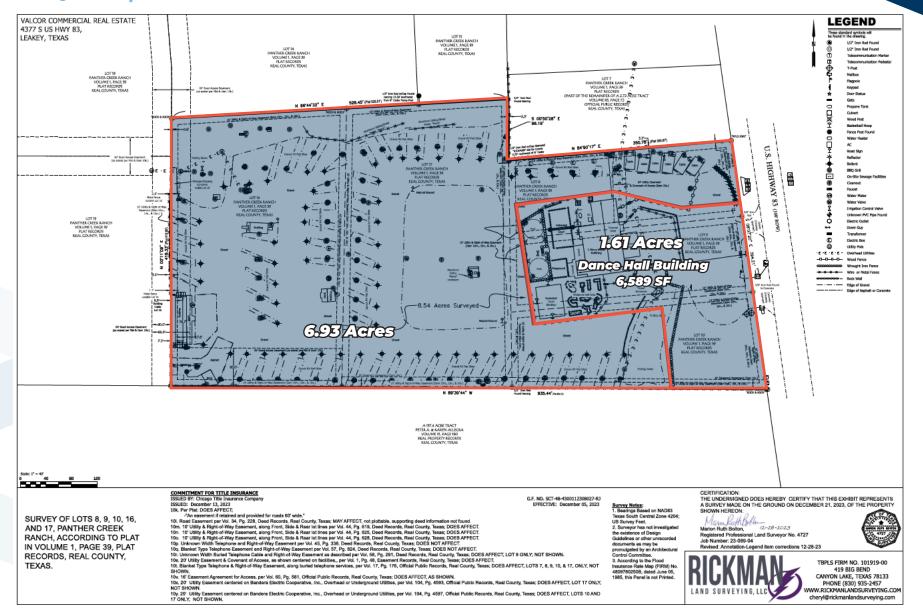




FRIO BUCKHORN RV PARK

& FRIO DANCE HALL

Survey - Up to 8.54 AC





FRIO BUCKHORN RV PARK

& FRIO DANCE HALL Why The Frio River?

The Frio River is a major draw for tourists and outdoor enthusiasts across Texas, making it a powerful asset for any commercial business nearby. With its crystal-clear waters, scenic

limestone bluffs, and family-friendly recreation, the river attracts thousands of visitors each year for tubing, kayaking, swimming, and camping. This steady influx of seasonal and weekend traffic creates strong demand for lodging, food and beverage, entertainment, and recreational services. Businesses located near the Frio benefit from high foot traffic, extended stays, and repeat visitation—making it an ideal setting to grow revenue, build brand loyalty, and capture the spirit of the Hill Country lifestyle.



















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.

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Licensed Supervisor of Sales Agent / Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone
Buyer / Tenant / Seller / Landlord Initials		Date	

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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