

# AVAILABLE FOR SALE

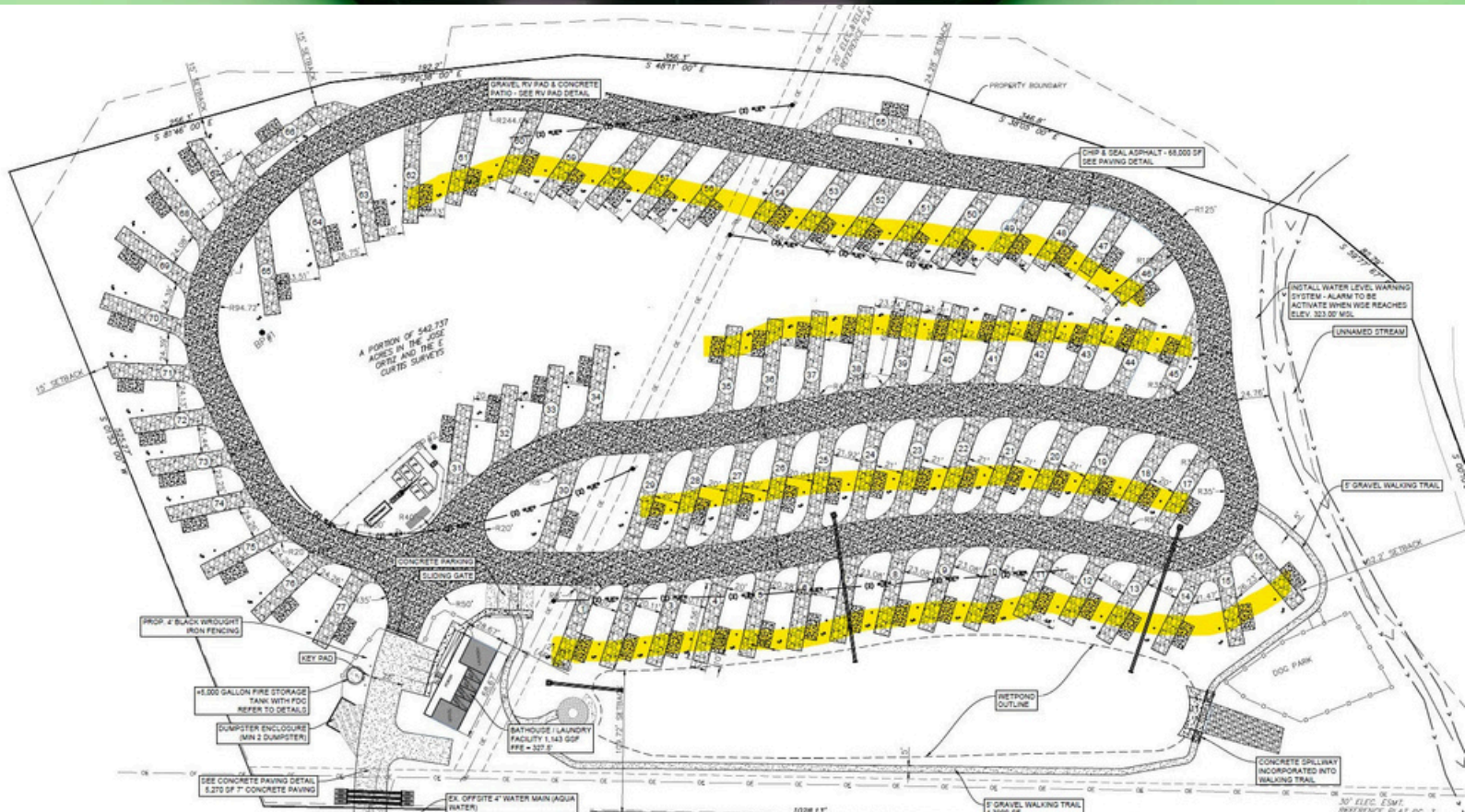
\$850,000

878 Highway 71 W, Smithville, Texas 78957



## OPPORTUNITY

Fully entitled & permit-approved 12+ acre RV park development located in a federally designated Opportunity Zone along Highway 71 in Smithville—one of the primary corridors between Austin, Bastrop, & Houston. The site features 1,000'+ of highway frontage and approved plans for 77 RV sites with patios & modern amenities, including a dog park, pickleball court, fire pits, fishing lake access, and laundry facilities. Major infrastructure already underway: roads & 60% of pad sites cleared/graded, conduit installed, pedestals purchased, municipal water secured, and \$464K+ invested in development to date. Located just 35 minutes from Austin, ABIA, Tesla, & the Bastrop film studio district, this is a rare turnkey RV park opportunity in one of Central Texas' fastest-growing corridors.



## PROPERTY DETAILS

- 12+ acre RV park development in Smithville, TX
- Fully entitled & permit-approved with Bastrop Co., TCEQ & TxDOT approvals
- Located within a federally designated Opportunity Zone
- 1,000'+ of frontage along Highway 71 with exceptional visibility & access
- Approved plans for 77 level RV sites with patios & modern amenities
- Roads installed & 60% of pad sites cleared and rough graded
- Underground conduit for water, power & internet installed to 60% of pad sites
- 100% of power & water pedestals purchased
- 95% of conduit & piping for power, water, sewer & internet purchased
- Municipal water contract secured with system development & meter fees paid
- \$464,359 invested in construction, materials & development to date
- All development materials & supplies will transfer with sale
- Planned amenities include dog park, pickleball court, fire pits, fishing lake access & laundry facilities
- Located along the growing Austin–Bastrop corridor
- Approximately 35 minutes from Austin, ABIA, Tesla & the Bastrop film studio district
- Turnkey RV park development opportunity in one of Central Texas' fastest-growing regions

**Mike Harper**

512-757-7326

mikeharper@realtyaustin.com



**COMPASS**  
COMMERCIAL



# 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.

11-2-2015



## 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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

Compass RE Texas, LLC	9006927	keith.newman@compass.com	(214) 814-8100
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Keith D. Newman	484652	keith.newman@compass.com	(214) 814-8100
Designated Broker of Firm	License No.	Email	Phone
Angela Menchaca	618189	angelamenchaca@realtyaustin.com	(512) 600-9715
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Mike Harper	609983	mikeharper@realtyaustin.com	(512) 757-7326
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date