

12.6 Acres ETJ Land on RM 1431



COMMERCIAL
MARKET EXCHANGE

Operating RV Park

19624 RM 1431 | Jonestown | Tx | 78645

AUSTIN

LAKE TRAVIS

LAGO VISTA

FOR SALE

19,210 VPD

RM 1431

MATT DELAHOSSAYE
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BAILEY MORSE
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EXECUTIVE SUMMARY

12.6 Acres ETJ Land | 19624 RM 1431 | Jonestown | Tx | 78645

OFFERING SUMMARY

Sale Price:.....Call for Pricing

Zoning:.....ETJ

Lot Size (Acres):.....12.6

PROPERTY OVERVIEW

Positioned along highly trafficked RM 1431 in the growing lakeside community of Jonestown, this 12.6-acre tract offers a strong land play with **existing income** to help offset hold costs. Located in the ETJ and **serviced by city water**, the property provides flexibility for a range of future uses as development continues to move west along the Lake Travis corridor.

The site currently includes **21 RV spaces**, 18 of which are leased, delivering steady cash flow during planning and entitlement. Preliminary plans have been drafted to **expand to approximately 70 spaces**, though the underlying value is in the land and its long-term redevelopment potential.

A portion of the property lies within the floodplain, which creates an opportunity for enhanced aesthetics.

With **frontage on 1431**, existing infrastructure, and the ability to phase improvements, this is a practical opportunity to secure a well-positioned site with income in place.

PROPERTY HIGHLIGHTS

- ±12.6 acres in Jonestown ETJ
- Utilities: City Water, Septic
- 21 existing RV spaces (18 currently leased)
- Preliminary plans for expansion to 70 RV sites
- Steady existing income to carry burden during redevelopment or expansion
- Frontage and visibility along FM 1431
- Close proximity to Lake Travis, Cedar Park, and North Austin metro area
- Ideal for investors, developers, or RV park operators

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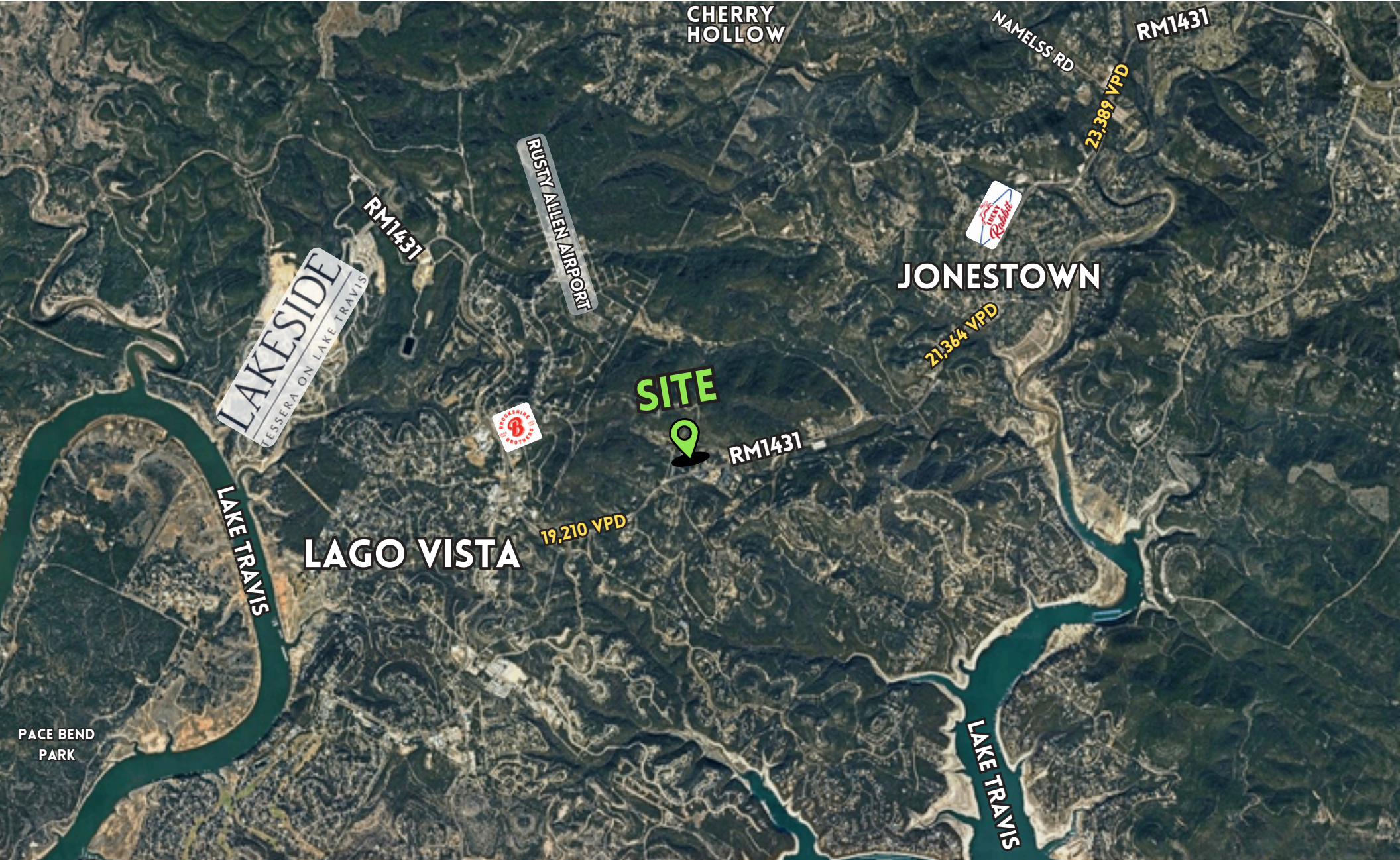


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AERIAL SITE MAP

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SITE AERIAL

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RV SITE PHOTOS

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SITE PHOTOS

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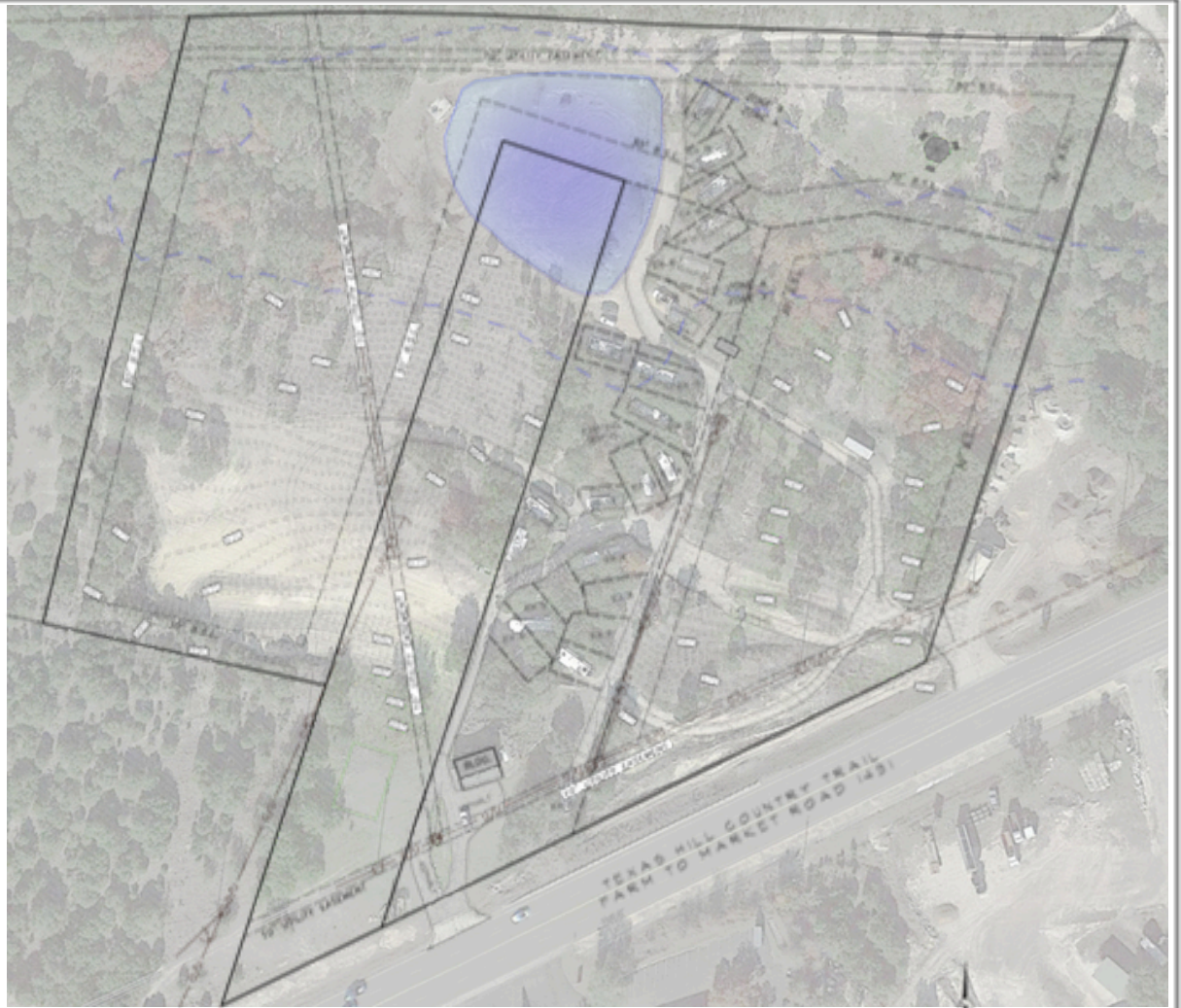
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Existing RV Site Plan

12.6 Acres ETJ Land | 19624 RM 1431 | Jonestown | Tx | 78645

LAKE TRAVIS RV PARK LLC

-RQHVWRZQ TH[DV



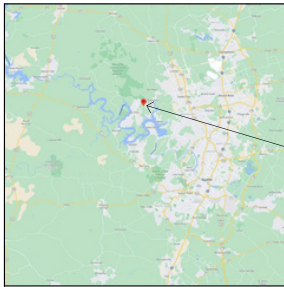
OWNER
LAKE TRAVIS RV PARK LLC
19624 SOUTH HILL BLVD. 200
JONESTOWN, TX 78645

SITE ADDRESS
19624 MARKET ROAD 1431
JONESTOWN, TEXAS 78645

PARCEL INFORMATION
ACRES: 12.6
TOTAL ACRES: 12.6

LEGAL DESCRIPTION
TRACT 1: 12.6 ACRES TRACT OF LAND COMPRISED OF LPT 19624 RM 1431 AS SHOWN ON PLAT RECORDED IN VOLUME 40 PAGE 218 OF THE PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND A 1.00 ACRES TRACT OUT OF THE SULLAS A 19624 RM 1431 COUNTY SURVEY NO. 100, OTHERWISE NO. 100 IN TRAVIS COUNTY, TEXAS ALL DESCRIBED IN PARAGRAPHS 1001 TO 1002 LAKE TRAVIS RV PARK, 1001 RECORDED IN VOLUME 100, OTHERWISE NO. 100 IN TRAVIS COUNTY, TEXAS.

TRACT 2: 1.00 ACRES TRACT OF LAND OUT OF THE SULLAS A 19624 RM 1431 COUNTY SURVEY NO. 100, OTHERWISE NO. 100 IN TRAVIS COUNTY, TEXAS.



LAKE TRAVIS RV PARK



THIS CONCEPT SKETCH WAS CREATED BASED ON AVAILABLE PUBLIC RECORDS AND COUNTY GIS INFORMATION.
NO SURVEY WAS COMPLETED AND THE ACCURACY OF THIS INFORMATION AND PROPERTY DIMENSIONS HAS NOT BEEN VERIFIED.
THIS DOCUMENT NOT TO BE USED FOR CONSTRUCTION.

PREPARED BY: RV Park Consulting, Inc. Ron Beckwith PLANNING 1001 75.901 90-000	PROJECT: LAKE TRAVIS RV PARK TRAVIS COUNTY EXISTING CONDITIONS	SCALE: 1" = 50' 1050000 1 of 2
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Preliminary Plan For 70 RV Stalls

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LAKE TRAVIS RV PARK LLC

GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE PROVIDED BY A REGISTERED ARCHITECT. ALL CONSTRUCTION SHALL BE PROVIDED BY A REGISTERED ARCHITECT. ALL CONSTRUCTION SHALL BE PROVIDED BY A REGISTERED ARCHITECT.
2. THE GRASS SURFACE IN ALL PARTS OF THE RECREATIONAL VEHICLE PARK SHALL BE GRADED AND SEEDING TO MEET ALL CITY AND COUNTY REQUIREMENTS. ALL GRASS SEEDING SHALL BE PROVIDED BY A LICENSED PROFESSIONAL ENGINEER AND SCHEDULED FOR THE CONFORMANCE OF SURFACE WATER. APPROXIMATE SHALL BE OBTAINED. IT IS RECOMMENDED.
3. EACH SITE WITHIN THE RECREATIONAL VEHICLE PARK SHALL BE PROVIDED WITH A CONNECTION TO THE PUBLIC WATER SYSTEM. THE RECREATIONAL VEHICLE PARK SHALL BE PROVIDED WITH A CONNECTION TO THE PUBLIC WATER SYSTEM. THE RECREATIONAL VEHICLE PARK SHALL BE PROVIDED WITH A CONNECTION TO THE PUBLIC WATER SYSTEM.
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5. EACH SITE WITHIN THE RECREATIONAL VEHICLE PARK SHALL BE PROVIDED WITH ELECTRICAL SERVICE. ALL ELECTRICAL SERVICE SHALL BE UNDERGROUND AND INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE.
6. AN ATTACHED STREET LIGHTING PLAN SHOWING LOCATION AND LUMENS FOR THE RECREATIONAL VEHICLE PARK SHALL BE APPROVED BY THE CITY AS PART OF THE SITE PLAN.

AREA CALCULATIONS		
STRUCTURES	547	- 8
ROADS	5735	04
EXISTING RV SITES	3470	04
PROPOSED RV SITES	6500	04
PASSIVE OPEN SPACE	6480	04
ACTIVE OPEN SPACE	2450	04
TOTAL	= 20080 ±	

PARK LEGEND

- PROPOSED TRASH BIN
- PROPOSED PUBLIC TABLE
- PROPOSED BENCH
- ▭ PROPOSED PUBLIC PAVILION
- PROPOSED PATH

RV PARK FEATURES

- 1. RV SITES 1-2, EXISTING 3-4 AND
- 2. PUBLIC PAVILION
- 3. PUBLIC PAVILION
- 4. PUBLIC PAVILION
- 5. PUBLIC PAVILION
- 6. PUBLIC PAVILION
- 7. PUBLIC PAVILION
- 8. PUBLIC PAVILION
- 9. PUBLIC PAVILION
- 10. PUBLIC PAVILION



PELIGONE CENTER / STORE
SIZE 7 x 27



BATHROOM
SIZE 7 x 27



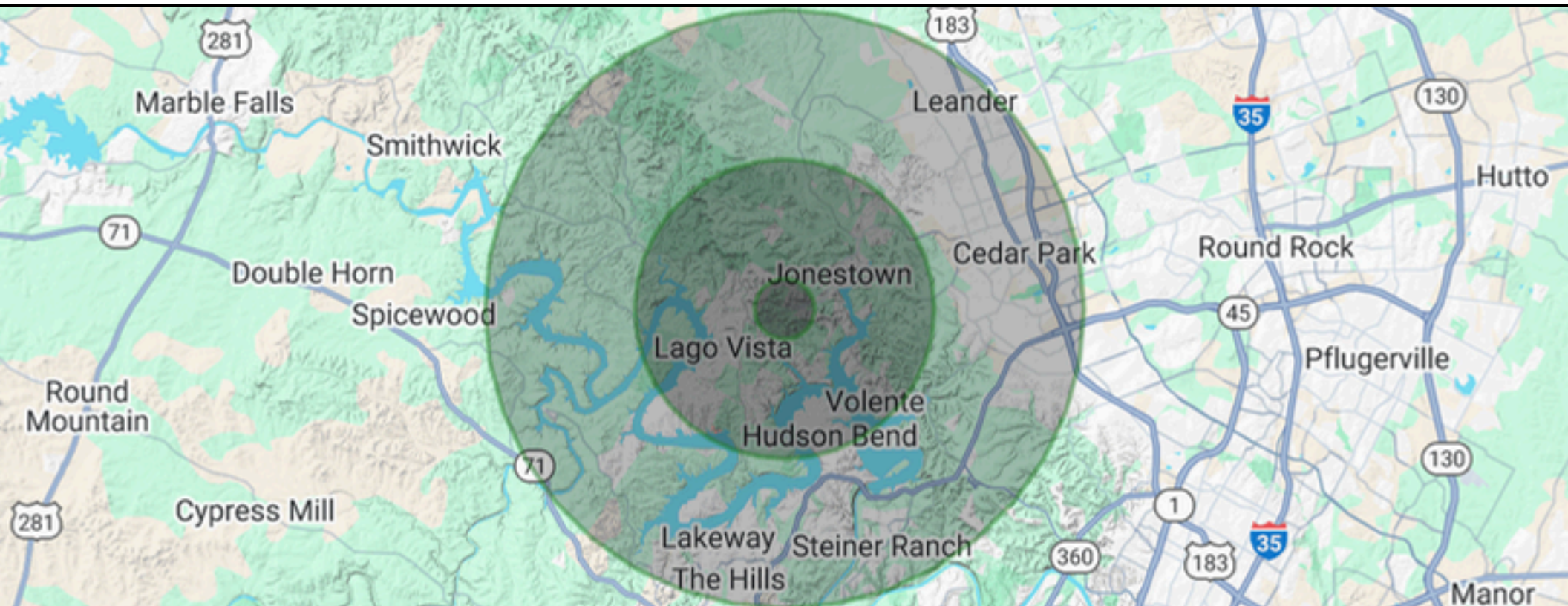
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RV Park Consulting, Inc. 1011 West Loop West Suite 1000 Houston, TX 77027	LAKE TRAVIS RV PARK TRAVIS COUNTY CONCEPT LAYOUT	T = 50' S = 11/2020 0 of 3
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AREA DEMOGRAPHICS

12.6 Acres ETJ Land | 19624 RM 1431 | Jonestown | Tx | 78645



POPULATION

	<u>1 MILE</u>	<u>5 MILES</u>	<u>10 MILES</u>
Total Population	405	21,129	255,057
Average Age Average	49	45	40
Age (Male) Average	48	45	39
Age (Female)	49	45	40

HOUSEHOLDS & INCOME

	<u>1 MILE</u>	<u>5 MILES</u>	<u>10 MILES</u>
Total Households	166	8,484	95,475
# of Persons per HH	2.4	2.5	2.7
Average HH Income	\$208,449	\$158,838	\$172,304
Average House Value	\$775,658	\$768,055	\$659,506

Demographics data derived from AlphaMap

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Information About Brokerage Services

Texas law requires all real estate licensees 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.

Commercial Market Exchange LLC Licensed Broker /Broker Firm Name or Primary Assumed Business Name	9003840 License No.	infocmeatx.com Email	(512)774-9520 Phone
Matt Delahoussaye Designated Broker of Firm	535200 License No.	matt@cmeatx.com Email	(512)535-5313 Phone
Jennifer Bernstein Licensed Supervisor of Sales Agent/ Associate	603557 License No.	jennifer@cmeatx.com Email	(512)774-9520 Phone
Bailey Morse Sales Agent/Associate's Name	776559 License No.	Bailey@cmeatx.com Email	(512)630-9888 Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0 Date