



950 County Road 227, Hico, TX

Tri-Rivers Retreat Center



CENTURY 21 COMMERCIAL®
Bill Bartlett

OVERVIEW

9,301 SqFt | 32.58 Acres | 9 Buildings
Presented at \$1,750,000



INCREDIBLY VERSATILE property! NO RESTRICTIONS!

Privacy galore. Huge, beautiful oak trees. Has been a retreat center w/chapel & RV park. Can continue or could be event center, conference center, hunting lodge, expanded RV park, gun range, golf driving range, any combination, or your family's personal vacation spot.



SITUATED CENTRALLY BETWEEN HICO, HAMILTON & MERIDIAN

PROPERTY

HUNTING PERMITTED





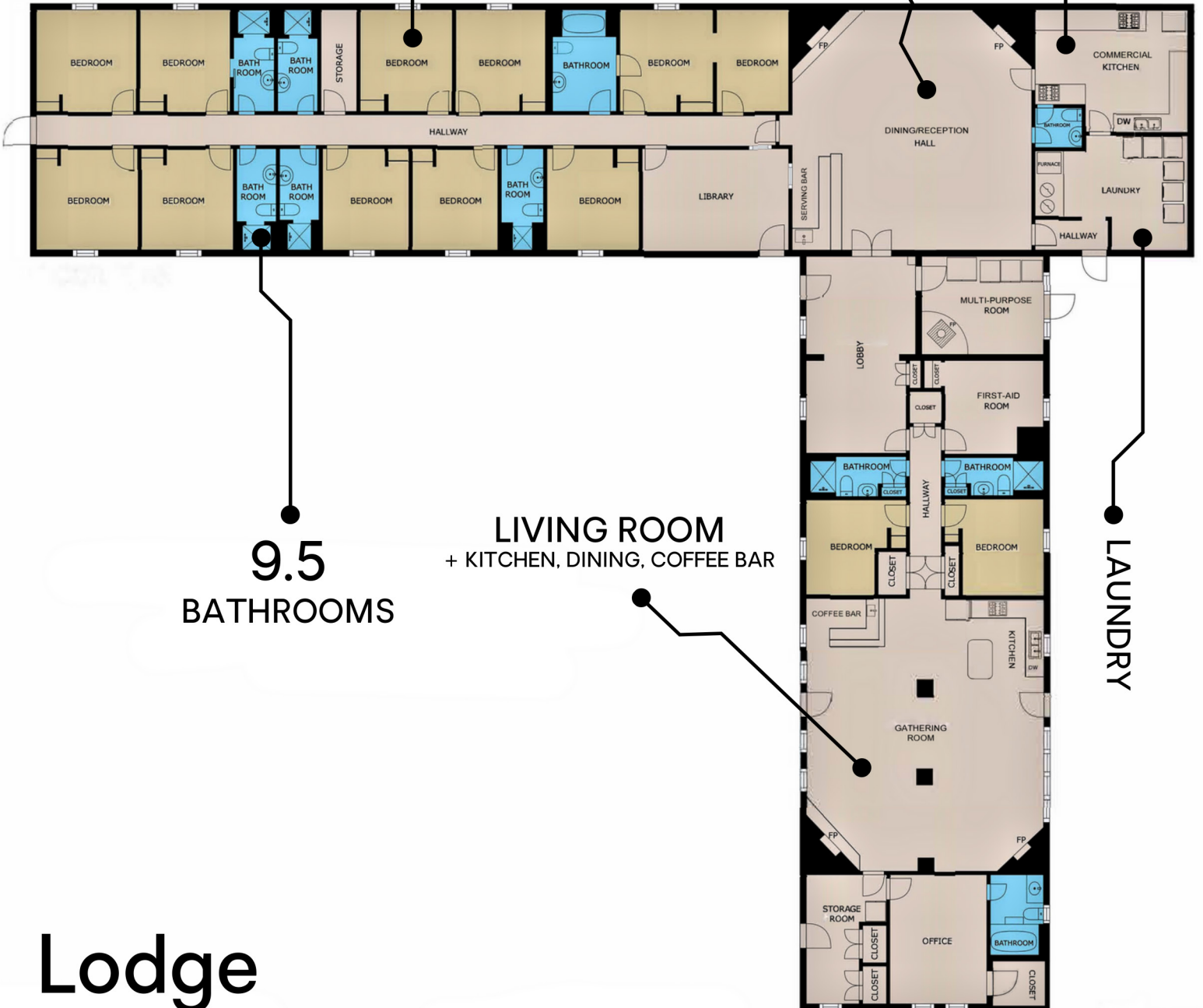
LODGE



13
SLEEPING ROOMS

RECEPTION
ROOM

COMMERCIAL
KITCHEN



9.5
BATHROOMS

LIVING ROOM
+ KITCHEN, DINING, COFFEE BAR

LAUNDRY

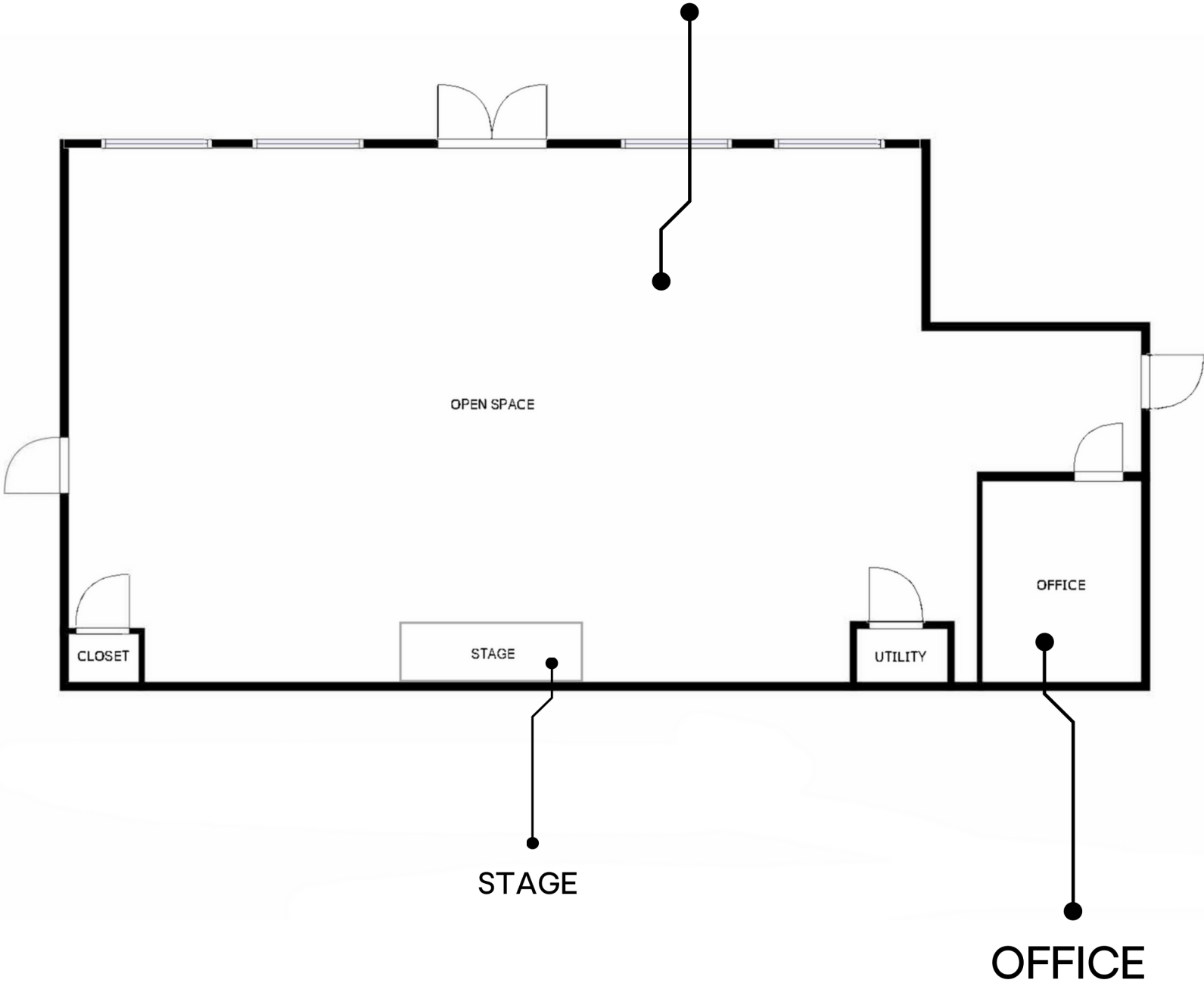
Lodge
7,501 SqFt
Built in 1999



CHAPEL



OPEN SPACE
(SEATS APPROXIMATELY 100)



Chapel
1,800 SqFt
Built in 2019



RV PARK



Full hookups for 10 RVs (4-50amp, 6-30amp)



Restroom Building w/ Showers



Laundry Building

UTILITIES

WATER/SEWER

- 3 septic tanks
 - Lodge
 - RV park
 - Rec field restroom
- On-site water: Well
 - New pump (January 2024)

ELECTRIC, HEATING, COOLING

- Co-op electric
- High speed internet
- 6 HVACs

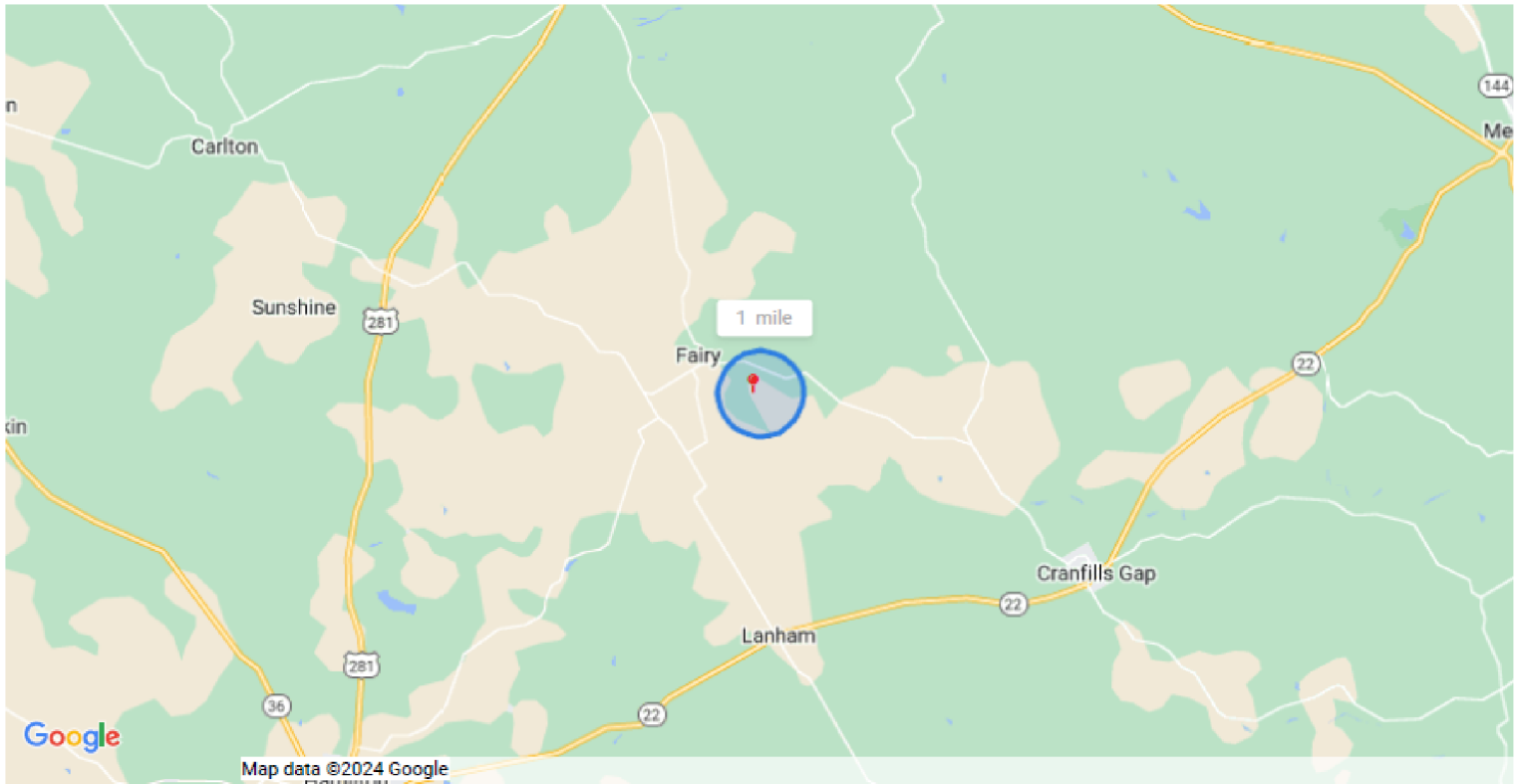
ACCESSIBILITY

- Grab bars in bathrooms
- No stairs
- Ramped entrance
- Wheelchair ramps

EXCLUSIONS

- All office equipment and furniture including custom shelves, filing cabinets, tables, etc.
- All wall hung or framed pictures and photographs
- All couches, chairs and bar stools located throughout the Lodge and Chapel
- All sound equipment and social media/audio and video equipment located in Lodge and Chapel
- All refrigerators and freezers
- John Deere zero turn lawnmower
- All maintenance/lawncare equipment
- Corn Hole rec games

AREA DEMOGRAPHICS



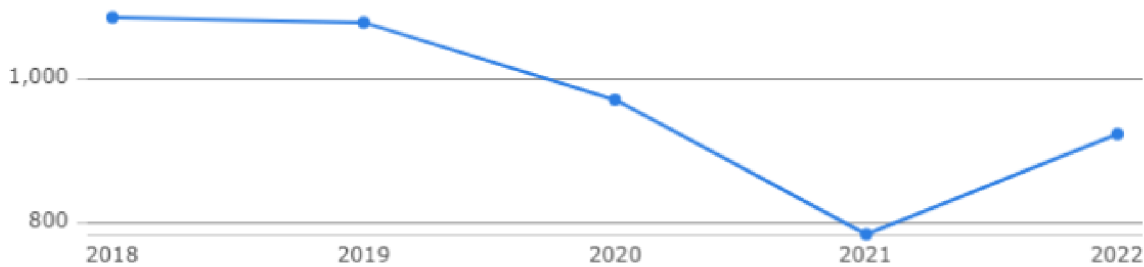
924

↑ 17%

Compared to 784 in 2021

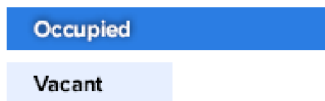
↓ -14%

Compared to 1,087 in 2018



1:1

5:1 predicted by 2028



1:9

1:8 predicted by 2028



\$54.4k

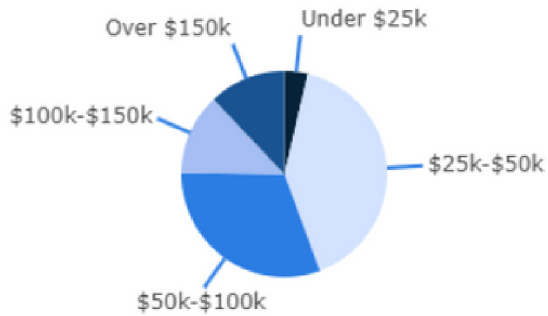
Median Income

\$103k

2028 Estimate

↑ **91%**

Growth Rate



64

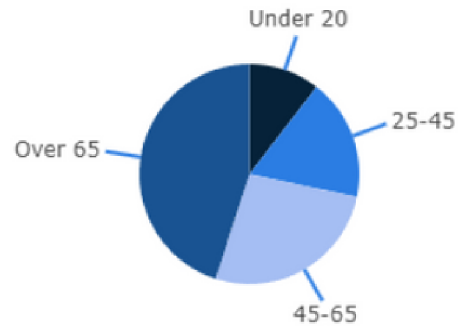
Median Age

58

2028 Estimate

↓ **-10%**

Growth Rate



835

Top Employment Categories

Management, business, science, and arts occupations

Educational services, and health care and social assistance

Retail trade

Construction

Agriculture

Other services, except public administration

Finance and insurance, and real estate, and rental and leasing

Professional, scientific, and management, and administrative, and waste management services

Manufacturing

Arts, entertainment, and recreation, and accommodation and food services

Transportation and warehousing, and utilities

Public administration

Information

Wholesale trade

CONTACT



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CENTURY 21

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