

FOR SALE

\$750,000

6049 FM 3090 RD, ANDERSON, TX 77830
± 4 AC WITH IMPROVEMENTS



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PROPERTY HIGHLIGHTS



Location

6049 FM 3090 Rd,
Anderson, TX 77830



Asking Price

\$750,000.00



Size

±4 Acres

Contact Us

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- **±4 Acres improved property operating as The Pit Stop RV Park** in Anderson, TX, offering established recreational/hospitality use
- **Full-hookup RV infrastructure with 30- and 50-amp service** including back-in and pull-through sites, water, sewer, Wi-Fi and paved internal access
- **Flexible short- and extended-stay options** with daily, weekly and monthly RV accommodations, plus tent sites and a guest house
- **Guest oriented amenities** include a playground, picnic areas, community fire pit and BBQ, dump station and a dog park area
- **Direct FM 3090 frontage with convenient access to SH 90 and SH 6**, supporting connectivity throughout Grimes County and the greater Brazos Valley
- **Convenient to Navasota and the Bryan-College Station trade area**, providing access to regional employment, recreation, events and visitor traffic
- **Located within an emerging Grimes County growth corridor**, highlighted by SpaceX's announced Terafab development with more than **\$16.8B in planned investment and 3,000 new jobs**

PROPERTY PHOTOS



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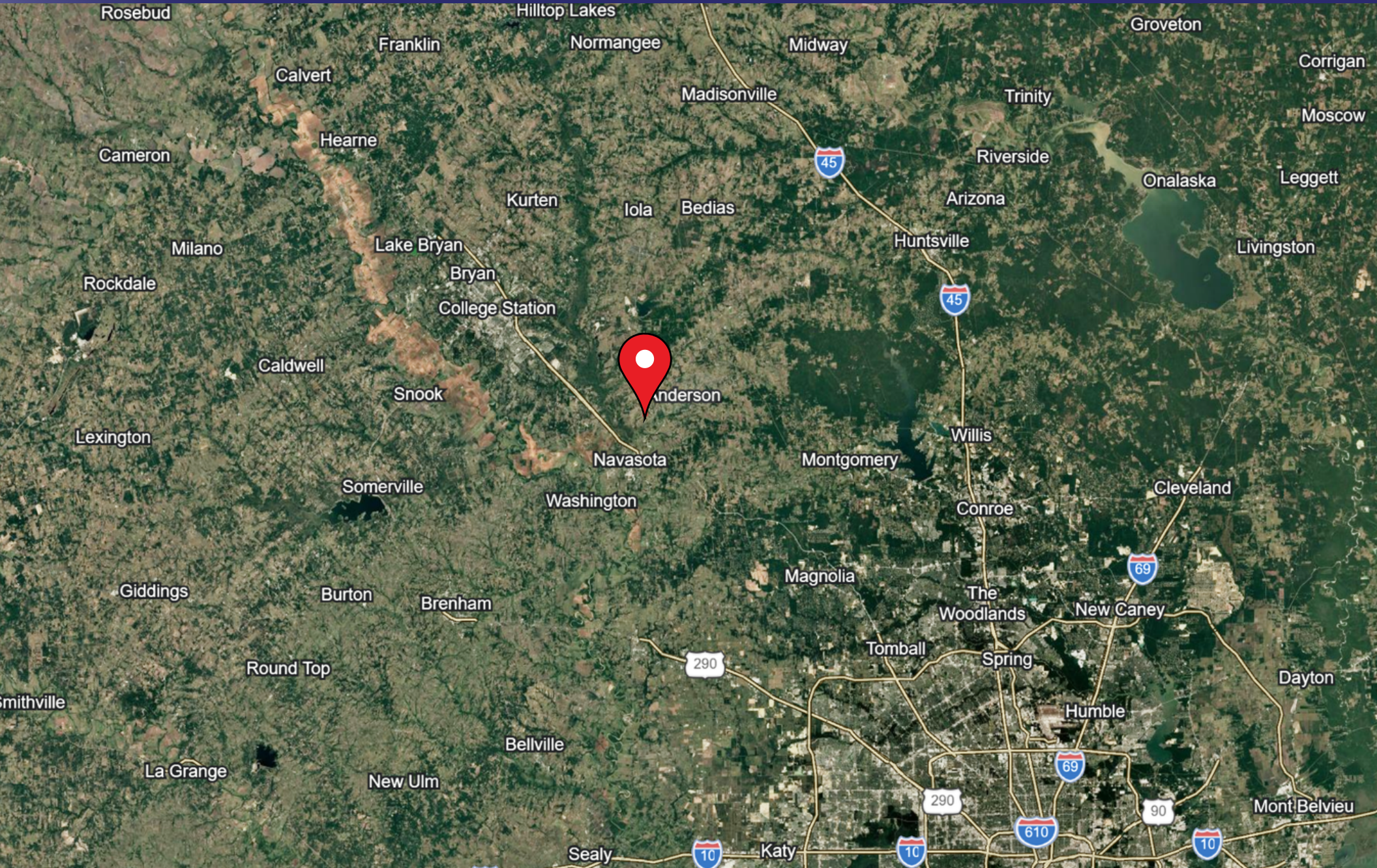
GUESTHOUSE PHOTOS



PROPERTY AERIAL



LOCATION MAP



DEMOGRAPHICS



DEMOGRAPHIC SUMMARY

6049 FM 3090, Anderson, Texas, 77830

Ring of 3 miles

KEY FACTS

649

Population



261

Households

46.0

Median Age

\$94,696

Median Disposable Income

EDUCATION

6.2%

No High School Diploma



18.9%

High School Graduate



41.9%

Some College/
Associate's Degree



32.9%

Bachelor's/Grad/
Prof Degree

INCOME



\$114,700
Median Household
Income

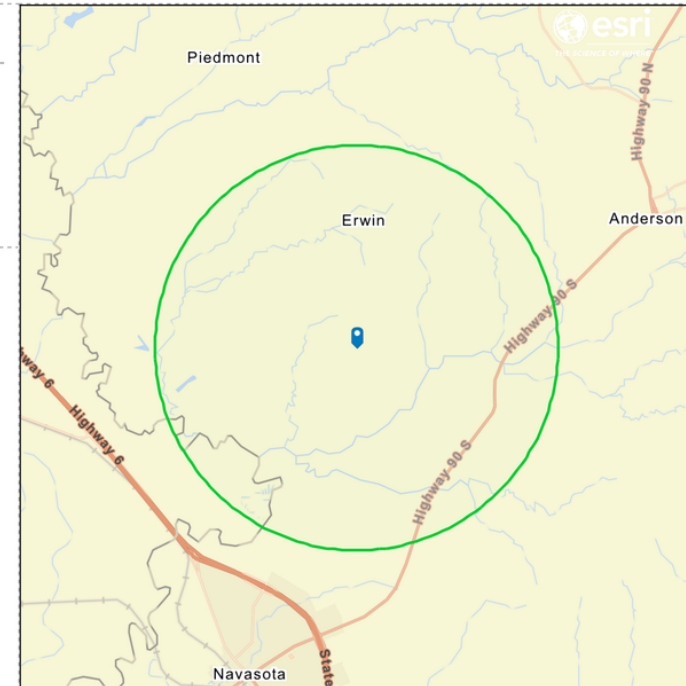
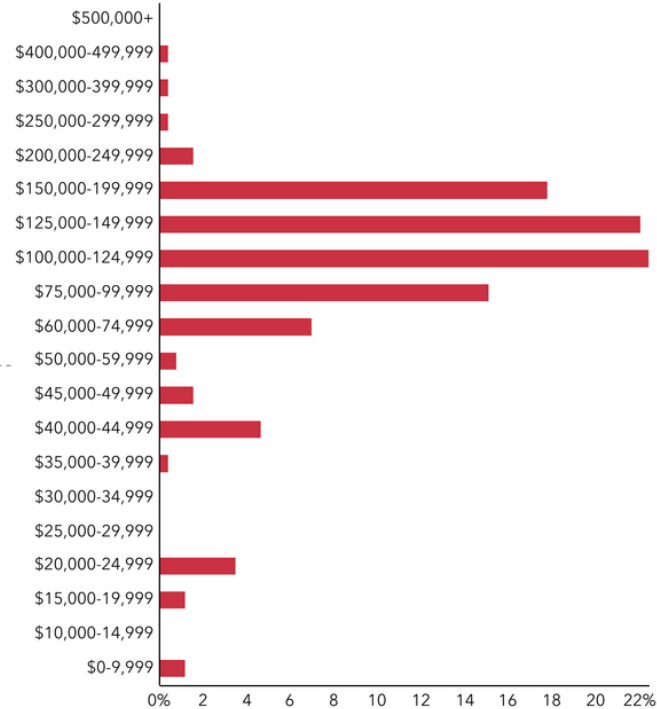


\$45,994
Per Capita
Income



\$512,794
Median Net
Worth

HOUSEHOLD INCOME



EMPLOYMENT



White Collar

84.9%



Blue Collar

6.0%



Services

9.1%

0.9%

Unemployment Rate

Source: This infographic contains data provided by Esri (2026, 2031). © 2026 Esri

Full demographic package available upon request.



Information About Brokerage Services

11-2-2015

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
<u>Chris Joyce</u>	<u>695869</u>	<u>chris@texascres.com</u>	<u>(936) 577-0836</u>
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

TAR 2501

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