



**2089 FM 2131  
COLEMAN, TX 76834**

# Property Info

- Located at the intersection of Hwy 67 & Shields Hwy/Guadalupe St
- 20 RV sites across 2 acres
- 30 & 50 amp service plus 110 volt outlets at each RV site
- Septic system (new) & city water
- Located outside city limits
- Current owner charging \$400 per month per site
- 7 spots currently have full-time renters, 1 of which is the on-site property manager, so rent is only collected for 6 spots
- On-site building needs to be built out - currently houses laundry facility
- Currently collecting \$2400/month in rent at 30% occupancy and monthly expenses total \$1000-\$1200 depending on electric and water usage