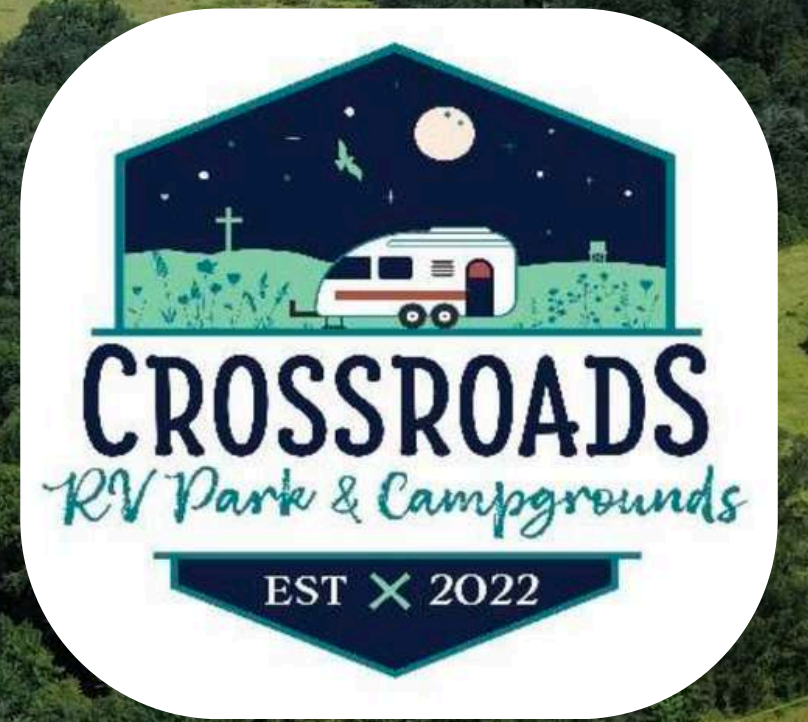


BL **BLACK LABEL**
COMMERCIAL GROUP

FOR SALE 20030 FM 39, BEDIAS, TX 77831





Pricing:

Call for Pricing

Turnkey RV Park / Campground with multiple income streams situated on 6 acres, conveniently located near College Station, Huntsville, and Madisonville. The property features 26 RV pads, 4 cabins, 30 storage units (20 measuring 10x20 and 10 measuring 10x10), and 8 washer/dryers. Utilities include Entergy electric, Wickson water, and on-site septic. Electric is already available for 3 additional cabins, and the existing infrastructure supports expanding the laundry facility. With no current marketing or online presence, this property offers significant upside with minimal additional investment. Ideal opportunity for investors seeking immediate cash flow and long-term growth.

Financials available upon request.

Property Size:	6 Acres
Park Layout:	26 RV Pads 4 Full Time Cabin Rentals 20 (10x20) Storage Rooms 10 (10x10) Storage Rooms 8 Washer/Dryers
Utilities:	Electric - Entergy Wickson - Water Septic - On Site
Extra:	Electric Available for 3 More Cabins Room for 2x W&D Use No Current Active Advertising
Location:	Huntsville - 40 Miles Madisonville - 25 Miles College Station - 30 Miles



Current Occupancy

- RV Pads - 54%
- Cabin Rental - 25%
- 10x20 Storage - 55%
- 10x10 Storage - 100%
- W&D - 50%



**CONTACT BROKER FOR ADDITIONAL
INFORMATION:**

Beau Harris
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(616) 502-9717

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Infrastructure :

In general, Texas is a business-friendly environment. Texas has a relatively relaxed regulatory environment compared to other U.S. states making it easier to operate a business. Instead of focusing on conforming to endless red tape, companies can get to work faster.

High Demand :

People have been relocating to Grimes county from around the country at an impressive rate. With that, population growth comes an increased demand for all goods and services. As that demand increases industry grows to support it. The area has a low cost of living which allows for users to attract the employees that they need. Whereas other parts of the country the employment base has been priced out of the market.





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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Ethan Hummel	799084	ethan@blacklabelcommercial.com	(616) 502-9717
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date