

**820 Forest View, Blanco, Texas, 78606****\$775,000**

<b>NEW</b>	<b>9</b> Units	<b>2</b> Buildings	<b>2016</b> Sq Ft
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**Commercial Improved Property**MLS #: **1848007**Type: **RV Park**Zoning: **NONE**# Stories: **1**# Rentals: **9**# Total Parking: **100**Drive-In Doors: **0**List Date: **03/07/2025**List Price: **\$775,000**Days on Market: **2 / 2**Total Tax: **\$5,422.19**

**Incredible Investment potential! This outstanding 6-acre income-producing property is fully prepped for your dream RV park! It includes a turnkey, well taken care of, manufactured home, 8 RV slips with electrical, water, and septic hookups, and room for expansion. The property features two septic tanks, a well/pump house, a fully equipped and up-to-date electrical system, road base parking pads, and a circular drive. Guests will appreciate the 10x14 laundry building with hookups for two washers and two dryers. Currently, 7 of the 8 RV slips have RVs parked ready to rent, with 4 of those RVs currently rented to tenants. 6 RVs of those are owned by the seller and can convey with the sale. The manufactured home is vacant and listed for rent, offering even more income potential. With plenty of space to add more RV slips and hookups, this property is a rare opportunity to grow your investment. Ideally located in the Hill Country, near the rapidly expanding Blanco, TX, and just a short drive to Canyon Lake, Wimberley, the Guadalupe River, and Blanco State Park-a prime location for recreation and rental demand. Don't miss out on this exceptional investment-schedule a showing today!**

**General**

Inst/Dir: **From HWY 281 Turn left onto FM 32. Turn left onto Narrows Rd. Turn left onto Forest View. Property will be around the corner halfway down the rd on the right.**

Area: **3100**

Mapscot Grid:

Legal: **Forest View North, Lot 27**County: **Blanco**Building/Center Name: **N/A**School District: **Blanco**Sale Includes: **Buildings, Land**Rail Service: **No**Restrictions: **None**Flood Plain: **None**Documents Available: **Survey, Aerial Photo, Rent Roll, Other**Amenities: **High Speed Internet, Fenced Storage Yard, Outside Storage, Living Area**Accessible/Adaptive Home: **No**Accessible/Adaptive Details: **N**

Easements:

Office Price/SqFt:

Other Price/SqFt:

**Tax/Financials****Improvements**# Buildings: **2**# Stories: **1**# Units: **9**# Rentals: **9**# Total Parking: **100**# Drive-In Doors: **0**Ceiling Height: **8**Construction: **Other**Roof: **Composition**Foundation: **Pier & Beam**Loading Facilities: **None**Other Structures: **Gazebo, Mobile Home, RV/Boat Storage, Shed(s)****Estimated Square Feet/Area**

Apartment SqFt:

Retail SqFt:

Office SqFt:

Warehouse/Industrial SqFt:

Other SqFt:

Square Feet Source: **Appsl Dist**

Net Leasable Area:

Gross Building Area:

Lot Length: **940**Lot Width: **334**Lot Size: **6.02****Utilities**

CAN#: **790000065001**Annual Tax: **\$5,338.68**County Tax: **\$1,544.94**City Tax: **\$0**School Tax: **\$3,390.09**Other Tax: **\$487.16**

Existing Exemptions/Abatements:

Gross Income: **\$94,800**Insurance: **\$2,075**Gas and Electric: **\$5,400**

Waste Removal:

Other Expense: **\$7,236**

Maintenance:

Water/Sewer:

Vacancy Rate/Year:

Net Operating Income:

Income/Expenses: **Estimated**Heating: **Central**Air Conditioning: **Central**Utilities: **Electricity, Water, Septic**Utility Suppliers: **Electric: PEC****Listing Info**List Office: **Real - REAH00 - (512) 960-3253 - support@therealbrokerage.com**Days on Market: **2**Available with Lease: **No**Monthly Lease: **\$1,000**Lease Only: **No**Owner LREA/LREB: **No**Proposed Terms: **Sale Only, Cash, Conventional**

Contingent Info:

Contract Date:

Closing Date:

Sold Price:

Price per SqFt: **\$384.42****Office/Sales**

**Agent Remarks:** 4 RVS CURRENTLY HAVE TENANTS(#'s 2,3,5,8). 1 RV TENANT OWNS (#8) Check associated docs for P&L, Survey, Etc. Seller currently has classified with county as a "Family Compound" To be fully functioning RV park Business, buyer needs to complete county requirements. List of remaining county requirements attached. RVs & Furniture in Manufactured home can convey. WATER Well can Accommodate 5 more RV spots per TCEQ.

Agent: **Chelsea Evans - 749523 - (210) 718-5902 -****chelseaevansrealtor@gmail.com;****chelseaevansrealtor@gmail.com**List Office: **Real - REAH00 - (512) 960-3253 -****support@therealbrokerage.com**

Sell Concess:

**Concessions in the MLS are negotiable between the buyer and seller, without conditions tied to payment to a cooperating buyer broker. Listed amounts are non-binding, with the seller solely deciding the contribution towards the buyer's expenses during negotiations**

Sub Agency Allowed?:

Broker Website:

Contract: **Exclusive Right to Sell**

**The compensation and bonus fields have been removed in accordance to the NAR Settlement, which requires compensation information to be excluded in the MLS.**

List Date: **03/07/2025**Expiration Date: **07/07/2025**Owner: **Jesus Barrera - Stratton**Owner LREA/LREB: **No**Preferred Title Company: **Stewart Title Co.**Phone to Show: **2102222227**Showing Contact: **ShowingTime**Lockbox Type: **Combo****Submit an Offer**

How Sold:

Contingent Info:

Source SQFT Acre:

Sale Terms 2nd:

Amt Paid by Seller - Repair/Improv:

Amt Paid by Seller - Finance-Related:

Amt Paid by Seller - Buyer's Broker Costs:

Amt Paid by Seller - Closing Costs:

Ttl Amt Paid by Seller Towards Closing Costs:

Sold Price per SQFT:

Sold SQFT/Acre:

Sell Points:

Selling Agent 1:

Selling Office 1:

All measurements, taxes, age, financial & school data are approximate and provided by other sources. Buyer should independently verify same before relying thereon.  
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The Federal Fair Housing refers to Title VIII of the Civil Rights Act of 1968. This Act, in addition to the Texas Fair Housing Act, protects your right to rent an apartment, buy a home, obtain a mortgage, or purchase homeowners insurance free from discrimination based on Race, Color, National Origin, Religion, Sex, Familial Status or Disability.

Prepared By: Chelsea Evans | Real | 03/09/2025 09:44 AM