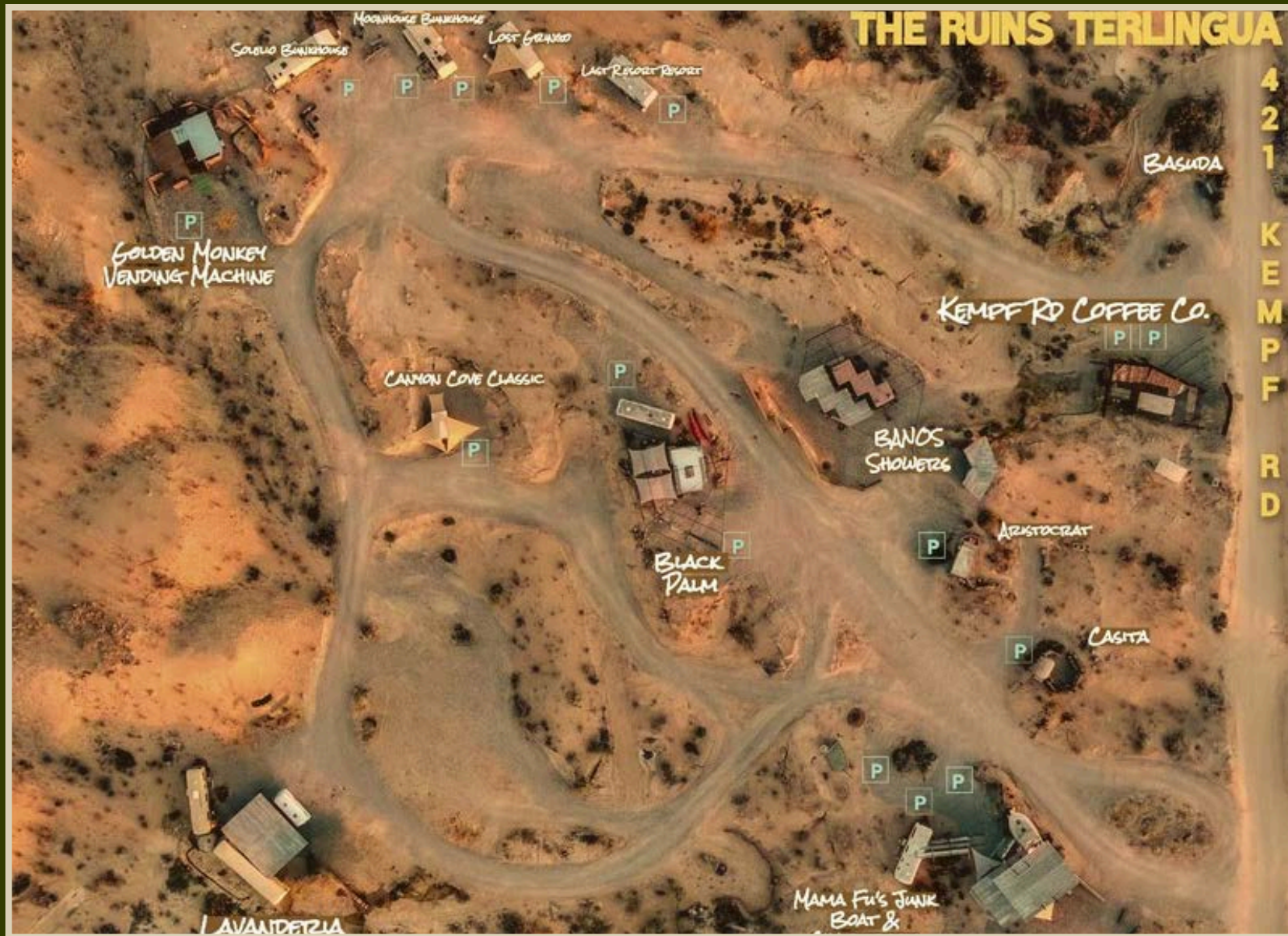


FOR SALE – THE RUINS TERLINGUA

12 KEY BOUTIQUE CAMPING HOTEL

421 KEMPF ROAD, TERLINGUA, TX 79852 – \$1.2M – 5.3 ACRES



STEVE DYER

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OFFERING SUMMARY

Sales Price	\$1,200,000
Price Per Room	\$133,000
Building Sq Ft	3,390
Lot Size	5.3 Acres
Zoning	In the County

PROPERTY OVERVIEW

The Ruins

A 12-unit desert archipelago, thoughtfully curated across multiple elevations, featuring historic, culturally resonant lodgings with generous shaded outdoor spaces—crafted for those in search of escape, adventure, and a life beyond mass commercialism—at the edge of society in a town that dead-ends into over a million acres of raw, mysterious desert, where trails disappear into the horizon and nights are lit only by moon and stars in a protected Dark Sky region.

Rooted in the heart of a vibrant West Texas art and music hub, where storytelling is the native tongue and people come to be themselves, explore, adventure, or embrace the absence of many things which we all find ourselves taking for granted.

LOCATION OVERVIEW

Located in the Terlingua Ghost town in Terlingua, Texas. A historic mining town acting as the gateway to Big Bend National Park.

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PROPERTY HIGHLIGHTS

- 12 uniquely appointed desert lodgings repurposed from vintage artifacts
- Multiple with panoramic views of Chisos Mountains
- Municipal power, water, and engineered septic
- Starlink satellite internet in use with fiber optic Installed
- Conjoined employee housing & laundry facilities
- Integrated reservations management



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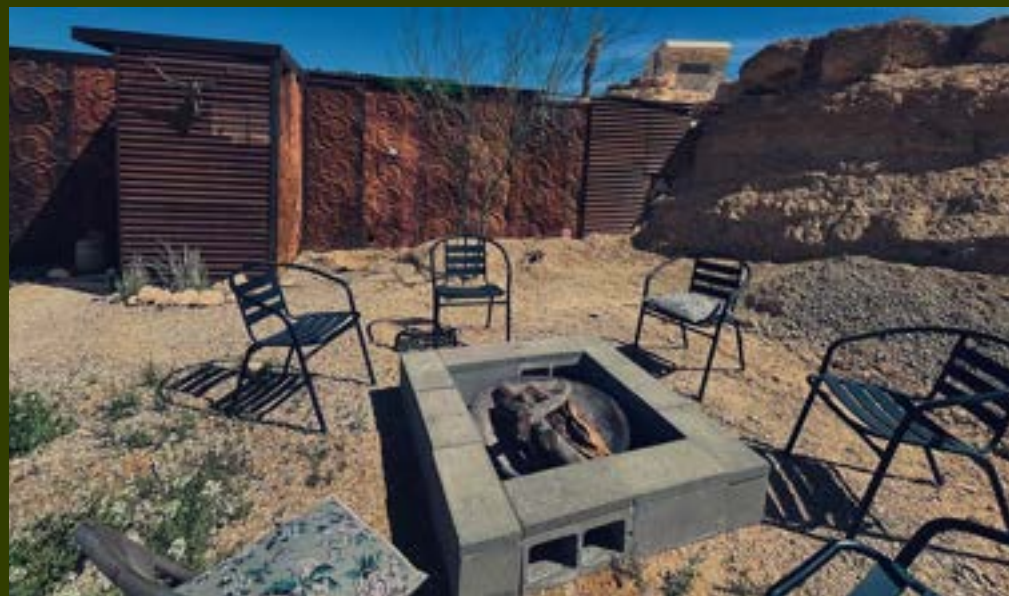
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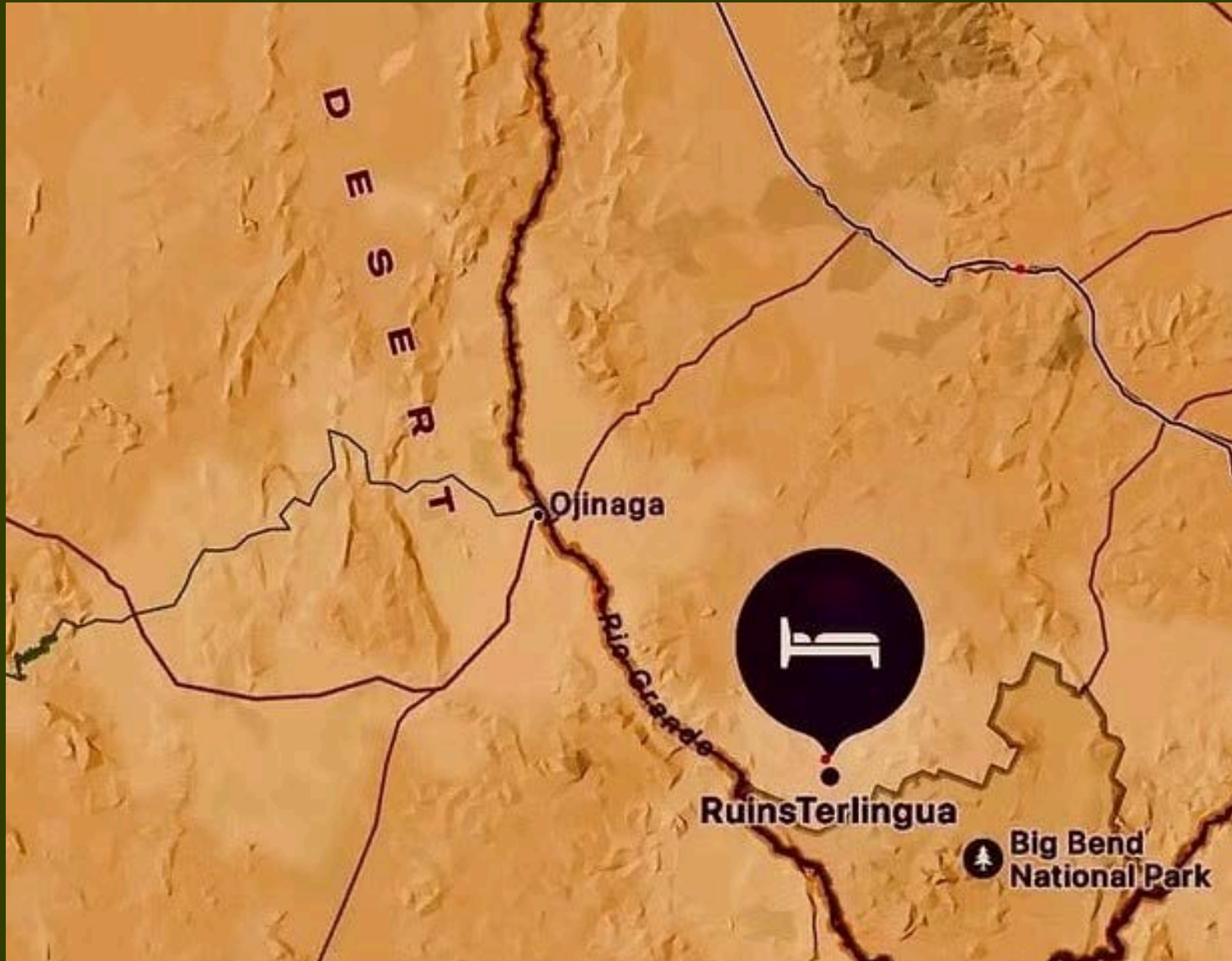
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LOCATION MAP



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