

# PECAN GROVE RV PARK

1332 Cameron Ave, Rockdale, TX 76567

**FOR SALE**



For more information

**Lee Idom • JPAR Commercial**

**512-993-0071 • [leeidomrealtor@gmail.com](mailto:leeidomrealtor@gmail.com)**

The information contained herein has been obtained from sources believed reliable the broker and owner makes no guarantees or warranties as to the accuracy thereof. The presentation of the property is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Included projections, opinions, assumptions or estimates, are for example only, and may not represent current or future performance of the property. Information is for guidance only and does not constitute all or any part of a contract. Buyer to verify.



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## PROPERTY HIGHLIGHTS

### LOCATION:

1332 Cameron Ave,  
Rockdale, TX 76567

### SIZE:

RV PARK on 1.97 Acres

### ASKING PRICE:

\$595,000



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## INVESTMENT HIGHLIGHTS

- Frontage on Hwy 79 Close to Hwy 77 intersection
- Passive Management Systems In Place
- 16 RV spaces
- 1 Site Built Duplex
- City Water & City Sewer
- Long term tenants
- Easy ingress/egress off Hwy 79
- Rockdale will not allow any new RV Parks in the city limits. Pecan Grove is grandfathered in.
- Incredible amount of growth happening in this area of Milam County

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## PROPERTY PICTURES



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## PROPERTY AERIAL

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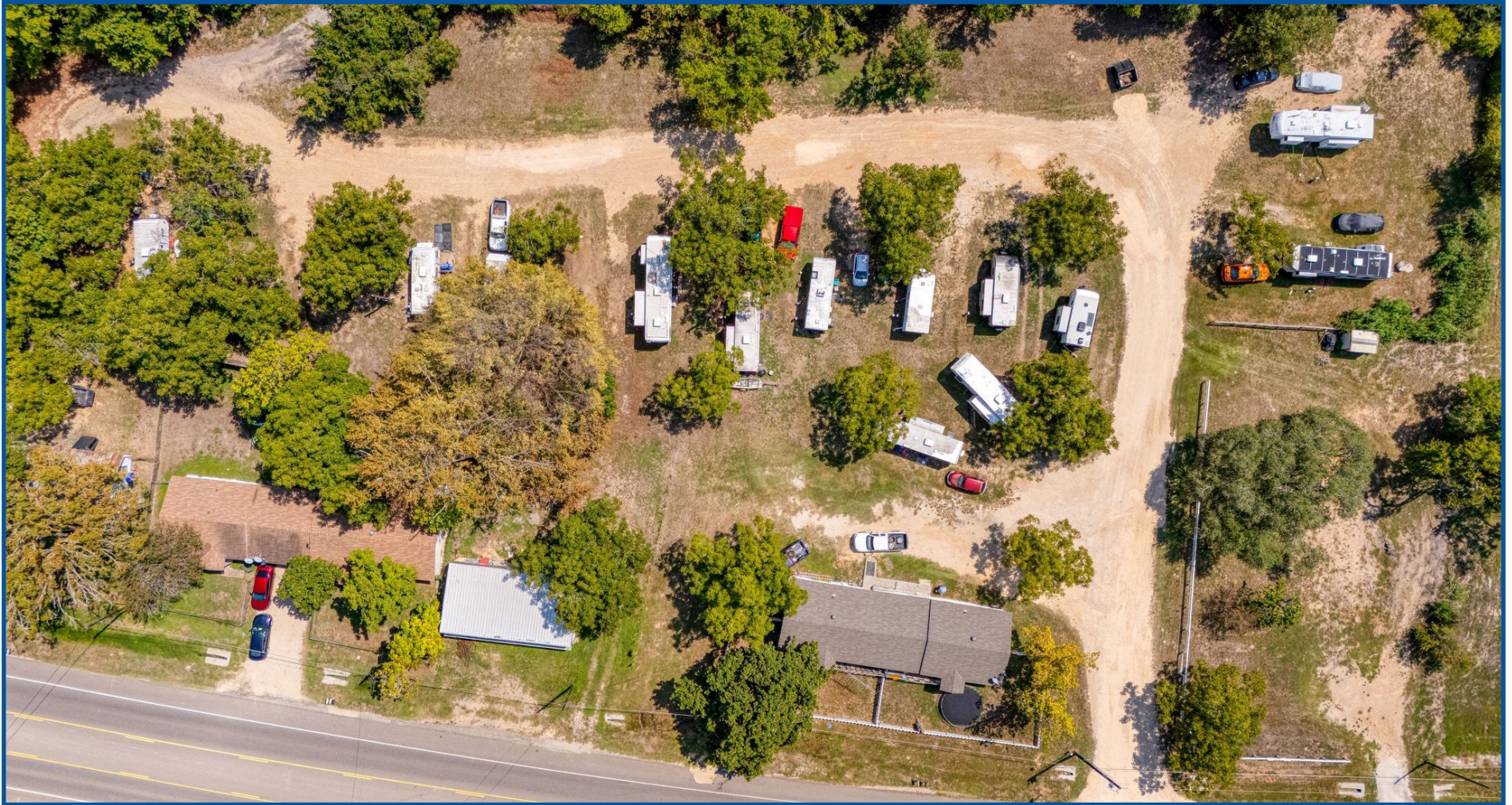
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