

An aerial photograph of a wooded property. A red line is drawn across the image, forming a large, irregular polygon that outlines a specific area. Inside this red-outlined area, there are several white RVs parked on a dirt path, a small brown cabin with a green roof, and a utility pole. The surrounding area is filled with dense green trees.

OFFERING MEMORANDUM

108 DEER TRAIL ROAD,
SOMERVILLE, TX 77879

RV Park just minutes from Lake
Somerville featuring Cabins and RV
spots with 50-amp electric hookups,
water, and sewer



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PROPERTY SUMMARY

108 Deer Trail Road, Somerville, TX 77879

SALE PRICE:	\$400,000
YEAR BUILT:	1965
PROPERTY TYPE:	RV Park
LOT SIZE:	1.39 Acres
BUILDING SIZE:	300 SF
8 RENTAL SPOTS TOTAL:	2 Cabins, 1 RV, 5 RV Spaces

RV Park just minutes from Lake Somerville featuring Cabins and RV spots with 50-amp electric hookups, water, and sewer. The property also includes 2 cabins, 1 RV, and 5 additional RV spaces, offering a mix of rental options and great income potential.

Nestled in a prime location surrounded by natural beauty and abundant wildlife, this is an ideal setup for outdoor enthusiasts and savvy investors alike.



PROPERTY HIGHLIGHTS

Scenic, Income-Generating RV Park – Fully Equipped in Prime Outdoor Recreation Area

- Currently this is primarily a cash-operated business: Could add cabins in where the RV spots are as the RV's move out.
- 2 cabins at \$900/month each
- 1: RV at \$400/month
- 5: other RVs at \$500/month = totaling \$4,700.00.
- Electricity - Bluebonnet Electric
- Trash service - Dillo Services.
- Est expenses monthly: \$150 electric, \$125 trash & \$70 water
- Approximate property taxes :\$1,242.56/yr.

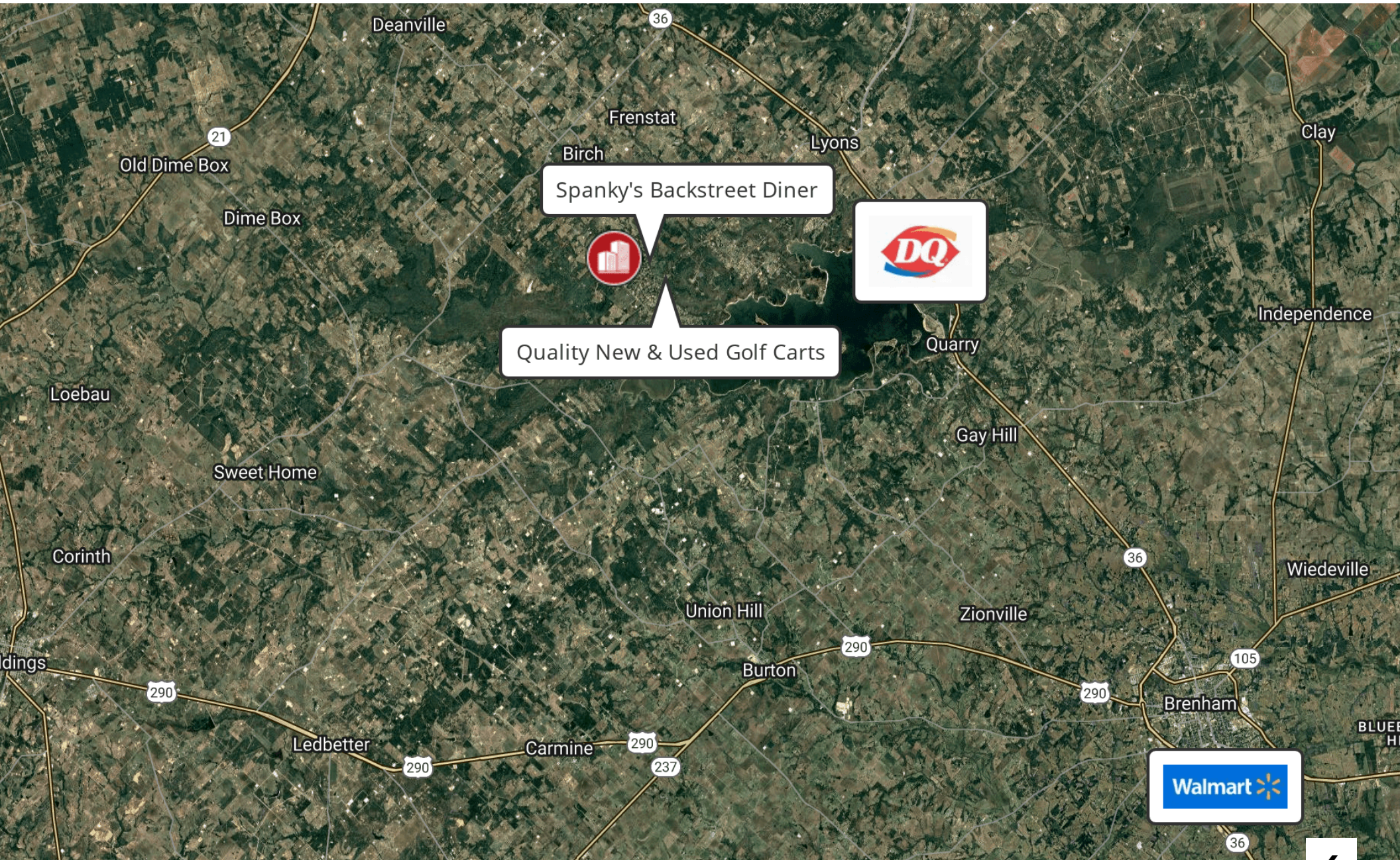


AREA OVERVIEW

This property sits in a quiet, rural neighborhood while still being close to the city amenities of Somerville and nearby Brenham. With easy access to major roadways, it's an ideal location for a weekend getaway, investment property, or full-time residence in a growing area known for its natural beauty and laid-back lifestyle.

	0.3 Miles	0.5 Miles	1 Miles
Total households	32	94	263
Total population	71	212	592
Persons per household	2.2	2.3	2.3
Average household income	\$71,531	\$71,530	\$71,493
Average house value	\$131,961	\$131,965	\$132,081
Average age	47	47	47
Average age male	48	48	48
Average age female	47	47	47

RETAILER MAP





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