

GABE RODARTE

(936) 218-2723
2800 POST OAK BLVD SUITE
4100 HOUSTON, TX 77056

ADAM OLSEN

(713) 614-2670
2800 POST OAK BLVD SUITE
4100 HOUSTON, TX 77056

INCOME-PRODUCING RV PARK FOR SALE

108 DEER TRAIL ROAD | SOMERVILLE, TX 77879



OFFERING SUMMARY

SALE PRICE

\$295,000

PROPERTY TYPE

RV PARK

LOT SIZE

1.39 ACRES

BUILDING SIZE

300 SF

PROPERTY HIGHLIGHTS

- All Houses are leased out - P & L in document section
- 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.
- Utilities:
 - septic system
 - Electricity - Bluebonnet Electric
 - Trash service - Dillo Services.
- Est expenses monthly:
 - \$150 electric
 - \$125 trash
 - \$70 water
- Approximate property taxes :\$1,242.56/yr.

Aerial Map



Property Photos



Demographics



Located just minutes from the shores of Lake Somerville, 108 Deer Park offers a peaceful setting with convenient access to outdoor recreation, fishing, boating, and camping.

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.

	1 Mile	3 Miles	5 Miles
Total population	120	1,026	2,281
Workday Population	38	336	905
Total household	64	559	1,142
Average household income	\$59,479	\$64,927	\$77,254
Average age	55.8	55.6	51.5
Male Population	56	467	1,048
Female Population	65	561	1,237

Demographics data derived from AlphaMap

Market Overview

Somerville, Texas is a small but strategically positioned community located in Burleson County, within reach of the Bryan-College Station and Greater Austin regions. Situated near State Highway 36 and State Highway 60, Somerville offers convenient regional connectivity while maintaining a rural, small-town character that continues to attract residents and businesses seeking affordability and growth potential.

The area benefits from its proximity to Lake Somerville, a major recreational destination that drives consistent tourism, seasonal visitation, and demand for hospitality, retail, and service-oriented businesses. Residential development in and around the lake area has contributed to gradual population growth, supporting local economic activity and increasing interest in second-home and vacation properties.

Somerville's economy is supported by a mix of agriculture, tourism, retail, construction, and local services, with additional employment opportunities available in nearby Bryan-College Station. The presence of Texas A&M University in the region contributes to broader economic stability, workforce availability, and consistent consumer demand. The area's accessibility to multiple regional hubs enhances its long-term growth outlook.

From a real estate perspective, Somerville offers opportunities for investors and owner-users seeking markets with lower entry costs and long-term appreciation potential. Limited commercial inventory, combined with steady demand tied to tourism and local population growth, supports development potential in retail, hospitality, and residential sectors. As regional expansion continues, Somerville remains well-positioned for gradual growth and stable long-term investment performance.



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