



664 N US Highway 287

Elkhart, TX 75839 (Anderson County) - Texas East Area Submarket



Specialty

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|--------------|-----------------------------|--------------------|-------------------|
| Sold | 1/14/2026 | Actual Cap Rate | 7.53% |
| Sale Price | \$1,677,500 (\$4,368.49/SF) | Pro Forma Cap Rate | 9.00% |
| GBA | 384 SF | Sale Comp Status | Research Complete |
| Price Status | Confirmed | Sale Comp ID | 7491053 |
| Built | 1970 | Parcel Numbers | 858307 +4 |
| Land Area | 8.57 AC/373,309 SF | | |



| Type | Name | Location | Phone |
|-----------------|----------------------|-------------------------|----------------|
| Recorded Buyer | Rzbc Llc | - | - |
| True Buyer | Jeffrey Washbrook | Missouri City, TX 77489 | (832) 859-1554 |
| Recorded Seller | Songbird Rv Park Llc | - | - |
| True Seller | Cynthia Havens | Elkhart, TX 75839 | - |