

Flint Canyon RV Park

Welcome to *Flint Canyon RV Park*, a one-of-a-kind property that blends income potential with outdoor lifestyle. Situated in the heart of Somervell County, this property offers **diverse revenue streams** through a well-equipped RV park, a guest cabin ideal for short-term rentals, and specialized facilities for meat processing. Anchored by a comfortable main residence, this turnkey investment is perfectly suited for entrepreneurs, outdoor enthusiasts, or investors seeking a property with multiple avenues for growth.

Highlights:

- Main residence + guest cabin
 - Fully operational RV park with full hookups & on site laundry facilities
 - Commercial-grade office & wild game processing plant
 - Licensed Firearms Sales
 - Prime location at the start of the hill country
 - Multiple income streams
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Property Overview

Main House

The primary residence serves as the anchor of Flint Canyon. Designed with comfort and function in mind, the home offers spacious living areas, multiple bedrooms and bathrooms, and modern amenities. Whether you choose to live on-site, designate it for a property manager, or convert it into an additional rental, the main house offers flexibility to support your vision.

RV Park

With 26 fully developed RV pads featuring water, sewer, and electric (30/50 amp) hookups, the RV park attracts both short-term travelers and long-term tenants. Amenities such as paved parking, covered parking, laundry, Wi-Fi, shaded areas, etc.

Guest Cabin

Tucked away on the property, the guest cabin offers rustic charm with modern comforts. Perfectly suited for Airbnb, VRBO, or private bookings, it provides an additional revenue stream while enhancing the property's hospitality appeal. Guests enjoy privacy, nature views, and close proximity to Dinosaur Valley State Park, Big Rocks Attraction, Downtown Glen Rose, and more.

Taxidermy Office

Disclaimer: The taxidermy office **building** will convey with the sale; however, the taxidermy business itself, including its name and client lists, and its existing inventory will **not** be included in the sale. The occupant is a vital part of the wild game processing plant and supports during seasonal rush and would like to continue business as usual with new owners.

Meat Processing Plant

Fully outfitted for wild game and custom processing, the meat plant represents a rare opportunity to operate or lease an in-demand business. Currently serving hunters, ranchers, and local clientele, adding another seasonal and year-round income channel.

Location Highlights

Flint Canyon is ideally positioned near making it a natural stop for RV travelers, hunters, and outdoor enthusiasts. The region is known for its strong recreational draw, with visitors seeking hunting, fishing, boating, and rural escapes. Easy highway access ensures consistent traffic flow and customer base.

Income

This property stands out as more than just land—it's a business platform. With existing income from RV guests, cabin rentals, and processing services, investors can step into a **cash-flowing opportunity with room to grow**.

- RV site rental income
- Short-term rental income (guest cabin)
- Commercial revenue (taxidermy and processing)

Comparable Properties & Market Trends

Demand for rural, mixed-use properties with RV accommodations continues to rise as RV travel, outdoor recreation, and short-term rentals gain popularity nationwide. Properties with **multiple income streams** are increasingly rare, making Flint Canyon a strategic acquisition for investors and lifestyle buyers alike.

Utilities:

Water- Somervell County

One meter on location that all share

Electric- Reliant Power

Processing plant has 3 phase power


Sewer- Septic System

-2 for park

-1 System for warehouse-occupied by taxidermy office

Internet

Flint Canyon RV Park is more than an investment—it's a lifestyle. Whether you're seeking a profitable business venture, a retreat with income, or a property that can adapt to future opportunities, this unique asset checks every box.

 Contact us today to schedule a private showing and request detailed financials.
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