

Commercial Investment Opportunity: 350 County Road 209

Lampasas, TX 76550 (Burnet County) 10.33 Acres | Unrestricted Commercial Potential | Existing Infrastructure

Executive Summary

Located in the rapidly growing Texas Hill Country corridor between Lampasas and Florence, this 10.33-acre unrestricted property presents a turnkey Phase 1 development opportunity for an RV park or tiny home community.

Unlike raw land that requires months of permitting and heavy initial capital expenditure, this property is already equipped with deep-well water, dual 200-AMP electrical services, existing residential structures, and a documented septic system.

By installing a single commercial aerobic septic system, an investor can immediately activate a **25-site RV park** generating an estimated **\$138,000+ in stabilized Net Operating Income (NOI)**, yielding a projected **13.9% Year 1 Cash-on-Cash return**.

 Property Aerial View

Existing Infrastructure & Assets

The property has been strategically overbuilt by the current owners with community development in mind. All major utilities are already on-site and operational.

1. Water Supply (Documented)

- **Well Depth:** 350 feet (tapping the deep, reliable tan sand/clay aquifer)
- **Tested Yield:** 4 Gallons Per Minute (GPM)

- **Capacity:** At standard EPA usage rates (50 GPD per RV), this well can comfortably support **80+ RV sites**. Water is not a limiting factor for development.
- *Source: State of Texas Well Report #614001 (Drilled June 2022)*

2. Electrical Power

- **Service:** Two separate 200-AMP services already installed.
- **Advantage:** Allows for immediate splitting of power between the existing structures zone and a new RV development zone without requiring a new primary drop from the utility company.

3. Existing Structures (Immediate Value)

The northeast corner of the property features a cluster of existing structures that can be utilized for management, amenities, or immediate rental income:

- **Tiny Home:** 390 sq ft (livable, A/C, perfect for an on-site manager or premium rental)
- **Shop Building:** 25 x 25 ft (625 sq ft) with washer/dryer hookups (ideal conversion to community laundry/bathhouse)
- **Office:** Converted shed with A/C, toilet, and sink
- **Shell Building:** 600 sq ft (blank canvas for community center or additional rental)
- **Storage:** Two shipping containers and multiple metal carports

4. Natural Amenities

The back 150 feet of the property features a dry creek and a partially dug tank. While TCEQ regulations require a 50-foot septic setback from this water course, this area serves as a premium natural amenity. The tank can be easily completed into a stock pond or water feature, which commands premium site rates in the RV park market.

Site Capacity & Conceptual Layout

After accounting for county setbacks, internal roads, the existing structures zone, and the rear creek exclusion zone, the property offers **4.84 acres of net developable land**.


Lampasas County strictly enforces a 60 GPD septic requirement per RV site [1]. The existing residential septic system (Permit #08795, 360 GPD design flow) is currently utilized by the existing structures. Therefore, RV park development requires the installation of a new commercial septic system.

Development Capacity:

- **Phase 1 (with new 1,500 GPD septic):** 25 RV Sites + 4 Tiny Homes
- **Phase 2 (with new 3,000 GPD septic):** 50 RV Sites + 6 Tiny Homes
- **Absolute Land Maximum:** 117 RV Sites

Conceptual Site Plan (Phase 1)

The layout below demonstrates how 26 RV sites and 4 Tiny Home pads easily fit on the property while preserving massive amounts of open green space and the rear water feature.

 Conceptual Site Layout

25-Site RV Park Proforma (Phase 1)

This financial model assumes the buyer purchases the property at the \$525,000 asking price and invests the capital required to build out 25 RV sites, including a new commercial septic system, gravel pads, electrical pedestals, and road grading.

Market Comparables

The primary comparable is **Red Barn Ranch RV Park** in nearby Florence, TX, which successfully operates 100+ sites at **575 to 775 per month** [2]. This proforma uses a conservative blended rate of **\$700/month**.

Development Cost Breakdown

Total estimated capital required to activate 25 sites: **\$168,850**

Development Costs

Expense Category	Estimated Cost
Commercial Septic System (1,500 GPD ATU)	\$22,500
Electrical Hookups (25 pedestals, $30/50$ amp)	\$31,250
Main Drive & Internal Roads	\$22,000
Site Prep & Grading	\$18,750
Gravel Pads (25 sites)	\$15,000
Water Lines to Sites	\$12,500
Laundry / Shower Facility (Shop conversion)	\$12,000
Gate, Fencing, Signage, Permits, Contingency	\$34,850
Total Construction Cost	\$168,850
Total Investment (incl. \$525k Land)	\$693,850

5-Year Financial Projection

Because the property utilizes well water (no municipal water bills) and already has primary electrical drops, operating expenses are projected to be highly efficient.

Revenue and Expenses

Metric	Year 1	Year 2	Year 3 (Stabilized)	Year 4	Year 5
Occupancy	70%	82%	88%	90%	92%
Monthly Rate	\$700	\$721	\$743	\$765	\$788
Effective Gross Income	\$147,000	\$177,366	\$196,152	\$206,550	\$217,488
Operating Expenses	\$50,450	\$55,005	\$57,823	\$59,382	\$61,023
Net Operating Income (NOI)	\$96,550	\$122,361	\$138,329	\$147,168	\$156,465

Valuation & Returns

At stabilization (Year 3), the property generates **\$138,329 in NOI**. Applying a standard 8% market capitalization rate for Texas Hill Country RV parks, the implied value of the developed property is **\$1,729,115**.

- **Total Capital Invested:** \$693,850
- **Year 1 Cash-on-Cash Return:** 13.9%
- **Value Creation (Equity Lift):** +\$1,035,265 by Year 3

References

[1] Texas Commission on Environmental Quality. "Order Adopting Rules of Lampasas County, Texas for On-Site Sewage Facilities." Approved February 13, 2025. [2] Red Barn Ranch RV Park. "Long-Term RV Park Located in Florence, TX." <https://www.redbarnranchrvpark.com/>