



EAST TO WEST RV PARK AND STORAGE

FOR SALE

6300 FARM TO MARKET 3081, WILLIS, TX 77378



Assumable 1st trust deed loan at a competitive 5% rate

Turnkey business opportunity

Room for growth

Scale-up potential

20 mi from Lake Conroe

25 mi from Lake Livingston

Recent renovations



PRESENTED BY:

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Executive Summary

6300 FARM TO MARKET 3081, WILLIS, TX 77378

East2West RV Park presents an exceptional investment opportunity, blending strong proven income with future upside—especially given its unrestricted zoning and assumable financing. This newer RV park generates over \$100,000 annual gross income at current occupancy, with a profitable proforma NOI at stabilized occupancy. The property’s unrestricted zoning allows for expansion or new amenities, amplifying its appeal to both investors and owner-operators.

This listing combines immediate cash flow and operational simplicity with significant long-term upside—making East2West RV Park an ideal choice for RV investors and hospitality entrepreneurs seeking growth, flexibility, and a premium Texas location.

Financials available upon request.



RV Park

RV parks are a high-yielding commercial real estate niche, appealing to investors seeking steady cash flow, low operational costs, and strong demand from both travelers and full-time RV residents.

Buyers range from family operators to investment groups, all attracted by the sector’s consistent income and long-term growth.

The Investment Opportunity

- Stable income history: \$100,000+ yearly gross, strong repeat business.
- Efficient operations: Well water, new septic (2021), individually metered electric, on-site management.
- Low fixed costs: Water/septic included, controlled utilities.
- Upside opportunity: High-demand RV segment, room for occupancy growth, amenity additions, or alternate uses.

PRICE

\$1,400,000

USD

ASSUMABLE

\$900,000

LOAN

COMPETITIVE

5%

INTEREST RATE



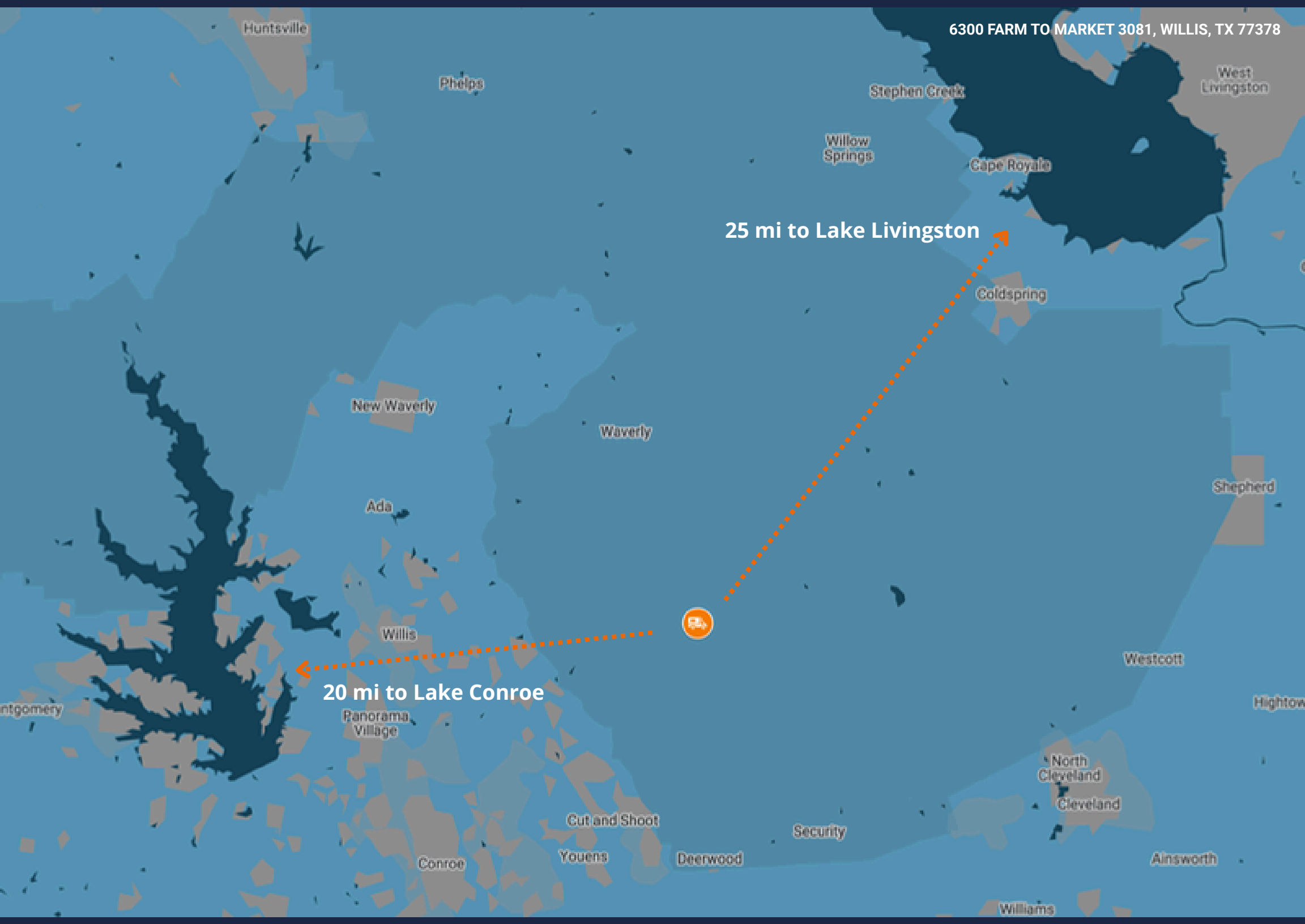
Drive-through Video Tour



6300 FARM TO MARKET 3081, WILLIS, TX 77378

25 mi to Lake Livingston

20 mi to Lake Conroe







ABOUT US



Our Broker, KW Commercial Houston, stands as a pillar of expertise and professionalism in the Texas commercial real estate market. As a division of Keller Williams Realty—the top-ranked real estate company in the United States—KW Commercial brings decades of industry experience, cutting-edge technology, and a vast professional network to the table.

Backed by a commitment to integrity, communication, and results, KW Commercial Houston delivers integrated real estate services—from acquisition and disposition to leasing and advisory—with an emphasis on building long-term client partnerships.

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The FlexPoint CRE Group is your committed partner for commercial real estate success across East Texas, where expertise, trust, and local involvement drive results

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