

FOR SALE

\$4,100,000

± 112 RV SITES ON ±60 ACRES
SKYLINE RANCH RV PARK - BANDERA, TX



W. DOUGLASS LARSON
PRINCIPAL/ASSOCIATE BROKER
DOUG@TEXASCRES.COM
(713) 824-3799

CHRIS JOYCE
PRINCIPAL
CHRIS@TEXASCRES.COM
(936) 577-0836






PROPERTY DETAILS



 2231 State Hwy 16 N.
Bandera, TX 78003

 \$4,100,000

 ±59.68 Total Acres
±1 AC Frontage
±15.5 AC Existing Park
±4 AC Future Expansion
±4 AC Scenic Overlook
±12 AC Woodlands
±6 AC River Frontage
±17 AC Orchard

 ±19,827 SF of
Building Area

 [Drone Video Link](#)
[Skyline Video Link](#)

- **112** full hook-up RV sites, **98** of which are pull-thru sites.
 - There are **seventy nine (79)** 50 Amp sites and **thirty three (33)** 30 Amp sites.
- Additional Rental units on site
 - Two (2) Cabins - Each are ±288 SF with ±96 SF porches
 - One (1) Cottage - ±396 SF with ±96 SF Porch
 - One (1) Apartment - ±1,194 SF
 - One (1) Bunkhouse - ±132 SF, Adjacent to R/R Facility
 - One (1) Studio Apartment - ±720 SF (50% Complete)
- ±450 SF Park office with dedicated internet service and phone
- Primary Residence - ±1,680 SF home with porch area, carport and Electric Cart charging station
- ±520 SF Laundry rooms, restrooms and shower facilities
- ±7,560 SF Rally Hall - Includes restrooms, two full kitchens, storage room and large porch
- ±1,400 SF Recreation Hall with Texas size fireplace
- ±1,200 SF Open Air Pavilion
- ±2,660 SF Maintenance workshop & ±1,440 SF Barn
- ±1,400 SF Exercise room, Laundry, Restroom & Shower facility
- Additional amenities available to guests include: Wi-Fi, cable, and an exchange library

EXECUTIVE SUMMARY



The Skyline Ranch RV Park is situated on ±60 acres of land, just a mile from the Bandera City Limits. The property presents an exciting opportunity for investors as the park has over 115 income-producing rental spaces, with additional land to expand. The existing RV park is about 15.5 acres, with an additional ±4 acres allocated for expansion. The remaining ±40 acres make up one of the largest tracts of open land so close to town with beautiful scenery and wildlife.

The park is complete with complimentary high speed Wifi and Dish TV, on-site staff, an open-air pavilion with picnic tables and grills, showers, restrooms, laundry facilities, horseshoes, and corn hole. Additionally, there is a large climate controlled event center on site.

The current property owners have been dedicated to creating an sociable, fun environment for campers to enjoy. Seasonal activities include line-dancing, cookouts, shuffleboard, horseshoes, movie nights, bingo nights, and holiday celebrations. Their commitment to the park has created a great reputation within the region, and has earned the Skyline Ranch a spot as one of the Top 15 Hill Country RV parks in Texas, per RVLife.com. Skyline Ranch has a pecan orchard (with over 250 mature pecan trees), wild turkey, donkeys, and deer. The park is situated on the Medina River with over 750 feet of waterfront property.

By design, the owners intentionally limited operations during the summer months. Their busiest months have been late fall through the spring, catering to Winter Texans. This presents a great opportunity to a new owner to ramp up activity during the summer months and boost income.

SKYLINE RANCH HISTORY

Skyline Ranch RV Park is a family built and owned RV Park that has been continuously operating for almost 40 years. Louis Mack and his wife, Shermalee, “retired” to the unique Texas Hill Country town of Bandera in 1978. They quickly became active members of the community while also staying busy on their homestead with artistic and agricultural pursuits. The RV park itself has its origins in a couple of sites that Louis, a skilled builder and contractor, created to accommodate visiting friends. Those few sites eventually turned into more than a hundred Rv sites, five multi-purposed buildings, and a home away from home for hundreds of “Winter Texans” seeking to escape cold northern winters. Louis and Shermalee were hands-on in every aspect of running their business. Summertime became their off-season, allowing them time to travel, spend time with family and pursue their other creative interests.

Since Shermalee’s and Louis’ passing (at the ages of 89 and 96, respectively), their children have continued to keep the business up and running on their parents’ model. They feel it’s time to hand it over to someone who can expand its still amazing potential and create a vibrant business that families can enjoy year round.

For a more in-depth look at Skyline Ranch RV Park's offerings, we invite you to visit the park website. There you'll find detailed information about our amenities, local attractions, and park's rich history.

<https://www.skylineranchrvpark.com>



PARK MAP



Toll-Free: 1-800-267-1402
 Phone: 830-796-4958
 Fax: 830-796-7558
 Email: Skylineranchrvpark@gmail.com
 Website: www.skylineranchrvpark.com

LEGEND		
	D BBQ PAVILION	F FIRE RING
	E REC HALL #2 • BUNK HOUSE • FITNESS EQUIPMENT • ADA RESTROOMS & SHOWERS	G RALLY HALL (7,200 sq ft)
A OFFICE • RESTROOMS • ICE • SHOWERS • LAUNDRY	H PET CLEAN UP STATION	I POOL TABLE
B REC HALL #1	J HORSESHOE PIT	
C SHUFFLEBOARD	• EXCHANGE LIBRARY • MAIN LAUNDRY	



PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



SKYLINE RANCH PROPERTY



SITE

Rio Luna Dr

Mountain View Dr

Rio Luna Dr

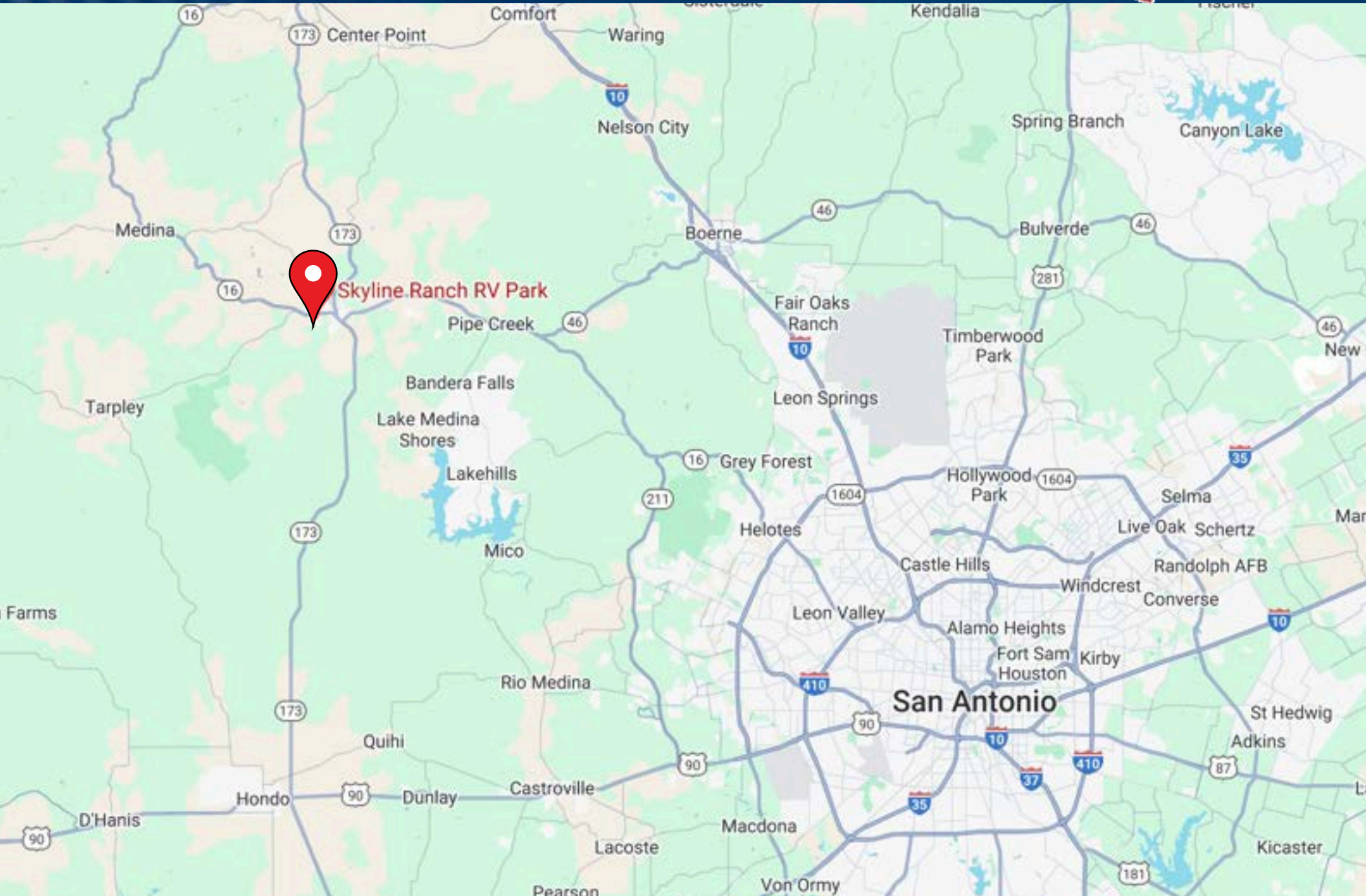
Rio Luna Dr

Mike Rd

SKYLINE RANCH PROPERTY



LOCATION MAP



MARKET AERIAL MAP



BANDERA, TX

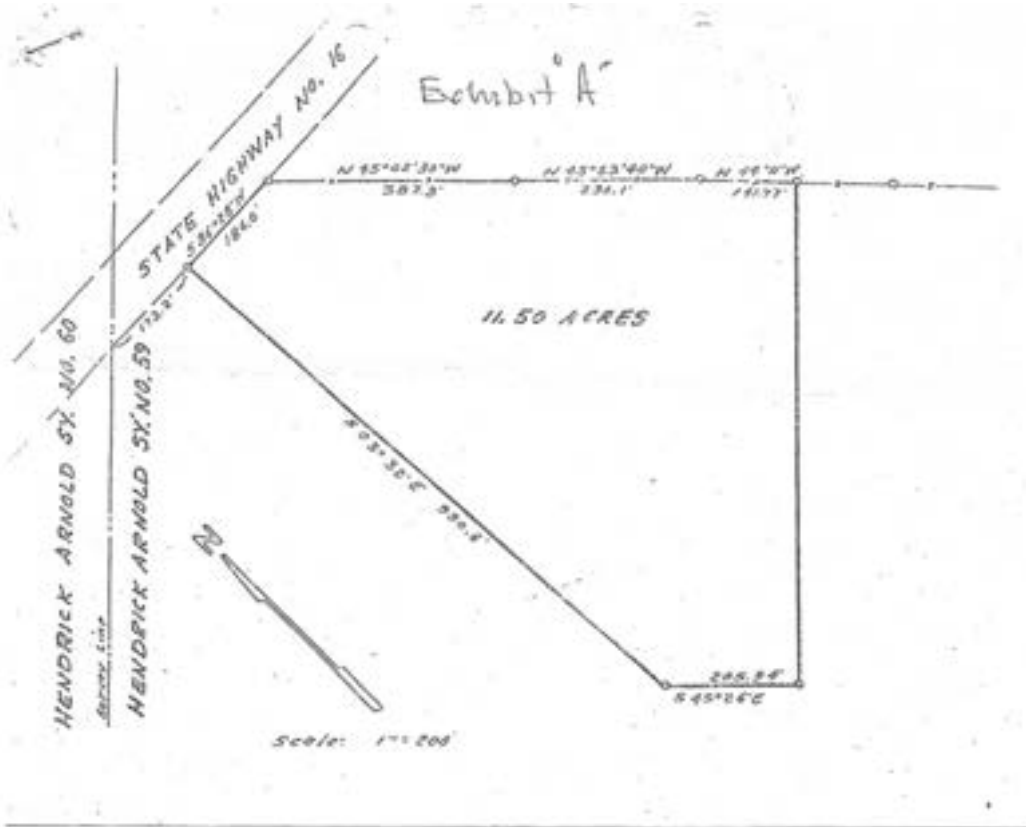


Bandera, Texas, often hailed as the "Cowboy Capital of the World," is a charming town nestled in the scenic Hill Country. With a deep-rooted Western heritage, Bandera has preserved its cowboy culture through various historical sites, rodeos, and cultural events that celebrate the town's unique identity. Founded in the mid-19th century, Bandera was initially a hub for cattle drives, and its history is still palpable in the town's architecture and community events. The town is also a haven for outdoor enthusiasts, thanks to its proximity to the Medina River, where visitors can enjoy tubing, fishing, and kayaking. The nearby Hill Country State Natural Area adds to the appeal with opportunities for hiking, horseback riding, and wildlife viewing. Today, Bandera attracts a diverse population, with a mix of longtime residents and newcomers drawn by the town's relaxed atmosphere and proximity to nature. The success of RV parks in Bandera is closely tied to the town's appeal to tourists and retirees, who make up a significant portion of the local demographic. Many visitors are drawn to Bandera for its outdoor recreational opportunities, including hiking, horseback riding, and fishing, which are well-suited to the flexibility that RV travel provides.

Additionally, Bandera's relatively mild climate and picturesque landscapes make it a popular destination for "snowbirds"—retirees who migrate south during the winter months. This steady influx of visitors throughout the year supports a thriving RV park industry, offering a convenient and comfortable way for travelers to explore the area's rich history and natural beauty while enjoying the comforts of home on the road.



SURVEY - TRACT 1 OF 2



Field Notes

The State of Texas
County of Bandera:

All that certain 11.50 acre tract of land, being part of the Hendrick Arnold Survey No. 59, in Bandera County, Texas and described as follows:

Beginning at an iron rod found in place at a fence corner post, being in the south right of way of State Highway No. 16, for the northerly NE corner of this tract, from which the intersection of the northwest line of the Hendrick Arnold Survey No. 59 and the south right of way line of said highway bears $S 86^{\circ} 28' W$, 359.2':

Thence along an existing fence line as follows, $S 45^{\circ} 02' 30'' E$, 387.3' to an iron rod found in place, $S 45^{\circ} 53' 40'' E$, 290.1' to an iron rod found in place, and $S 44^{\circ} 11' E$, 141.77' to an iron rod set for the most easterly corner of this tract;

Thence $S 44^{\circ} 34' W$, 796.62' to an iron rod set for the most southerly corner of this tract;

Thence $N 45^{\circ} 26' W$, 205.94' to an iron rod set for the SW corner of this tract;

Thence $N 03^{\circ} 32' W$, 990.6' to an iron-rod set in the south right of way line of State Highway No. 16 for the NW corner of this tract;

Thence $N 86^{\circ} 28' E$ along the south line of said highway, 186.0' to the place of beginning and containing 11.50 acres of land in area.

I, Wayne Graham, a Registered Public Surveyor of the State of Texas do hereby certify that these field notes are true and surveyed on the ground, May 29, 1978.



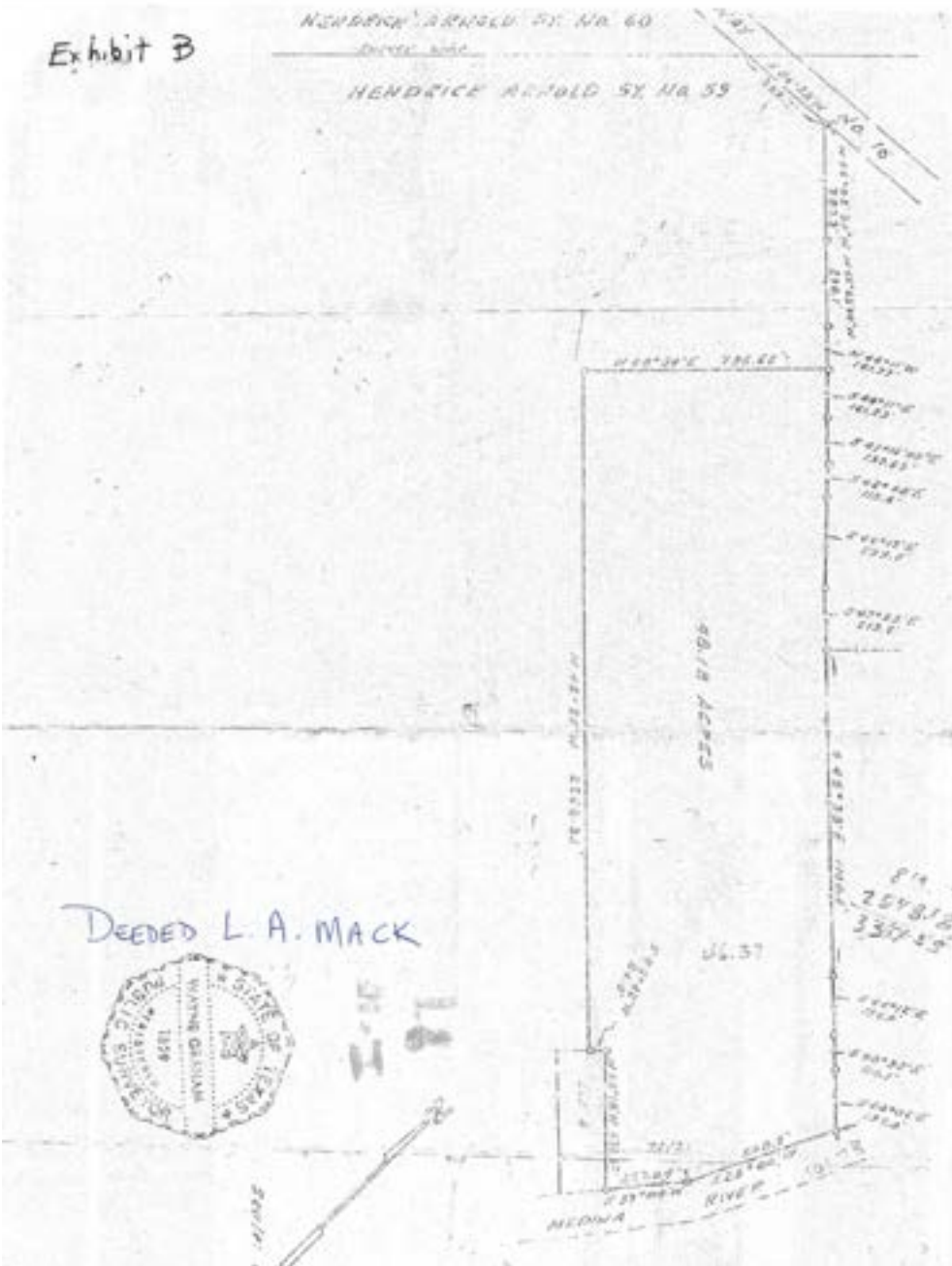
SURVEY - TRACT 2 OF 2



Exhibit B

HENDRICK ARNOLD SURV. NO. 60

HENDRICK ARNOLD SURV. NO. 59



DEEDED L. A. MACK



Field Notes

The State of Texas:
County of Benders:

All that certain 48.18 acre tract of land, being part of the Hendrick Arnold Survey No. 59, in Benders County, Texas and described as follows:

Beginning at an iron rod set on the east bank of the Medina River, for the NE corner of this tract, from which the intersection of the northwest line of the Hendrick Arnold Survey No. 59 and the south right of way line of State Highway No. 16 bears N-44° 02' W, 197.0', N 48° 32' W, 110.1', N 46° 12' W, 194.0', N 45° 33' W, 1100.0', N 47° 23' W, 213.2', N 44° 12' W, 299.6', N 42° 48' W, 115.4', N 47° 12' 40\"/>

Thence along the west bank of the Medina River as follows, S 25° 20' W, 508.9', and S 39° 04' W, 267.04' to an iron rod set for the most southerly corner of this tract;

Thence N 45° 18' W, 472.37' to an iron rod found in place for a corner of this tract;

Thence S 44° 42' W, 54.8' to an iron rod set in the southeast line of an existing road for a corner of this tract;

Thence N 45° 26' W, at 60 feet cross the northwest line of said road, continuing in all 2268.38' to an iron rod set for the most westerly corner of this tract;

Thence N 44° 34' E, 796.62' to an iron rod set in an existing fence line for the most northerly corner of this tract;

Thence along an existing fence line as follows, S 44° 51' E, 161.23' to an iron rod found in place, S 47° 12' 40\"/>

I, Wayne Graham, a Registered Public Surveyor of the State of Texas do hereby certify that these field notes are true and correct as surveyed on the ground, May 29, 1978.





Information About Brokerage Services

11-2-2015

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

<u>Texas CRES, LLC</u> Licensed Broker/Broker Firm Name or Primary Assumed Business Name	<u>9004590</u> License No.	<u>joel@texasares.com</u> Email	<u>(713) 473-7200</u> Phone
<u>Joel C. English</u> Designated Broker of Firm	<u>465800</u> License No.	<u>joel@texasares.com</u> Email	<u>(713) 473-7200</u> Phone
<u>Joel C. English</u> Licensed Supervisor of Sales Agent/ Associate	<u>465800</u> License No.	<u>joel@texasares.com</u> Email	<u>(713) 473-7200</u> Phone
<u>William Douglas Larson</u> Sales Agent/Associate's Name	<u>227872</u> License No.	<u>doug@texasares.com</u> Email	<u>(713) 824-3799</u> Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TAR 2501

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W. DOUGLASS LARSON
PRINCIPAL/ASSOCIATE BROKER
713.824.3799
DOUG@TEXASCRES.COM

CHRIS JOYCE
PRINCIPAL
936.577.0836
CHRIS@TEXASCRES.COM