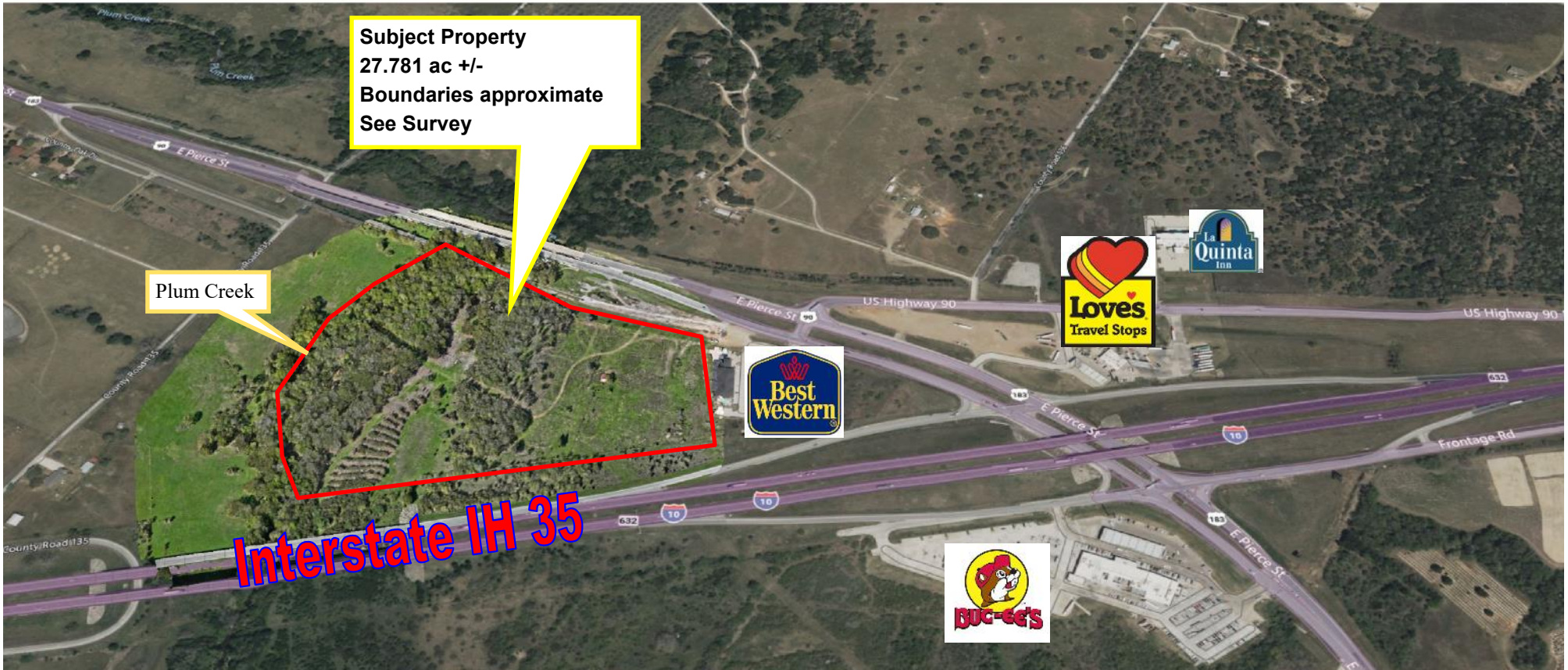




CENTRAL REALTY PARTNERS

Central Realty Partners - Commercial Real Estate
P.O. Box 2124
Temple, TX 76503
www.centralrealtypartners.com

Scott Motsinger
254.791.8700 (O)
254.931.5636 (C)
smotsinger@centralpre.com



For Sale
Great RV Site Development
27.781 Acres (+/-)
Interstate I 35 & Hwy 183
Luling TX

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LOCATION DETAILS

Great Location for an RV Park/Resort, industrial park or other travel related concepts. Located at the cross roads of Hwy 183 that connects Austin Tx to Corpus Christi Tx & I 35 that connects Houston Tx and San Antonio TX. Property shares the intersection with the newly rebuilt, "original" location, for Buc-cee's (is currently the biggest Buc-cee's in the world). The other corner locations are Loves Truck Stop, Best Western Plus & La Quinta inn and Suites. The west side of property borders Plum Creek. Across from this location is Luling Lavender Fields which is a Lavender farm and retail location with over 2,000 lavender plants.

Luling Tx is well known for its BBQ, paddling trail, watermelons, and oil, Luling has it all. As one of the proud stops along the world famous Texas BBQ Trail. That is why so many Texans and visitors alike know Luling first for the BBQ

<https://platform.myxrobotics.com/twins/38072/?invcode=wFmG9xXv>

UTILITIES

Water - Available

Sewer Available

PRICE

\$1,950,000.00

ZONING

C-3 Highway Commercial District

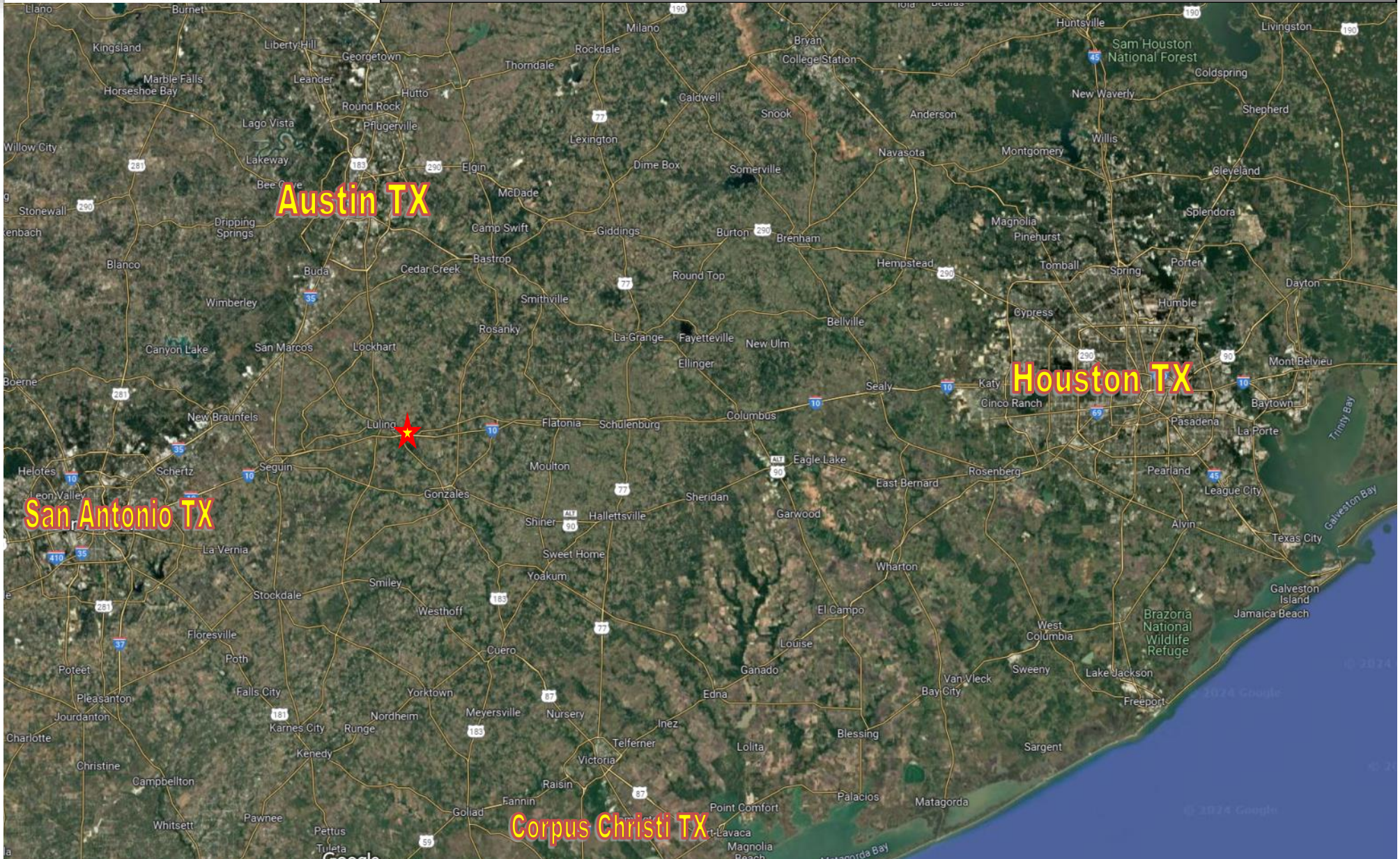
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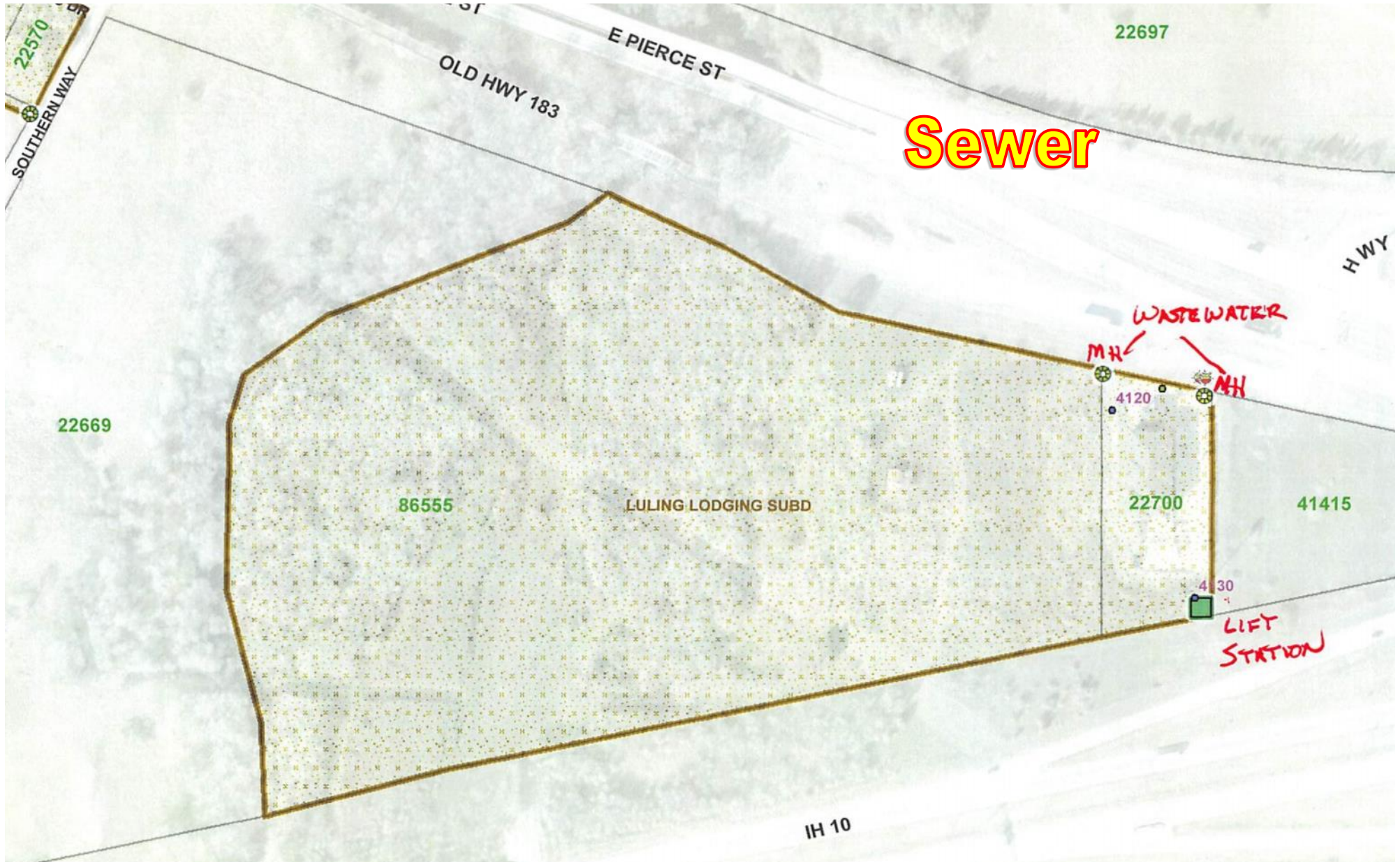
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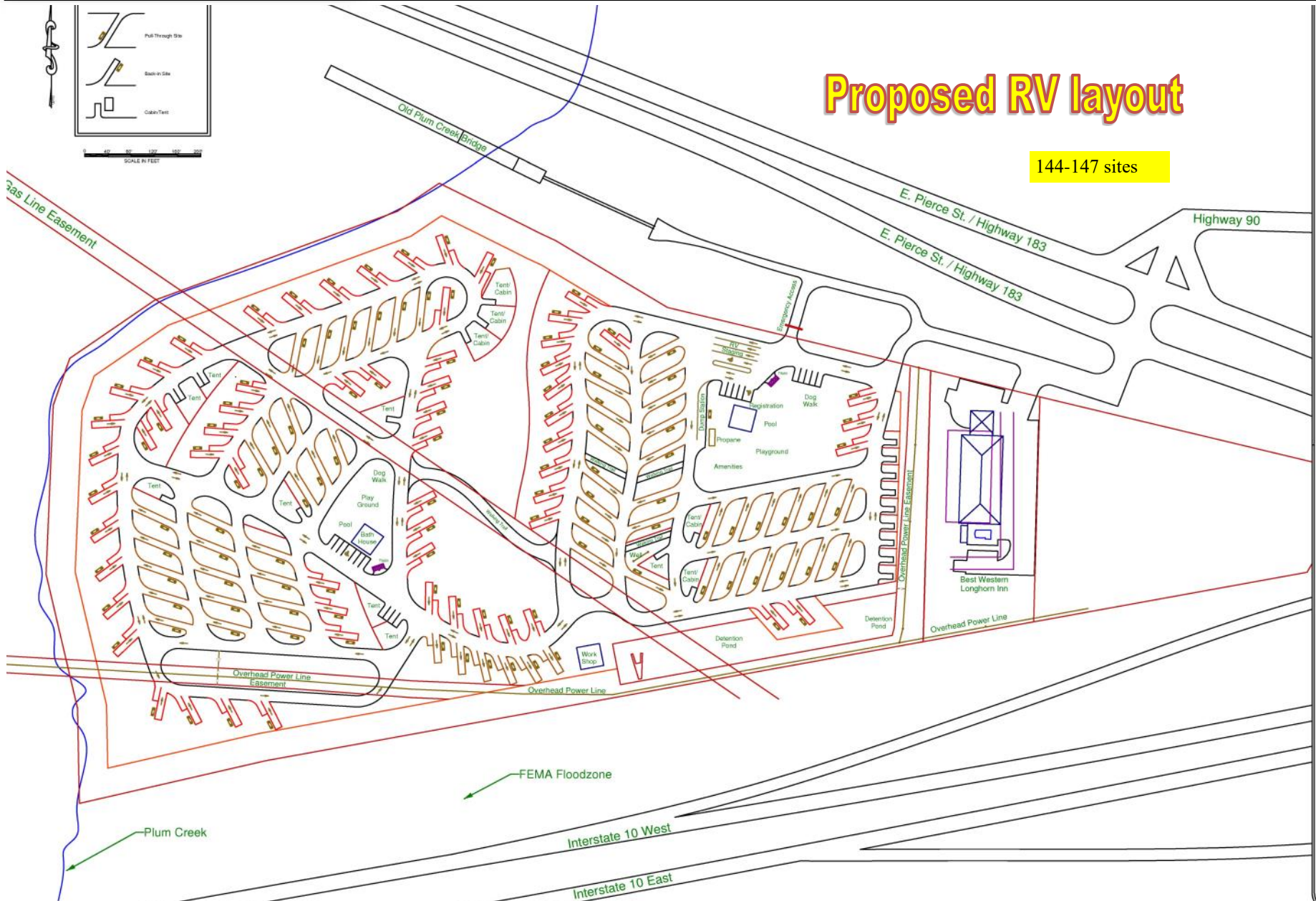
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Proposed RV layout

144-147 sites



Site Count
Upper:
28 Pull-throughs
16 Back-ins
12 Cabin/Tents
56 Total
Lower:
26 Pull-throughs
46 Back-ins
10 Tents
6 Pull-ins
88 Total

Note: Conceptual Drawing Only. Adjust for existing trees, elevation and boundaries. All measurements to be verified.

Drawn by: NS

No.	Revision/Issue

Preparer Name and Address
Staves Consulting, Inc.
(406) 862-0077

Project Name and Address
Luling RV Park
Luling, Texas

Date
Sept. 6, 2024
Scale
1" = 80'

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THE RV PARK (LULING, TX)

This 147-site park will primarily serve vacationing families, friend groups of people living in the neighboring cities, and weekenders passing through. Being so close to San Antonio and Austin, TX this park will be a central location for anyone visiting the cities but not wanting to stay in them. The campground will host primarily overnight campers, but also has room to host seasonal campers. It will include back-in and pull-through RV sites, tent sites, and cabins. Each of these site types can be broken down into three categories: basic, standard, and deluxe

The RV sites in this park can be broken down into different site types as outlined on the map on the following page, and the registration fees can vary as shown below. There will be a total of 147 sites.

**A FEASIBILITY STUDY
FOR A RV
PARK
AT
LULING TEXAS
PREPARED
FOR
CDRB RANCH, LLC
July 7, 2024
PREPARED
BY**

**STAVES CONSULTING INC.
5125 HIGHWAY 93 SOUTH
WHITEFISH MONTANA 59937**

<u>Site Type</u>	<u>Number of sites</u>	<u>Suggested Daily Rental Range</u>	<u>Suggested Monthly rate</u>
Deluxe Pull Through	12	\$100.00 - \$120.00	NA
Standard Pull Through	16	\$ 75.00 - \$100.00	NA
Basic Pull Through	29	\$ 50.00 - \$ 75.00	NA
Deluxe Back in	23	\$ 90.00 - \$110.00	NA
Standard Back in	18	\$ 70.00 - \$ 90.00	NA
Basic Back In	20	\$ 50.00 - \$ 70.00	NA
ADA Back In	3	\$ 80.00 - \$100.00	NA
ADA pull Through	3	\$ 90.00 - \$120.00	NA
Deluxe Tent	5	\$ 60.00 - \$ 70.00	NA
Standard Tent	4	\$ 50.00 - \$ 60.00	NA
Basic Tent	9	\$ 40.00 - \$ 50.00	NA
Cabins	5	\$ 70.00 - \$130.00	NA
Deluxe Park Model	0	\$150.00 - \$250.00	NA
ADA Park Model	0	\$150.00 - \$250.00	NA
Glamping Tent	0	\$150.00 - \$250.00	NA
ADA Glamping Tent	0	\$150.00 - \$250.00	NA
TOTAL	147		

The deluxe sites need to have a nice wood deck or patio made with a material like pavers, or stamped color concrete. The furniture should be upscale patio furniture as would be found in the back yard of a middle-class home. All sites should have water, sewer, and 50-amp electrical services. The basic sites can have wood picnic tables while the standard sites would be somewhere in between them. Landscaping will also play an important part in developing separate site types. Some of the back in sites can also be used for tents some nights and RVs other nights depending upon the demand.

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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.

Temple Executive Realty dba

Central Realty Partners

Licensed Broker/Broker Firm Name or
Primary Assumed Business Name

575472

License No.

Email

(254) 791-8700

Phone

Scott T. Motsinger

Designated Broker of Firm

526810

License No.

Email

smotsinger@centralrpre.com

(254) 931-5636

Phone

Licensed Supervisor of Sales Agent/
Associate

License No.

Email

Phone

Sales Agent/Associate's Name

License No.

Email

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

TAR 2501

Central Realty Partners, 3500 SW HK Dodgen Loop Temple, TX 76504
Scott Motsinger

Phone: (254) 791 8700 Fax: 254 771 4120
www.zipLogix.com

Information available at www.trec.texas.gov

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2501 Master