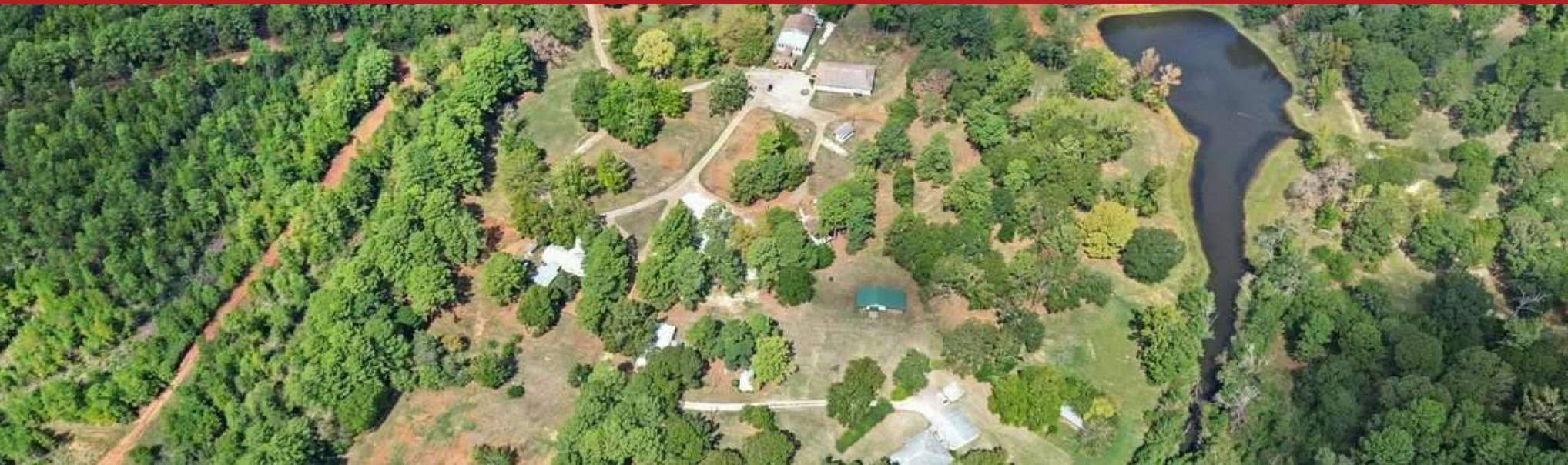


NATURES PARADISE RV PARK

100 PR 6065, GRAPELAND, TX 75844

PROPERTY SUMMARY / MULTIFAMILY PROPERTY

FOR SALE: \$890,000



PROPERTY DESCRIPTION

- RV Park boasts a sprawling 45.75-acre property, providing
- Ample space for various opportunities and developments
- 2 leased houses,
- Charming church building
- Versatile dining hall
- On-site laundry mat for added convenience.
- The property is equipped with essential RV park infrastructure, with utilities ready for 2 RVs,
- Pre-approved site study for 33 RV spots.
- 2 co-op water meters
- 2 water wells
- 13 septic systems
- Investors will discover ample potential with multiple revenue sources and a versatile property infrastructure.

OFFERING SUMMARY

Sale Price:	\$890,000
Number of Units:	5
Lot Size:	45.75 Acres
Building Size:	12,000 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	29	1,205	3,504
Total Population	72	2,575	6,655
Average HH Income	\$62,119	\$46,037	\$47,769

ADAM OLSEN, CCIM

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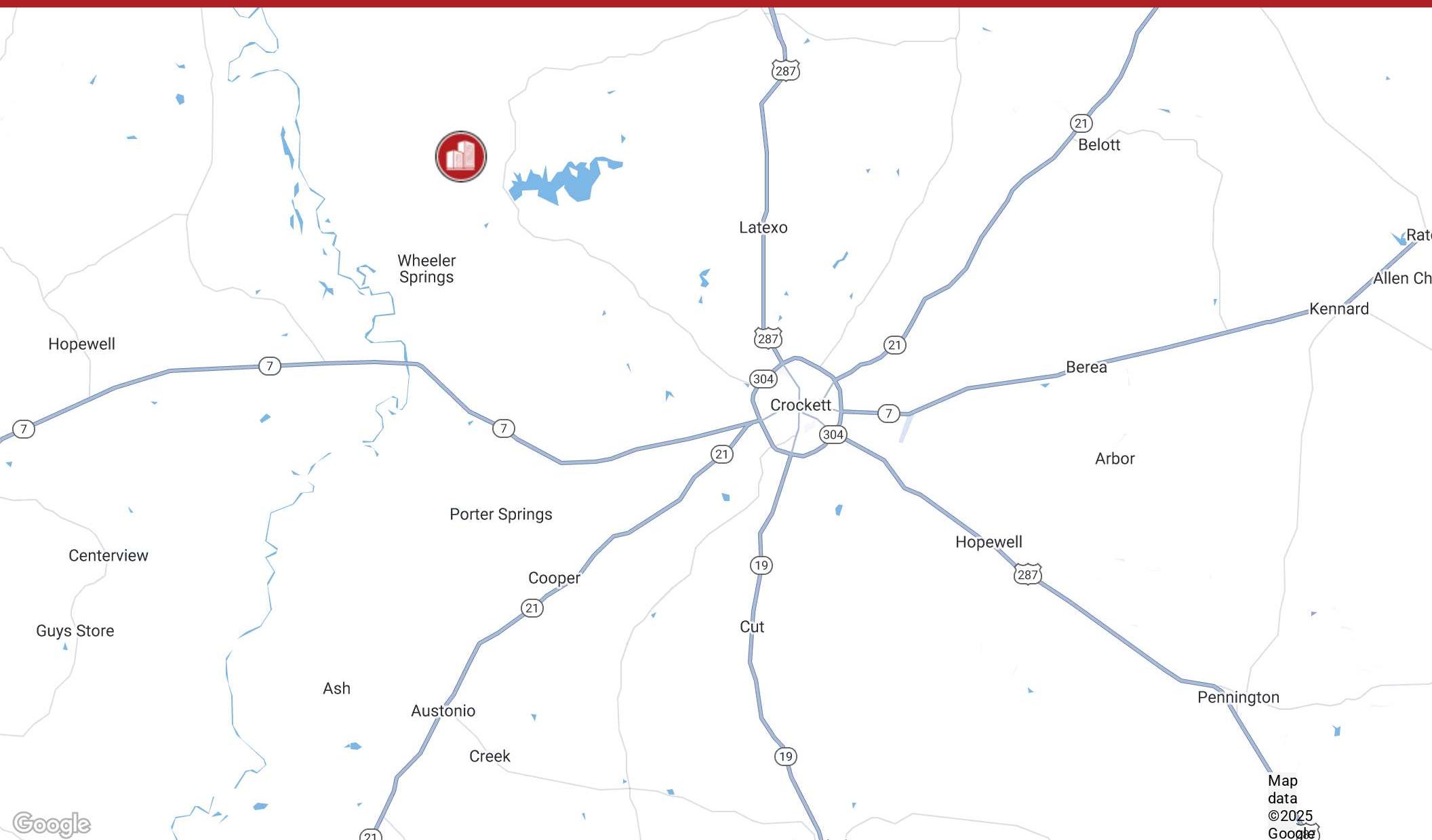
2800 Post Oak Blvd, Suite 4100, Houston, TX 77056

NATURES PARADISE RV PARK

100 PR 6065, GRAPELAND, TX 75844

FOR SALE: \$890,000

LOCATION MAP / MULTIFAMILY PROPERTY



Map
data
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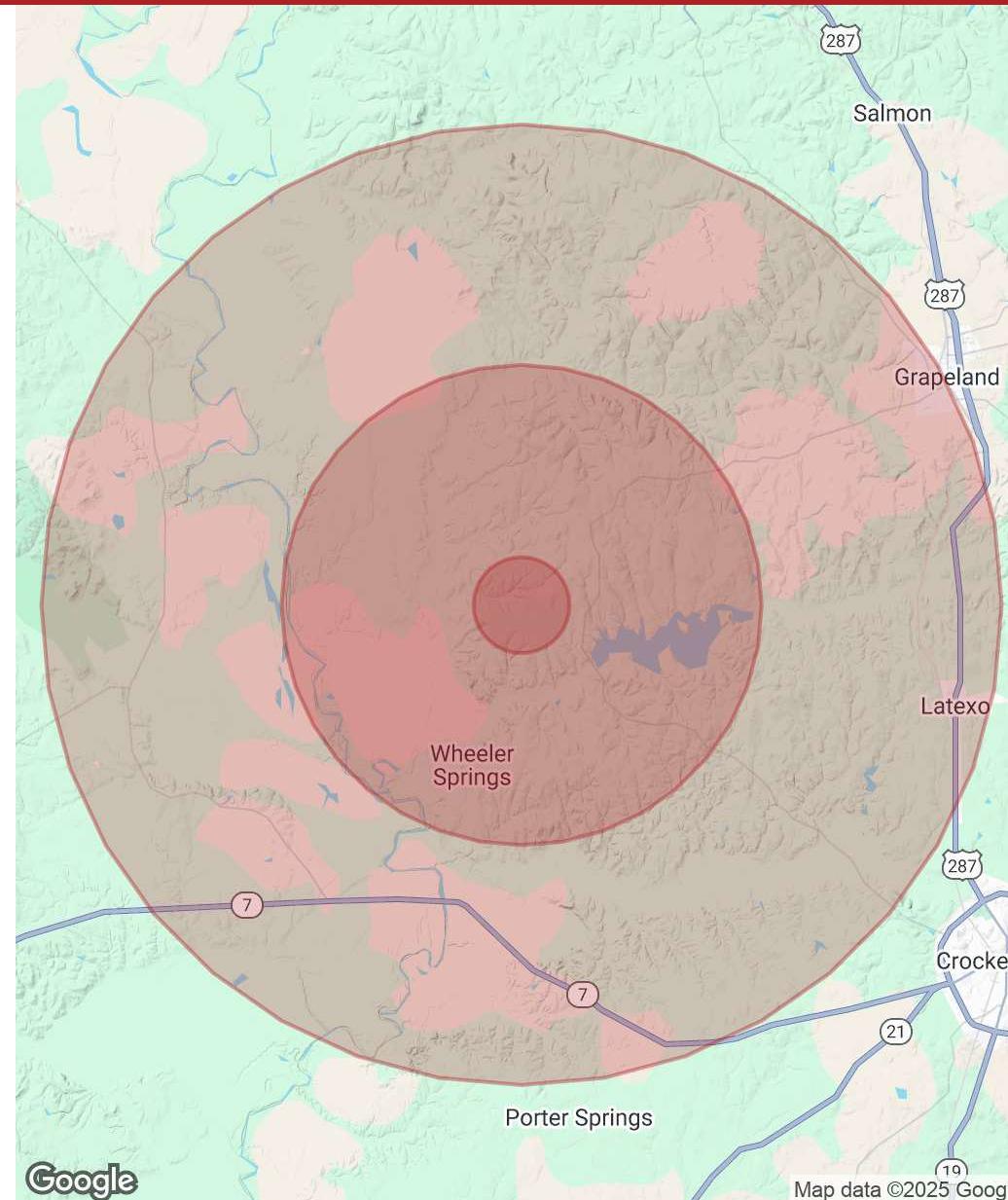
100 PR 6065, GRAPELAND, TX 75844

DEMOGRAPHICS MAP & REPORT / MULTIFAMILY PROPERTY

FOR SALE: \$890,000

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	72	2,575	6,655
Average Age	33.6	35.6	42.5
Average Age (Male)	32.9	34.4	41.9
Average Age (Female)	37.0	38.8	44.8
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	29	1,205	3,504
# of Persons per HH	2.5	2.1	1.9
Average HH Income	\$62,119	\$46,037	\$47,769
Average House Value	\$116,127	\$89,869	\$112,658

2020 American Community Survey (ACS)



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ADDITIONAL PHOTOS / MULTIFAMILY PROPERTY

FOR SALE: \$890,000



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