

RV PARK FOR SALE

185 Mitchell Dr, Spring Branch, TX 78070
Comal County



Texas 46 RV Park - Value Add Opportunity



OFFERING SUMMARY

Price: Call Broker
Acres: 5.02
County: Comal
Zoning: OCL
Utilities: Septic and Well
Property Taxes: \$11,838.40 in 2023
Property Type: Income Producing RV Park

INVESTMENT HIGHLIGHTS

- Office with Executive Office Suites
- Average Occupancy of 6-7 months
- Value Add Opportunity to Increase Rents, Charge for Laundry, Add Rentable Spaces, and/or Incorporate a Tiny Home Community with longer-term leases
- 40 Rentable Spaces with Granite Paving and 1 Rentable Cabin (Opportunity to add 4-5+ spaces)
- 30 amp and 50 amp service connections available at every site
- Excellent Location just 0.37 miles from HWY 46 (19,866 vehicles per day) and 2.7 miles East of 281 (40,488 vehicles per day)

KW COMMERCIAL CITY VIEW

15510 Vance Jackson Suite 101
San Antonio, TX 78249



Each Office Independently Owned and Operated

DONNIE WALKER, BROKER ASSOCIATE

O: (210) 696-9996
C: (210) 378-0878
donnie@walkertexasre.com
0697847, Texas

TOM RASCOE, BROKER ASSOCIATE

O: (210) 696-9996
C: (210) 884-8811
tom.rascoe@kwcommercial.com
324163, Texas

Income Producing Property

185 Mitchell Dr, Spring Branch, TX 78070
Comal County



- 40 rentable RV Spaces
- Rentable Cabin
- Manager's Office
- Clubhouse with Lounge Areas
- 3 Full Bathrooms
- Laundry Room
- Putting Green
- Gameroom
- Near Prime Retail in Bulverde (HEB Plus!, Starbucks, Whataburger, Home Depot, Walmart)
- Pro-Forma Available Upon Request

[Link to Website: https://www.texas46rv.com/](https://www.texas46rv.com/)

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Information About Brokerage Services

Texas law requires all real estate licensees 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.

Keller Willis San Antonio, Inc.	547594	Legal@kwcityview.com	(210)696-9996
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Joseph H Sloan III	526284	Legal@kwcityview.com	(210)696-9996
Designated Broker of Firm	License No.	Email	Phone
Tony Zamora Jr.	537135	Legal@kwcityview.com	(210)696-9996
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Donnie Walker	697847	donnie@walkertexasre.com	(210)378-0878
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0 Date