

**FOR SALE**

11725 W FM 487  
FLORENCE, TX 76527



HD Ranch RV Park | 10 Acres

**partners**

# Our Team



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# Investment Summary

**Lot Area** 10 Acres Total

**Site Breakdown** Frontage: ±2 AC along W Hwy 487  
Existing Park: ±3 AC  
Expansion Land: ±5 AC (currently AG exempt)

**Buildings** 4 Buildings (Existing Park)

**Zoning** None

**Utilities** Well water  
Septic  
Pedernales electric

**Parcel No.** R-10-W064-6000-0014M

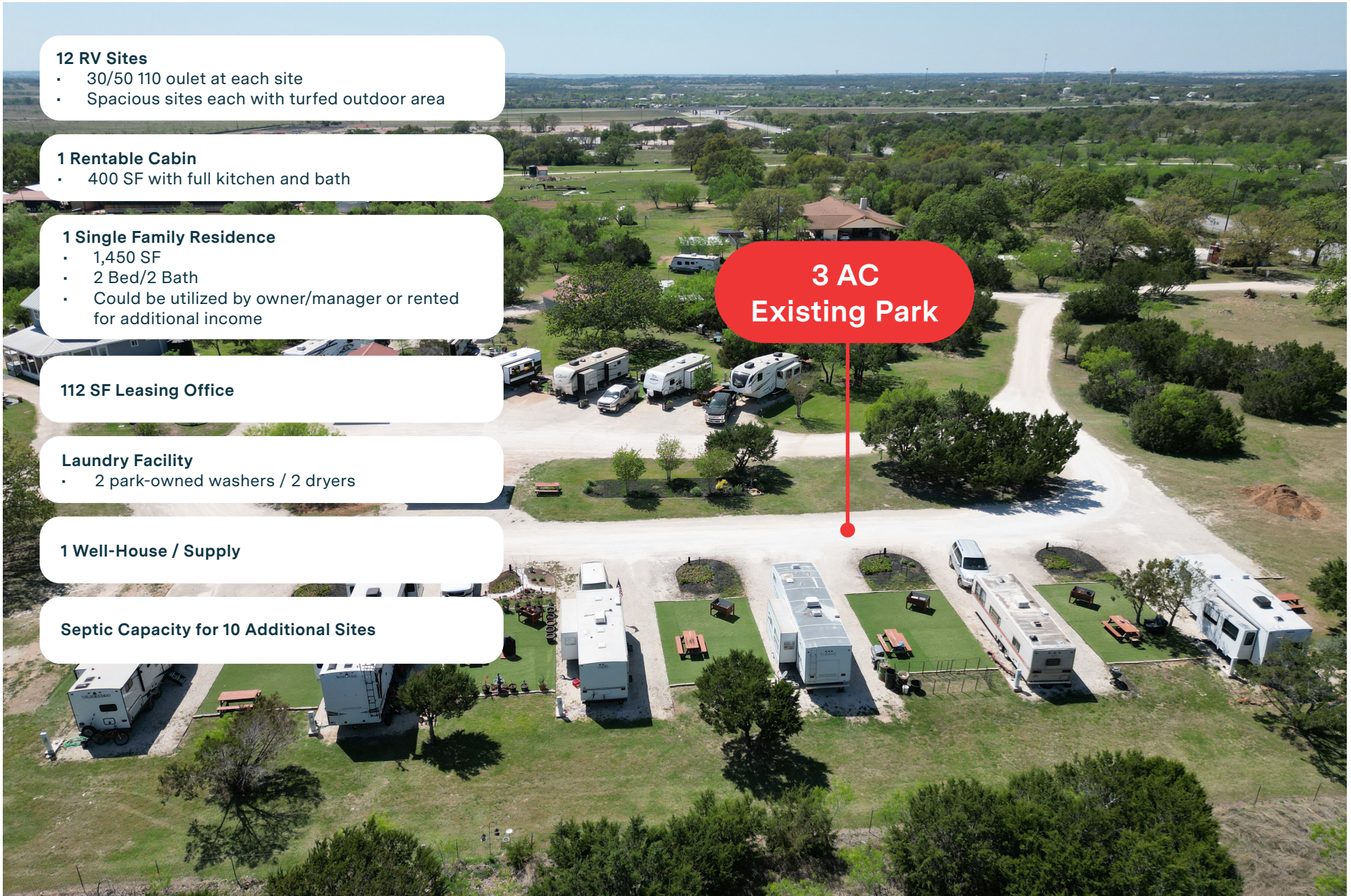
**Opportunity Zone** Yes

**Sales Price** Contact Broker

## Property Highlights

- Flexible use potential with no zoning
- Frontage can be sold off, develop commercial, or expand the RV Park
- Existing Park 10 sites can be added with existing septic capacity
- Ability to push rent day 1
- Strong growth corridor in northern Williamson County
- 20 minutes to Georgetown, the fastest growing city in the U.S.





**12 RV Sites**

- 30/50 110 outlet at each site
- Spacious sites each with turfed outdoor area

**1 Rentable Cabin**

- 400 SF with full kitchen and bath

**1 Single Family Residence**

- 1,450 SF
- 2 Bed/2 Bath
- Could be utilized by owner/manager or rented for additional income

**112 SF Leasing Office**

**Laundry Facility**

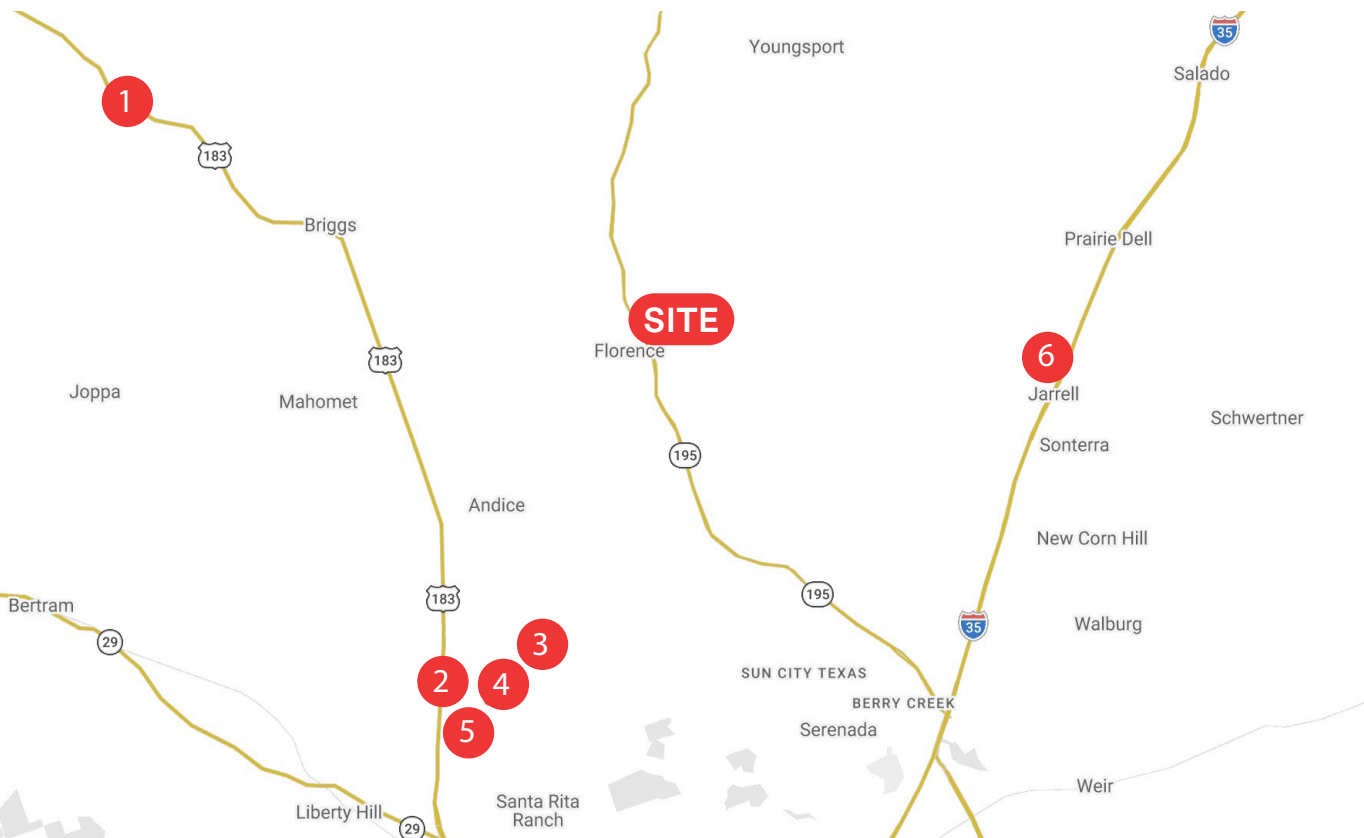
- 2 park-owned washers / 2 dryers

**1 Well-House / Supply**

**Septic Capacity for 10 Additional Sites**

**3 AC  
Existing Park**

# Rent Comparables



**Value-Add Opportunity**

- Below Market Rent: Ability to push rent day 1
- Add 10 additional RV sites using existing septic capacity
- Sell off frontage to reduce basis, or develop commercial
- Opportunity to expand and add additional RV sites or storage in the back of property or take advantage of in-place AG exemption as a land holding.

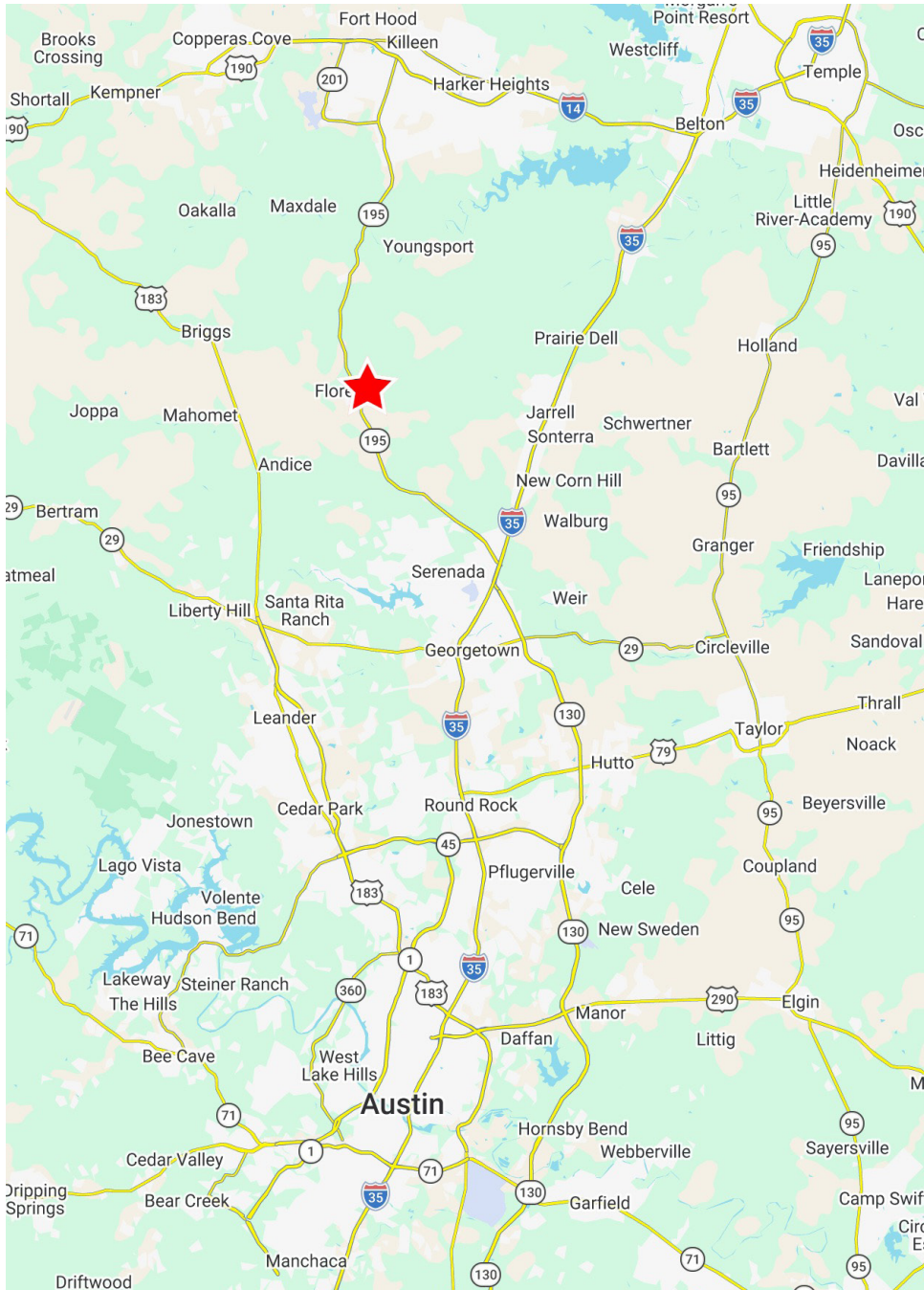
Property	Address	City	Avg \$/Mo/Space	Electric Paid by Customer (Y/N)
1 Red Barn Ranch RV Park	890 N US Hwy 183	Florence	\$725-\$900	Y
2 Rising Spirit RV Park	4050 US Hwy 183	Liberty Hill	\$995	Y
3 Reagan Ridge RV Park	26690 Ronald Reagan Blvd.	Georgetown	\$695+	Y
4 Jellystone North Austin	25101 Ronald Reagan Blvd.	Georgetown	\$800-\$1,000	Y
5 Rio Bonito RV Resort	1095 Co Rd. 256	Liberty Hill	\$695	Y
6 Valley View RV Park	13483 N I-35	Jarrell	\$695	Y
<b>HD RV Ranch</b>	<b>11725 W FM 487</b>	<b>Florence</b>	<b>\$565</b>	<b>Y</b>

**5** The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. © 2025 Partners. All rights reserved.









DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2025 Population	157	2,562	3,788
2030 Population Projection	168	2,744	4,062
2025 Households	56	876	1,302
2030 Households Projection	62	962	1,430
Average HH Income	\$144,756	\$136,755	\$133,888
Total Employees	66	827	965
Total Businesses	6	79	92

DRIVE TIMES	MINUTES
Salado	21
Georgetown	23
Killeen	28
Temple	38
Austin	53



# Information About Brokerage Services

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

11-03-2025



**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.

**WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS:** A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

**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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

**A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:**

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

**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.

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Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date