

12.6 Acres ETJ Land on RM 1431



COMMERCIAL
MARKET EXCHANGE

Operating RV Park

19624 RM 1431 | Jonestown | Tx | 78645

AUSTIN

LAKE TRAVIS

LAGO VISTA

FOR SALE

19,210 VPD

RM 1431

MATT DELAHOUSAYE

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BAILEY MORSE

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EXECUTIVE SUMMARY

12.6 Acres ETJ Land | 19624 RM 1431 | Jonestown | Tx | 78645

OFFERING SUMMARY

Sale Price:.....Call for Pricing

Zoning:.....ETJ

Lot Size (Acres):.....12.6

PROPERTY OVERVIEW

Positioned along highly trafficked RM 1431 in the growing lakeside community of Jonestown, this **12.6-acre** tract offers a strong land play with **existing income** to help offset hold costs. Located in the **ETJ** and **served by city water**, the property provides flexibility for a range of future uses as development continues to move west along the Lake Travis corridor.

The site currently includes **21 RV spaces**, 18 of which are leased, delivering steady cash flow during planning and entitlement. Preliminary plans have been drafted to **expand to approximately 70 spaces**, though the underlying value is in the land and its long-term redevelopment potential.

A portion of the property lies within the floodplain, which creates an opportunity for enhanced aesthetics.

With **frontage on 1431**, existing infrastructure, and the ability to phase improvements, this is a practical opportunity to secure a well-positioned site with income in place.

PROPERTY HIGHLIGHTS

- ±12.6 acres in Jonestown ETJ
- Utilities: City Water, Septic
- 21 existing RV spaces (18 currently leased)
- Preliminary plans for expansion to 70 RV sites
- Steady existing income to carry burden during redevelopment or expansion
- Frontage and visibility along FM 1431
- Close proximity to Lake Travis, Cedar Park, and North Austin metro area
- Ideal for investors, developers, or RV park operators

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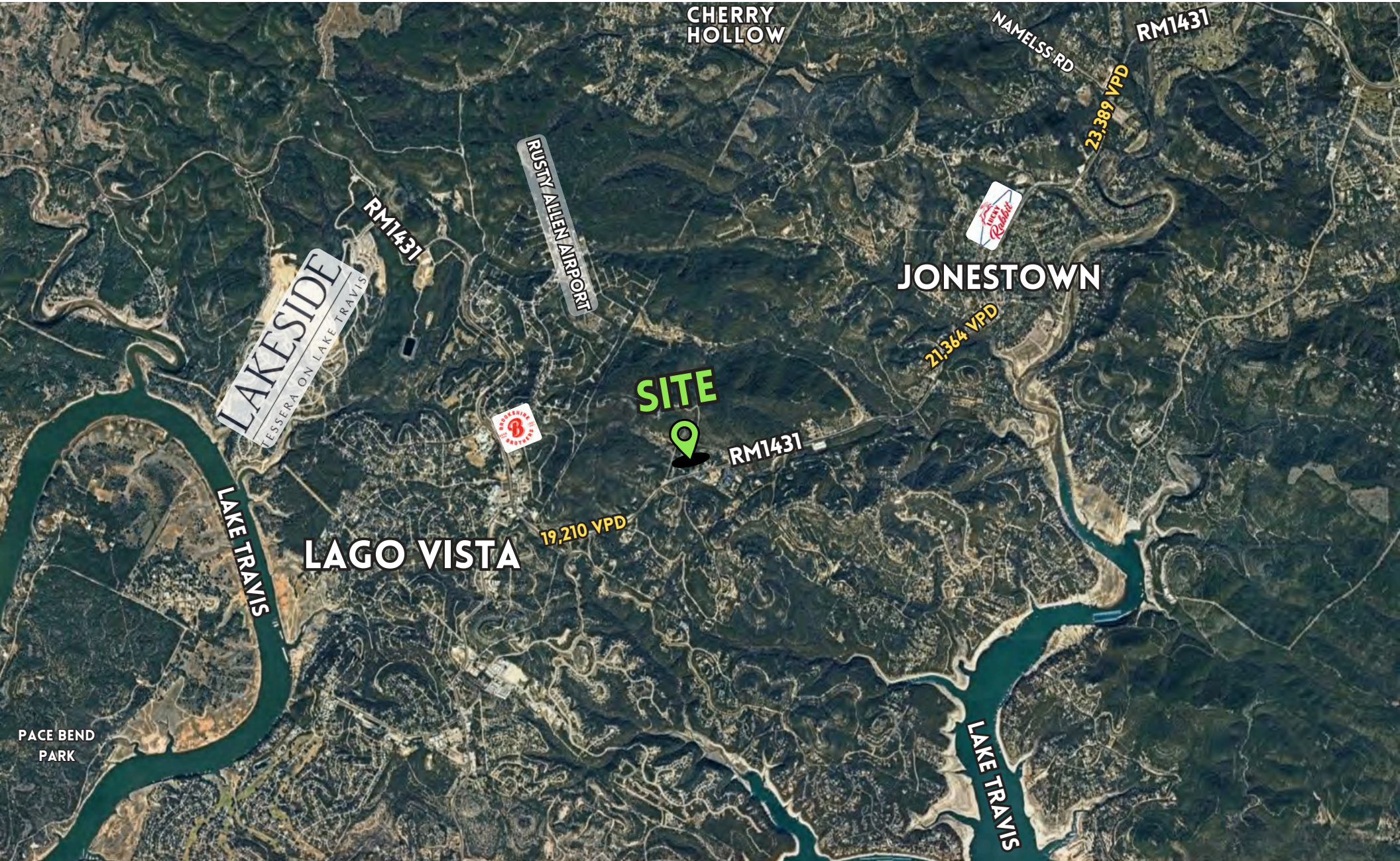


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AERIAL SITE MAP

12.6 Acres ETJ Land | 19624 RM 1431 | Jonestown | Tx | 78645



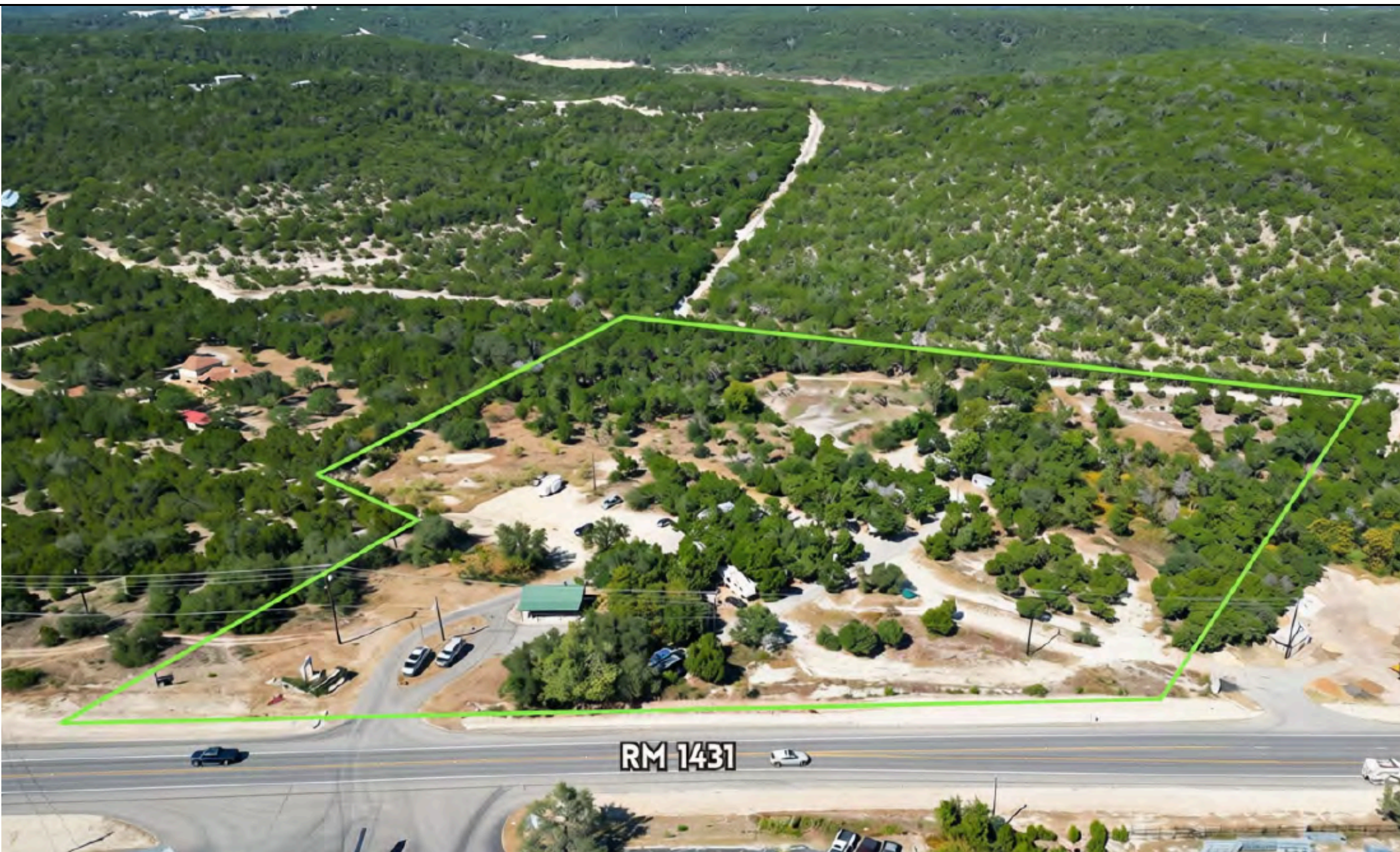
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SITE AERIAL

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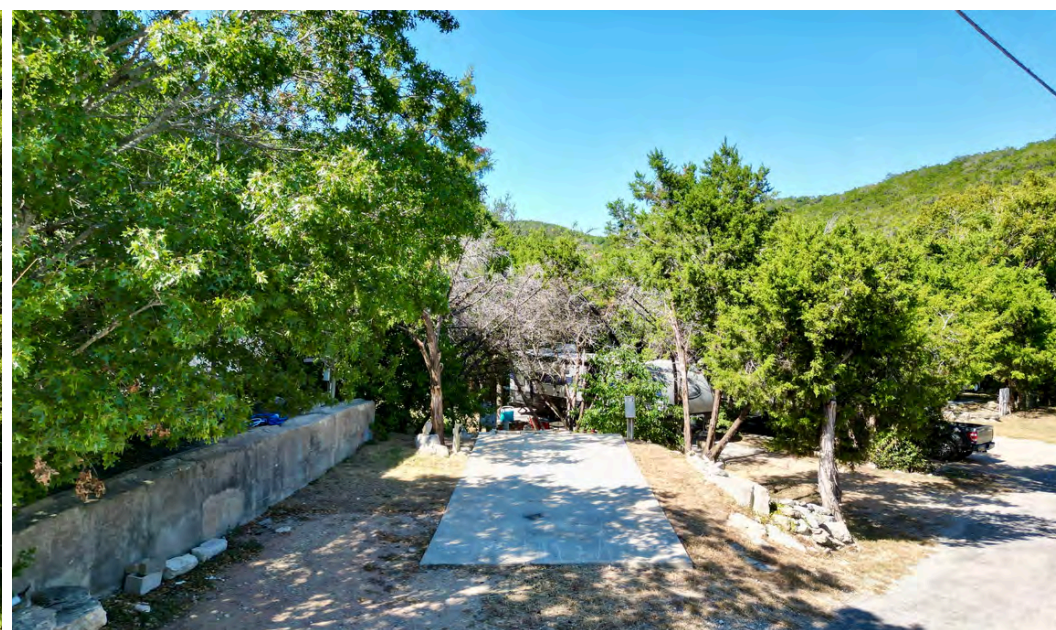
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RV SITE PHOTOS

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SITE PHOTOS

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Existing RV Site Plan

12.6 Acres ETJ Land | 19624 RM 1431 | Jonestown | Tx | 78645



LAKE TRAVIS RV PARK LLC -RQHVRWZQ TH[DV

OWNER
LAKE TRAVIS RV PARK LLC
19624 SOUTH BELL BLVD 109
CEDAR PARK, TX 78613-3419

SITE ADDRESS
19624 RANCH ROAD 1431
JONESTOWN, TEXAS 78645

PARCEL INFORMATION
#182205, #182207, #182208, #182210
~ 12.6 ACRES TOTAL

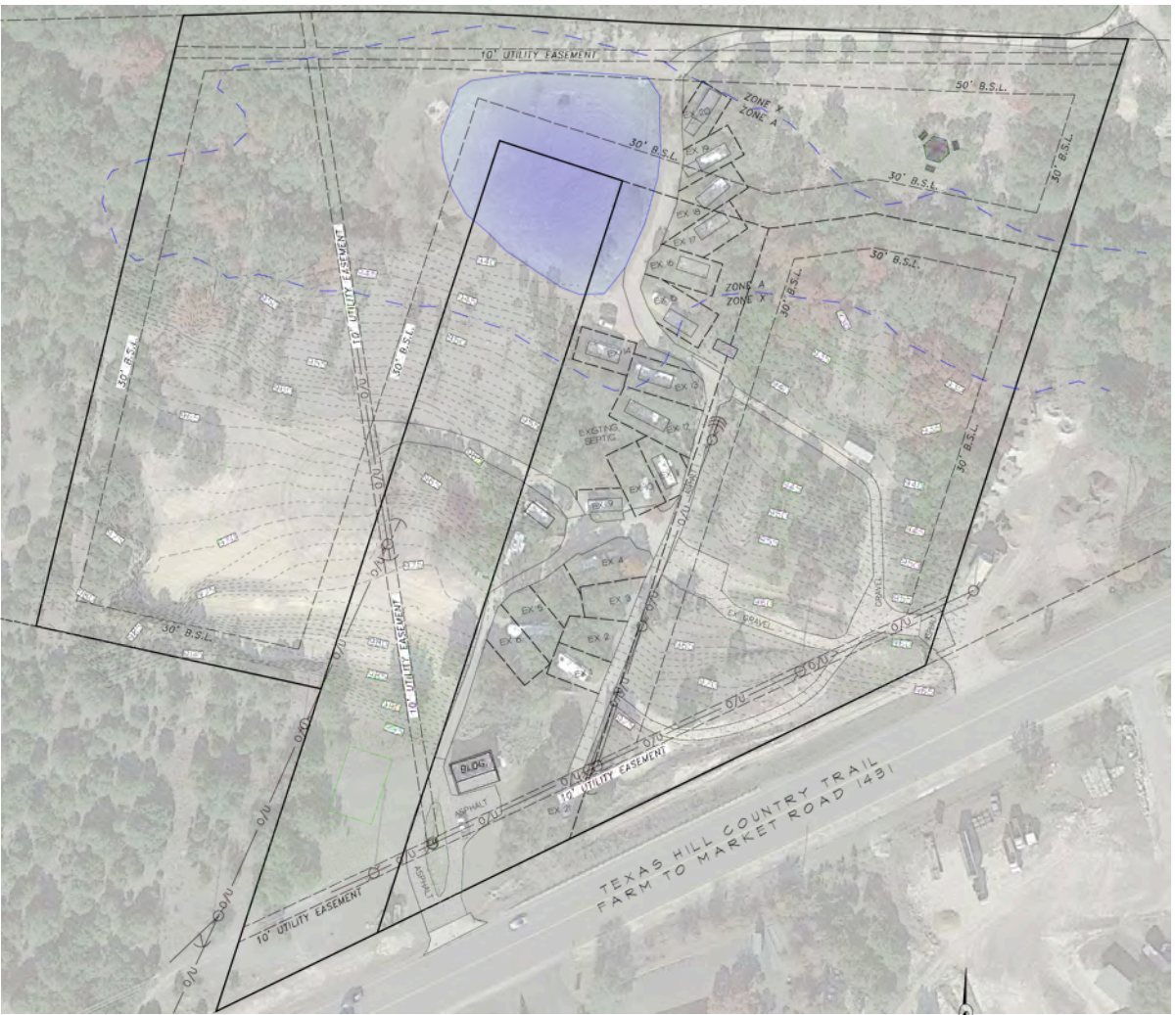
LEGAL DESCRIPTION
TRACT I
BEING A 10.990 ACRE TRACT OF LAND COMPRISED OF LOT NOS. 3 & 4, ZAGGOS ACRES, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, AS SHOWN ON PLAT RECORDED IN VOLUME 60, PAGE 313 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AND A 1.886 ACRE TRACT OUT OF THE DALLAS & NICHITA RAILROAD COMPANY SURVEY NO. 105, ABSTRACT NO. 249, IN TRAVIS COUNTY, TEXAS, ALL DESCRIBED IN WARRANTY DEED TO LAKE TRAVIS RV PARK, LLC, RECORDED IN DOCUMENT NO. 2018-00086 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

TRACT II
BEING A 1.611 ACRE TRACT OF LAND OUT OF THE DALLAS & NICHITA RAILROAD COMPANY SURVEY NO. 105, ABSTRACT NO. 249, IN TRAVIS COUNTY, TEXAS.



LAKE TRAVIS RV PARK

VICINITY MAP
NO SCALE



THIS CONCEPT SKETCH WAS CREATED BASED ON AVAILABLE PUBLIC RECORDS AND COUNTY GIS INFORMATION.
NO SURVEY WAS COMPLETED AND THE ACCURACY OF TOPOGRAPHIC INFORMATION AND PROPERTY DIMENSIONS HAS NOT BEEN VERIFIED.
THIS DOCUMENT NOT TO BE USED FOR CONSTRUCTION.

DESIGNED BY:
RV Park Consulting, Inc.
Rich Stockwell
812 Shearline Drive
Lakewood, WA 98501
TEL: 360-488-3822
http://www.rvparkconsulting.com * rvparkconsulting.com

PROJECT:
LAKE TRAVIS RV PARK
TRAVIS COUNTY
EXISTING CONDITIONS
SCALE: 1" = 50'
DATE: 11/25/2020
SHEET: 1 of 2

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Preliminary Plan For 70 RV Stalls

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LAKE TRAVIS RV PARK LLC

GENERAL NOTES

1. BUILDING CONSTRUCTION PLANS SHALL BE PROVIDED BY A REGISTERED ARCHITECT. BUILDING PLANS SHOWN ON THIS RECREATIONAL VEHICLE (RV) PARK DESIGN SCHEMATIC ARE A SUGGESTED REPRESENTATION.
2. THE GROUND SURFACE IN ALL PARTS OF THE RECREATIONAL VEHICLE (RV) PARK SHALL BE GRADED AND DESIGNED TO DRAIN ALL STORMWATER AND SURFACE WATER IN A SAFE, EFFICIENT MANNER. DRAINAGE ANALYSIS SHALL BE PERFORMED BY A LICENSED PROFESSIONAL ENGINEER AND EASEMENTS FOR THE CONVEYANCE OF SURFACE WATER, IF NECESSARY, SHALL BE OBTAINED.
3. EACH SITE WITHIN THE RECREATIONAL VEHICLE (RV) PARK SHALL BE PROVIDED WITH A CONNECTION TO THE PUBLIC WATER SUPPLY. THE PROPOSED WATER FACILITY PLANS MUST BE APPROVED PRIOR TO CONSTRUCTION BY THE CITY AND BY THE MUNICIPAL WATER DISTRICT, AND ANY OTHER ENTITIES RESPONSIBLE FOR THE REGULATION OF AND PROVISION OF PUBLIC WATER SERVICES.
4. EACH SITE WITHIN THE RECREATIONAL VEHICLE (RV) PARK SHALL BE PROVIDED WITH A CONNECTION FOR WASTEWATER. ALL PROPOSED WASTEWATER SERVICE LINES SHALL BE CONNECTED TO THE PRIVATE WASTEWATER SYSTEM AT A SINGLE POINT CONSISTING OF A MANHOLE AND NEARBY INSPECTION SUMP. WELL. ALL PROPOSED WASTEWATER FACILITY PLANS MUST BE APPROVED PRIOR TO CONSTRUCTION BY THE CITY AND BY THE MUNICIPAL WATER DISTRICT, AND ANY OTHER ENTITIES RESPONSIBLE FOR THE REGULATION OF AND PROVISION OF PUBLIC WASTEWATER TREATMENT SERVICES.
5. EACH SITE WITHIN THE RECREATIONAL VEHICLE (RV) PARK SHALL BE PROVIDED WITH ELECTRICAL SERVICE. ALL ELECTRICAL SERVICE SHALL BE UNDERGROUND AND INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE.
6. AN INTENDED STREET LIGHTING PLAN SHOWING LOCATION AND LUMENS FOR THE RECREATIONAL VEHICLE PARK SHALL BE APPROVED BY THE CITY AS PART OF THE SITE PLAN.

AREA CALCULATIONS		
STRUCTURES	3,342	± IS
ROADS	57,305	101
EXISTING RV SITES	34,700	65
PROPOSED RV SITES	105,220	191
PASSIVE OPEN SPACE	104,853	191
ACTIVE OPEN SPACE	245,760	451
TOTAL	~ 500,980 sf	

PARK LEGEND

- PROPOSED TRASH BIN
- ▨ PROPOSED PICNIC TABLE
- ▨ PROPOSED BENCH
- ▨ PROPOSED PICNIC PAVILION
- ▨ PROPOSED PATH

RV PARK FEATURES

- 40 RV SITES + 21 EXISTING (3 ADA)
- WELCOME CENTER + STORE
- PICNIC PAVILION
- UNISEX WASHROOMS
- PET AREA
- 9 PICKLEBALL COURTS
- EXISTING POND



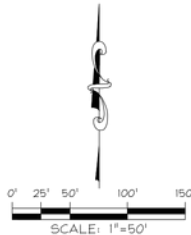
WELCOME CENTER / STORE
SCALE: 1" = 20'



WASHROOM
SCALE: 1" = 20'



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DESIGN BY	RV Park Consulting, Inc. Rich Stockwell 612 Shoshone Drive Lubbock, TX 79424 TEL: 806-444-1822 http://www.rvparkconsulting.com	PROJECT	LAKE TRAVIS RV PARK TRAVIS COUNTY CONCEPT LAYOUT	SCALE	1" = 50'
				DATE	12/7/2020
				SHEET	2 of 2

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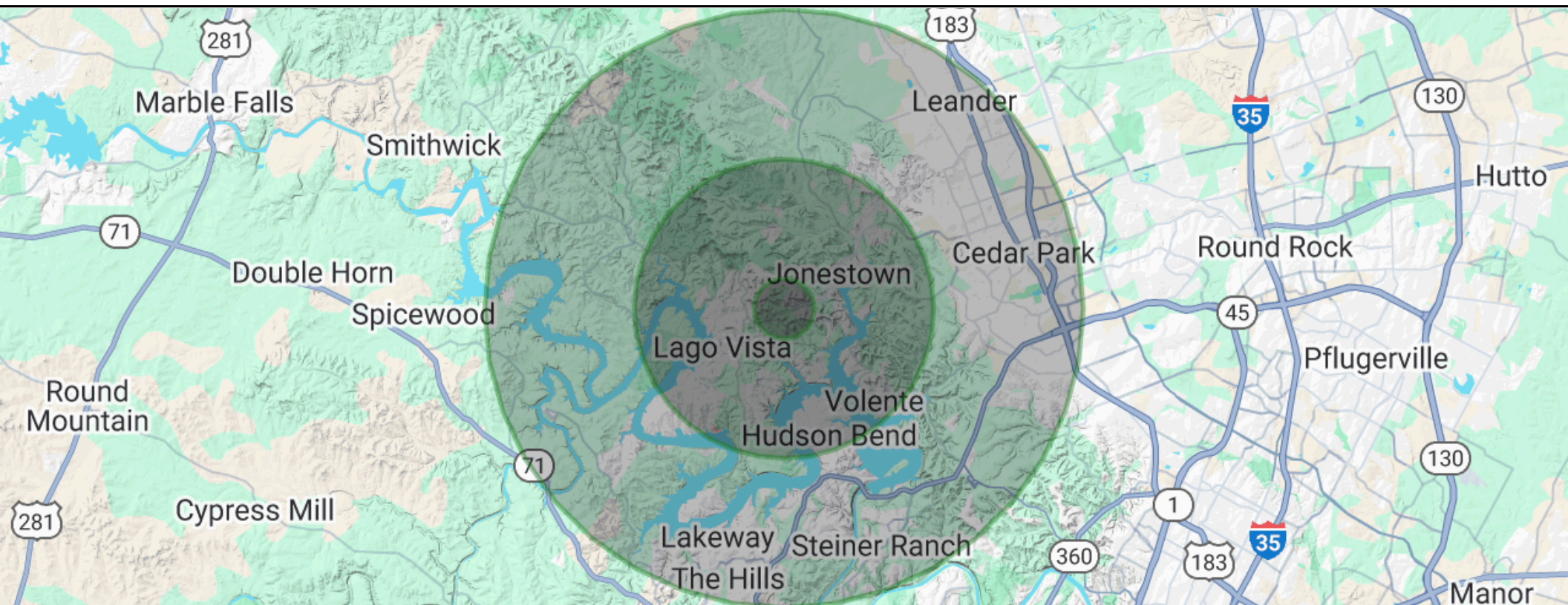


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AREA DEMOGRAPHICS

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POPULATION

Total Population

Average Age Average

Age (Male) Average

Age (Female)

1 MILE

5 MILES

10 MILES

405

21,129

255,057

49

45

40

48

45

39

49

45

40

HOUSEHOLDS & INCOME

Total Households

of Persons per HH

Average HH Income

Average House Value

1 MILE

5 MILES

10 MILES

166

8,484

95,475

2.4

2.5

2.7

\$208,449

\$158,838

\$172,304

\$775,658

\$768,055

\$659,506

Demographics data derived from AlphaMap

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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.

Commercial Market Exchange LLC

Licensed Broker /Broker Firm Name or
Primary Assumed Business Name

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Designated Broker of Firm

Jennifer Bernstein

Licensed Supervisor of Sales Agent/
Associate

Bailey Morse

Sales Agent/Associate's Name

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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0 Date