

Knotin Top

2524 US Hwy 69N, Lufkin, TX

Event Venue - \$200 deposit

½ day 8a-2p or 5p-12m	\$700
Full day	\$1,200
Wedding Fri-Sun 10a	\$1,750
Sundays 12n-7p	\$500

Birthday Room \$50 deposit

½ day 10a-2p or 4p-8p	\$300
Full day 10a-8p	\$500

Airbnb \$115 per night average

Main House

All bills included \$2,500 per month
or \$150 per night with a 2 night minimum through AirBNB

Notes:

Event Venue - average is 3 Saturdays and 1 Sunday per month
Stays booked during the holidays – including weekdays
Graduation season – also stays booked

Birthday room – Stays booked on Saturdays – currently only 1 availability on Sunday – could add a second

Airbnb – many times booked by contractors

Stays booked anytime the Penticostal Campground has an event
Has a 4.9 rating with Airbnb with a lot of repeat customers
Average is 20 nights per month

Main house – was rented January – July 2025 for \$2,500 per month – all bills included

Knotin Top – Name will need to be changed with an LLC

Currently being mowed every 2 weeks average for \$150 each time

Utilities:

Electricity: APG Electric (2 meters)

Propane: Leased tank from Mr. Enterprise Gas

Natural Gas: CenterPoint

Septic: Drip system (see attached documents)

Internet: Optimum high-speed at main house and Aribnb; available at Birthday room

Cleaning Fees:

Airbnb & Birthday Room: \$50 per cleaning

Event Venue: \$100 per cleaning

Cleaners would like to stay on

Management:

Management available

Exclusions:

NASCAR collection

Facebook: <https://www.facebook.com/knotontopfleamarket>