

# Lake Travis RV Park - 12.6 Acres



COMMERCIAL  
MARKET EXCHANGE

19624 Ranch Road 1431 | Jonestown | Tx | 78645



# FOR SALE

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# EXECUTIVE SUMMARY

Lake Travis RV Park | 19624 Ranch Road 1431 | Jonestown | Tx | 78645



## OFFERING SUMMARY

Sale Price:.....Call for Pricing

Zoning:.....ETJ

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

## PROPERTY OVERVIEW

Positioned along highly visible RM 1431 in the growing lakeside community of Jonestown, the Lake Travis RV Park offers a rare opportunity to acquire 12.6 acres of income-producing land with significant upside potential. The property currently features 21 RV spaces, with 18 leased, generating steady income while providing ample room for growth. The property is in Jonestown's ETJ and is currently serviced by city water. A portion of the property lies within the flood plain. Preliminary plans have been developed to expand the park to 70 RV spaces, unlocking major value-add or redevelopment potential for investors and operators seeking to capitalize on the area's continued residential and recreational growth. The property's versatile layout, established infrastructure (city water, septic), and proximity to Lake Travis make it ideal for RV park expansion, glamping, or future mixed-use redevelopment. Take advantage of the this rare opportunity in a beautiful and rapidly growing area.

## PROPERTY HIGHLIGHTS

- ±12.6 acres across four parcels 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 with strong upside potential
- Frontage and visibility along Ranch Road 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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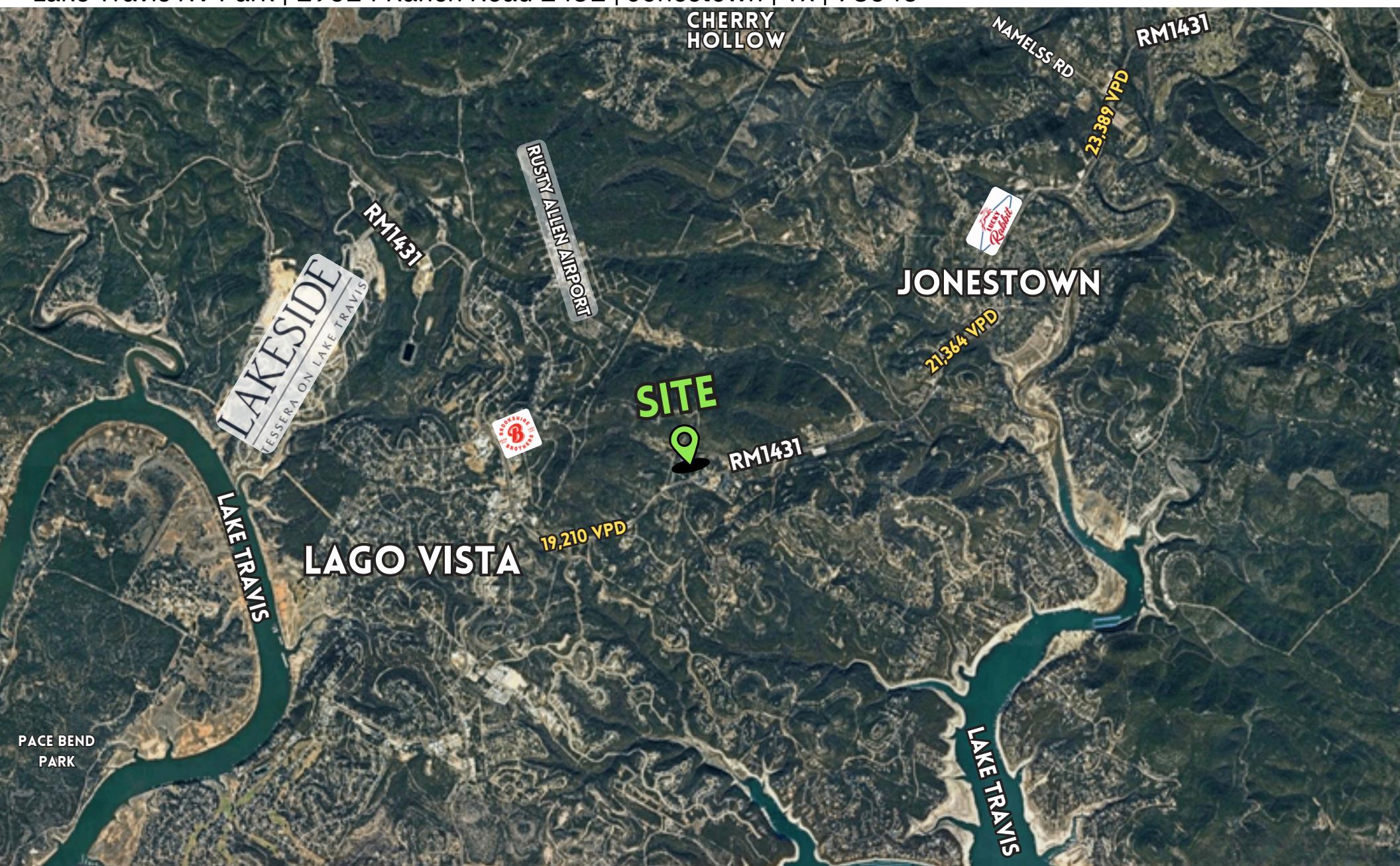
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# AERIAL SITE MAP

Lake Travis RV Park | 19624 Ranch Road 1431 | Jonestown | Tx | 78645



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# SITE AERIAL

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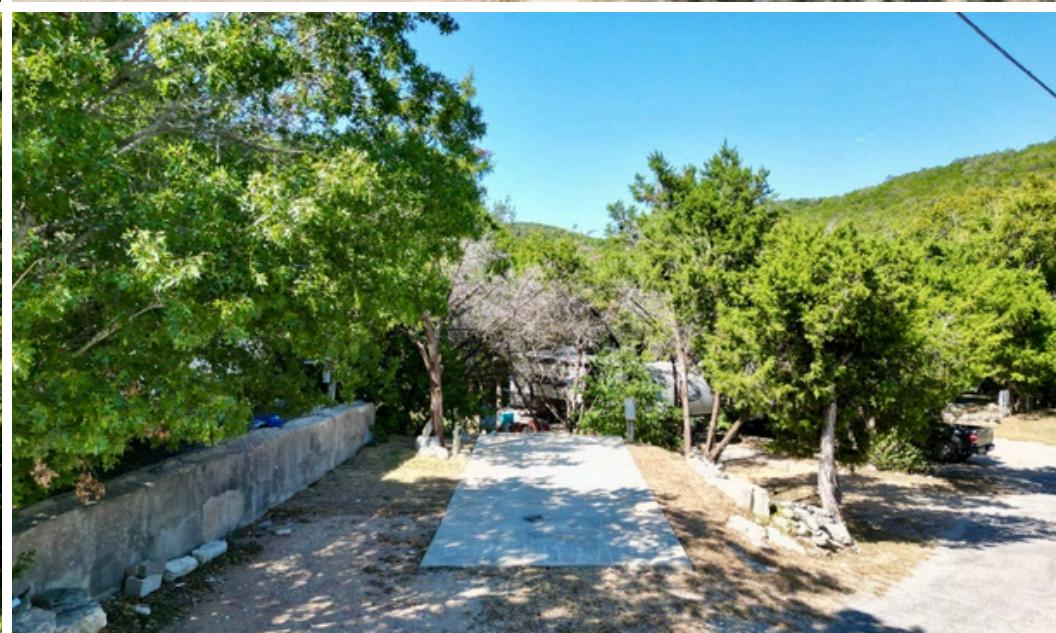
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# RV SITE PHOTOS

Lake Travis RV Park | 19624 Ranch Road 1431 | Jonestown | Tx | 78645

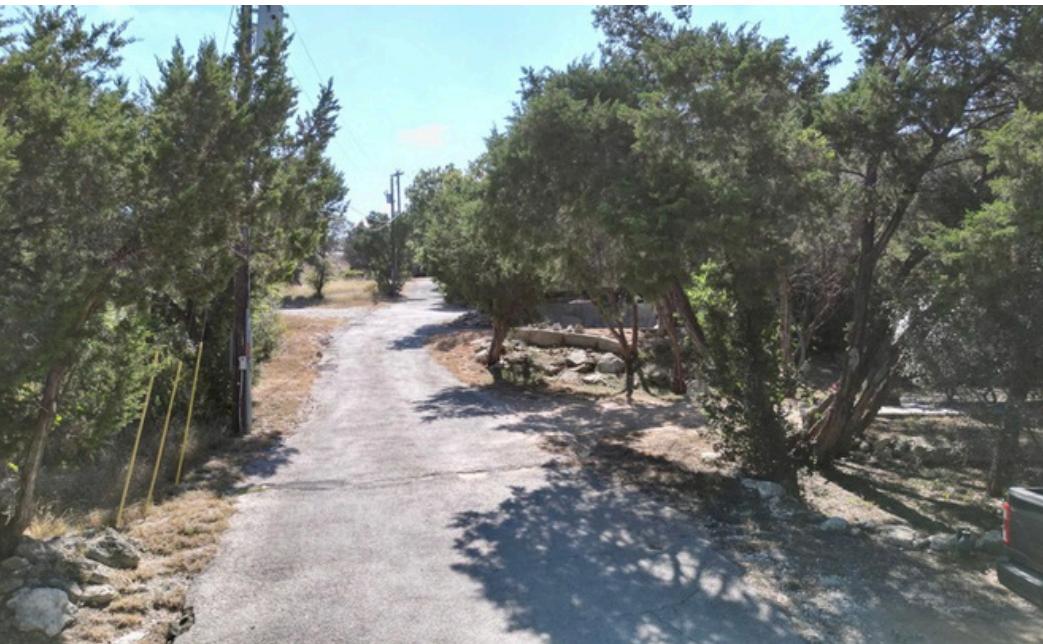


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# SITE PHOTOS

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# Existing RV Site Plan

Lake Travis RV Park | 19624 Ranch Road 1431 | Jonestown | Tx | 78645



## LAKE TRAVIS RV PARK LLC

-RQHVWRZQ TH[DV

OFFICES.

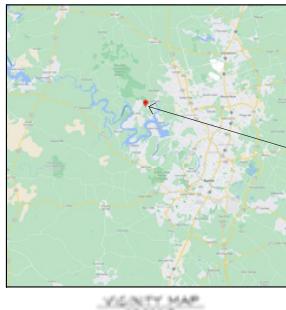
SITE ADDRESS  
PARK RANCH ROAD 100  
JEROME, IDAHO 83338

PARTIAL INFORMATION

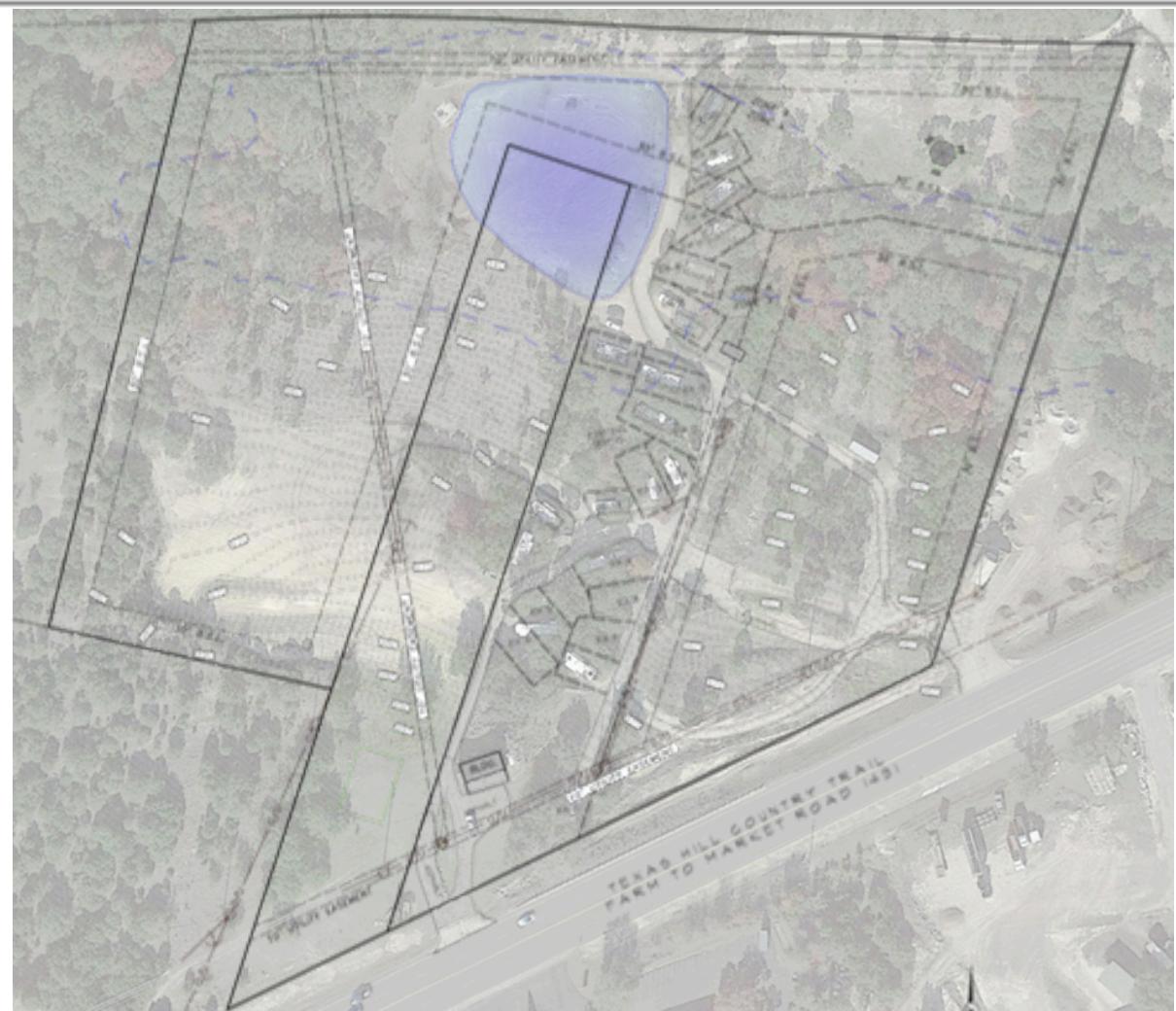
LEGAL DESCRIPTION

DEEDS TO 1000 ACRES OF LAND CAPTURED OR LEFT  
BY A DRUGGIST AMONG A SUBSTANTIALLY TRAVERSE  
COUNTRY, TEXAS, AS SHOWN IN PLAT REGISTERED IN VOLUME  
NO. 1548 OF THE PLAT RECORDS OF TRAVIS COUNTY,  
TEXAS, AND A 1000 ACRES TRACT OUT OF THE 1000 ACRES  
ABOVE-mentioned, WHICH COUNTRY WAS NOT APPROPRIATE  
FOR USE IN TRADES, AND WHICH WAS ALREADY  
IN USE AS A CAMP BY THE CIVILIAN CONSERVATION CORPS  
IN 1935, AND WHICH WAS NOT A PART OF THE OFFICIAL  
PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

1986-12  
BETTY A. LARSON TRUSTEE OF LANDS OUT OF THE DALLAS &  
WICHITA FALLS BOUND COMPANY SURVEY NO. 10, ABSTRACT  
NO. 1449 IN TRAVIS COUNTY, TEXAS.



### LAKE TRAVIS RV PARK



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

W.F. Park Consulting, Inc.  
Walt Strohmeier  
1100 University Ave.  
Seattle, WA 98101-3100

LAKE TRAVIS RV PARK  
TRAVIS COUNTY  
EXISTING CONDITION

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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 SUBMITTAL ARE A SUGGESTED REPRESENTATION.
2. THE GROUND SURFACE IN ALL PARTS OF THE RECREATIONAL VEHICLE RV PARK SHALL BE GRADED AND DESIGNED TO CARRY ALL STORMWATER AND SURFACE WATER IN A SAFE, EFFICIENT MANNER, CREATING A HEALTHY ENVIRONMENT FOR A LIVABLE, PLEASANT, AND SUSTAINABLE ENVIRONMENT AND ENSURING FLOW OF SURFACE WATER FROM THE SITE TO THE CITY'S STORMWATER SYSTEM.
3. EACH SITE NUMBERED IN THE RECREATIONAL VEHICLE RV PARK SHALL BE PROVIDED WITH A CONNECTION TO THE PUBLIC WATER SUPPLY. THE PUBLIC FACILITY PLANS MUST BE APPROVED PRIOR TO THE CONSTRUCTION BY THE CITY AND BY THE WATER, WASTER DISTRICT, AND ANY OTHER ENTITIES RESPONSIBLE FOR THE REGULATION AND PROVISION OF PUBLIC WATER SERVICES.
4. EACH SITE NUMBERED IN THE RECREATIONAL VEHICLE RV PARK SHALL BE PROVIDED WITH A CONNECTION FOR PUBLIC SEWER AND STORMWATER. THE PUBLIC FACILITY PLANS MUST BE APPROVED PRIOR TO THE CONSTRUCTION BY THE CITY AND BY THE WATER, WASTER DISTRICT, AND ANY OTHER ENTITIES RESPONSIBLE FOR THE REGULATION AND PROVISION OF PUBLIC SEWER AND STORMWATER SERVICES.
5. EACH SITE NUMBERED IN THE RECREATIONAL VEHICLE RV PARK SHALL BE PROVIDED WITH ELECTRICAL SERVICE. ALL ELECTRICAL SERVICE SHALL BE UNDERGROUND AND REINFORCED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE.
6. EACH STREET LIGHTING PLANS SHOWING LOCATION AND LUMENS FOR THE RECREATIONAL VEHICLE PARK SHALL BE APPROVED BY THE CITY AS PART OF THE SITE PLAN.

### PARK LEGEND:

- PROPOSED ROAD
- PROPOSED POND TABLE
- PROPOSED BENCH
- ▲ PROPOSED POND PAVILION
- PROPOSED PATH

### RV PARK FEATURES:

- 48 RV SITES + 2 EXISTING (3 ADA)
- WELCOME CENTER + STORE
- WASHROOM
- LAUNDRY FACILITY
- PET AREA
- BILLIARD COURTS
- EXISTING POND

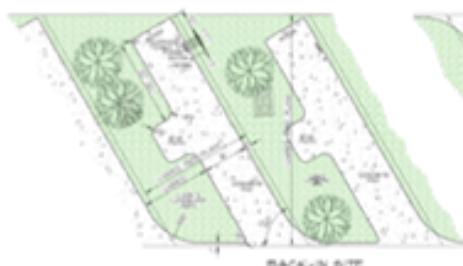
AREA CALCULATIONS	
STRUCTURES	5447
ROADS	97305
EXISTING RV SITES	34700
PROPOSED RV SITES	35000
PASSIVE OPEN SPACE	104880
ACTIVE OPEN SPACE	145760
TOTAL	196240 ft <sup>2</sup>



WELCOME CENTER / STORE  
SCALE: 1" = 50'



WASHROOM  
SCALE: 1" = 50'



BACK-IN SITE



FULL-THRU SITE



ADA SITE

THIS CONCEPT PLAN IS CREATED BASED ON AVAILABLE PUBLIC RECORDS AND COUNTY GIS INFORMATION.  
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THIS DOCUMENT NOT TO BE USED FOR CONSTRUCTION.

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Matt Blackwell  
P.O. Box 10000  
Austin, TX 78701  
(512) 467-1001

LAKE TRAVIS RV PARK

TRAVIS COUNTY  
CONCEPT LAYOUT

7' = 50'  
0' 25' 50' 100' 150'  
SCALE: 1" = 50'

**MATT DELAHOUESSAYE**

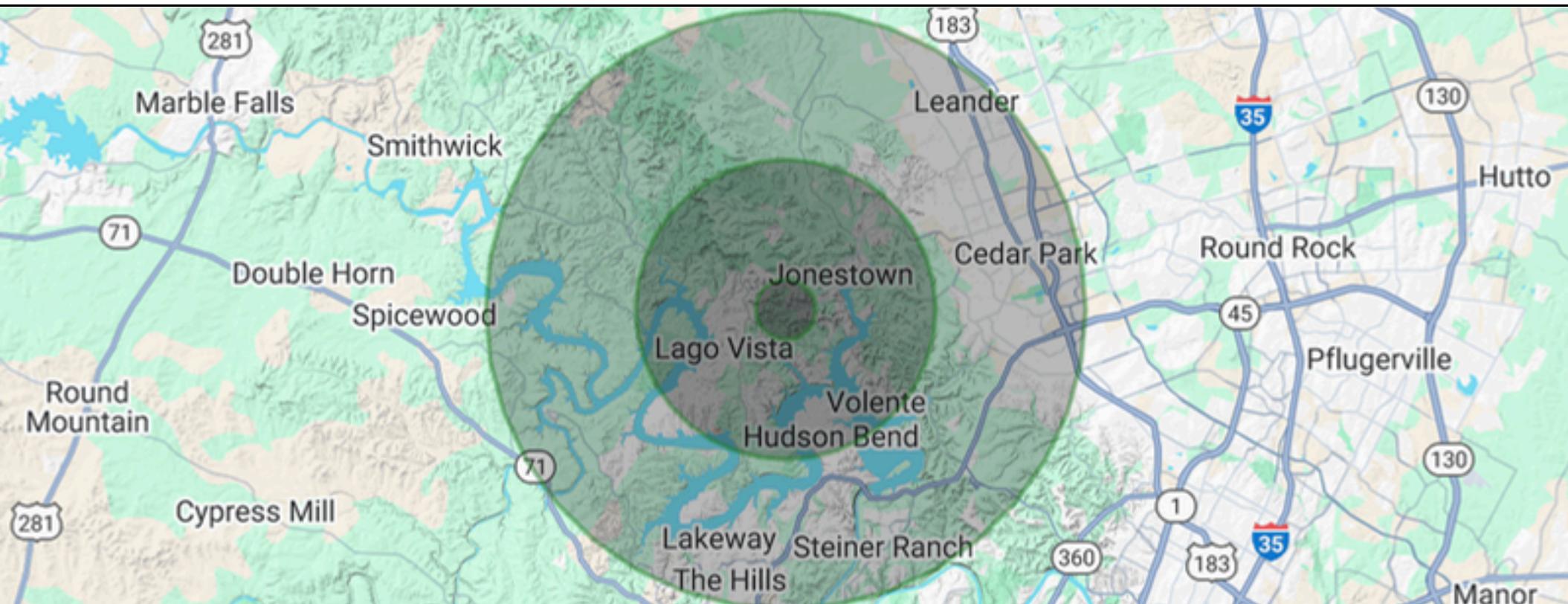
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# AREA DEMOGRAPHICS

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## POPULATION

	<u>1 MILE</u>	<u>5 MILES</u>	<u>10 MILES</u>
Total Population	405	21,129	255,057
Average Age Average	49	45	40
Age (Male) Average	48	45	39
Age (Female)	49	45	40

## HOUSEHOLDS & INCOME

	<u>1 MILE</u>	<u>5 MILES</u>	<u>10 MILES</u>
Total Households	166	8,484	95,475
# of Persons per HH	2.4	2.5	2.7
Average HH Income	\$208,449	\$158,838	\$172,304
Average House Value	\$775,658	\$768,055	\$659,506

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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.

<b>Commercial Market Exchange LLC</b> Licensed Broker /Broker Firm Name or Primary Assumed Business Name	<b>9003840</b> License No.	<b>infocmeatx.com</b> Email	<b>(512)774-9520</b> Phone
<b>Matt Delahoussaye</b> Designated Broker of Firm	<b>535200</b> License No.	<b>matt@cmeatx.com</b> Email	<b>(512)535-5313</b> Phone
<b>Jennifer Bernstein</b> Licensed Supervisor of Sales Agent/ Associate	<b>603557</b> License No.	<b>jennifer@cmeatx.com</b> Email	<b>(512)774-9520</b> Phone
<b>Bailey Morse</b> Sales Agent/Associate's Name	<b>776559</b> License No.	<b>Bailey@cmeatx.com</b> Email	<b>(512)630-9888</b> Phone
Buyer/Tenant/Seller/Landlord Initials		Date	

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-0 Date