

Lake Travis RV Park - 12.6 Acres



COMMERCIAL
MARKET EXCHANGE

19624 Ranch Road 1431 | Jonestown | Tx | 78645



MATT DELAHOUSAYE
matt@cmeatx.com // 512.585.5313


CMEATX.COM

BAILEY MORSE
bailey@cmeatx // 512.630.9888

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 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

MATT DELAHOUSAYE

matt@cmeatx.com // 512.585.5313



CMEATX.COM

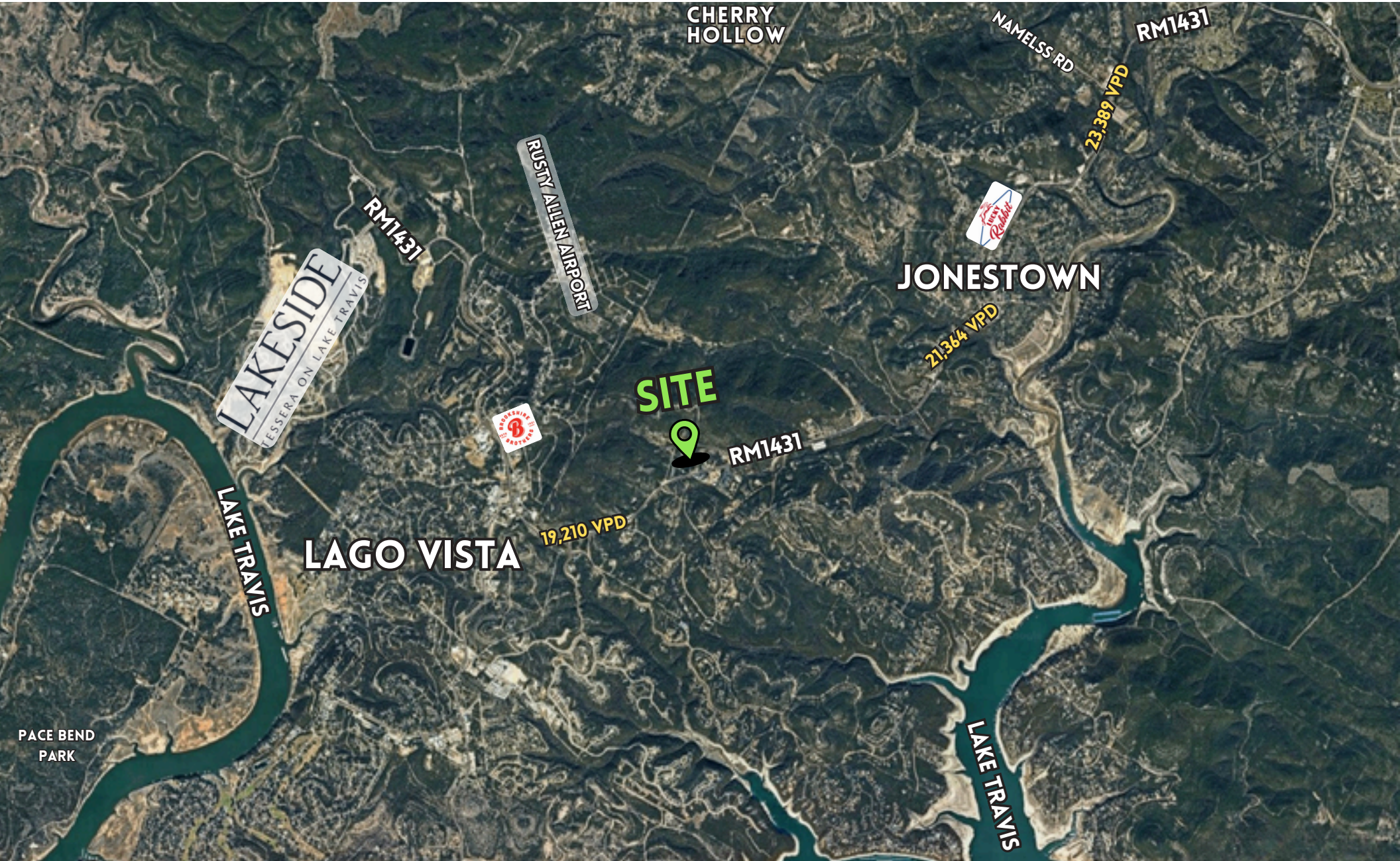


BAILEY MORSE

bailey@cmeatx.com // 512.630.9888

AERIAL SITE MAP

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



MATT DELAHOUSSAYE

matt@cmeatx.com // 512.585.5313



CMEATX.COM

BAILEY MORSE

bailey@cmeatx.com // 512.630.9888

SITE AERIAL

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



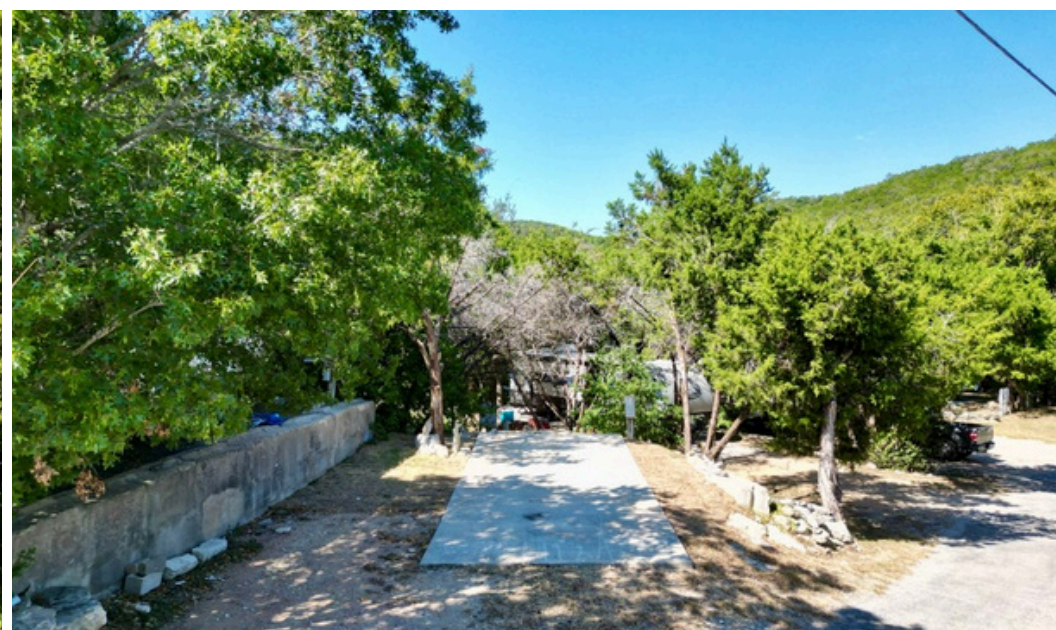
MATT DELAHOUSAYE
matt@cmeatx.com // 512.585.5313



BAILEY MORSE
bailey@cmeatx.com // 512.630.9888

RV SITE PHOTOS

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



MATT DELAHOUSSEY
matt@cmeatx.com // 512.585.5313



BAILEY MORSE
bailey@cmeatx.com // 512.630.9888

SITE PHOTOS

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



MATT DELAHOUSSAYE
matt@cmeatx.com // 512.585.5313



BAILEY MORSE
bailey@cmeatx.com // 512.630.9888

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

BAILEY MORSE
bailey@cmeatx.com // 512.630.9888

DRAWN BY: WJ Park Consulting, Inc. Ron Houshamp 10 Service Pk. Channahon, IL 61615 TEL: 815 / 592-1200	PROJECT: LAKE TRAVIS RV PARK TRAVIS COUNTY EXISTING CONDITIONS	SHEET: P - 01 TOTAL: 4/25/2000 DATE:
--	--	--

Preliminary Plan For 70 RV Stalls

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

LAKE TRAVIS RV PARK LLC

GENERAL NOTES

- 1. ALL CONSTRUCTION PLANS SHALL BE PROVIDED BY A REGISTERED ARCHITECT. EXISTING PLANS SHOWN ON THIS RECREATIONAL VEHICLE PARK DESIGN SURVEY ARE A SUMMERED REPRESENTATION.
- 2. THE BRACKED SURFACE IS ALL PARTS OF THE RECREATIONAL VEHICLE PARK SHALL BE GRADED AND SLOPED TO DRAIN ALL WATER TO THE RECREATIONAL VEHICLE PARK. A DRAINAGE SYSTEM SHALL BE PROVIDED BY A LICENSED PROFESSIONAL ENGINEER AND SLOPES FOR THE CONSTRUCTION OF THE RECREATIONAL VEHICLE PARK SHALL BE OBTAINED. IF NECESSARY.
- 3. EACH SITE WITHIN THE RECREATIONAL VEHICLE PARK SHALL BE PROVIDED WITH A CONNECTION TO THE PUBLIC WATER SUPPLY. THE RECREATIONAL VEHICLE PARK SHALL BE PROVIDED WITH A CONNECTION TO THE PUBLIC WATER SUPPLY. THE RECREATIONAL VEHICLE PARK SHALL BE PROVIDED WITH A CONNECTION TO THE PUBLIC WATER SUPPLY. THE RECREATIONAL VEHICLE PARK SHALL BE PROVIDED WITH A CONNECTION TO THE PUBLIC WATER SUPPLY.
- 4. EACH SITE WITHIN THE RECREATIONAL VEHICLE PARK SHALL BE PROVIDED WITH A CONNECTION TO THE PUBLIC WATER SUPPLY. THE RECREATIONAL VEHICLE PARK SHALL BE PROVIDED WITH A CONNECTION TO THE PUBLIC WATER SUPPLY. THE RECREATIONAL VEHICLE PARK SHALL BE PROVIDED WITH A CONNECTION TO THE PUBLIC WATER SUPPLY. THE RECREATIONAL VEHICLE PARK SHALL BE PROVIDED WITH A CONNECTION TO THE PUBLIC WATER SUPPLY.
- 5. EACH SITE WITHIN THE RECREATIONAL VEHICLE PARK SHALL BE PROVIDED WITH A CONNECTION TO THE PUBLIC WATER SUPPLY. THE RECREATIONAL VEHICLE PARK SHALL BE PROVIDED WITH A CONNECTION TO THE PUBLIC WATER SUPPLY. THE RECREATIONAL VEHICLE PARK SHALL BE PROVIDED WITH A CONNECTION TO THE PUBLIC WATER SUPPLY. THE RECREATIONAL VEHICLE PARK SHALL BE PROVIDED WITH A CONNECTION TO THE PUBLIC WATER SUPPLY.
- 6. NO OTHER STREET LIGHTING PLANS SHOWN LOCATION AND LIGHTING FOR THE RECREATIONAL VEHICLE PARK SHALL BE PROVIDED BY THE CITY AND PART OF THE SITE PLAN.

AREA CALCULATIONS		
STRUCTURES	547	- S
ROADS	5100	EA
EXISTING RV SITES	3400	EA
PROPOSED RV SITES	6500	EA
PASSIVE OPEN SPACE	6400	EA
ACTIVE OPEN SPACE	3600	EA
TOTAL	= 19000 ±	

PARK LEGEND

- 1. PROPOSED TRAILER
- 2. PROPOSED PUBLIC TABLE
- 3. PROPOSED BENCH
- 4. PROPOSED PUBLIC PAVILION
- 5. PROPOSED PARK

RV PARK FEATURES

- 1. RV SITES 1-2 EXISTING 12 ADA
- 2. PUBLIC CENTER & STORE
- 3. PUBLIC PAVILION
- 4. PUBLIC PARKING
- 5. PUBLIC AREA
- 6. PUBLIC COURTS
- 7. EXISTING POND



PELICORE CENTER / STORE
7 x 30'



BATHROOM
7 x 30'



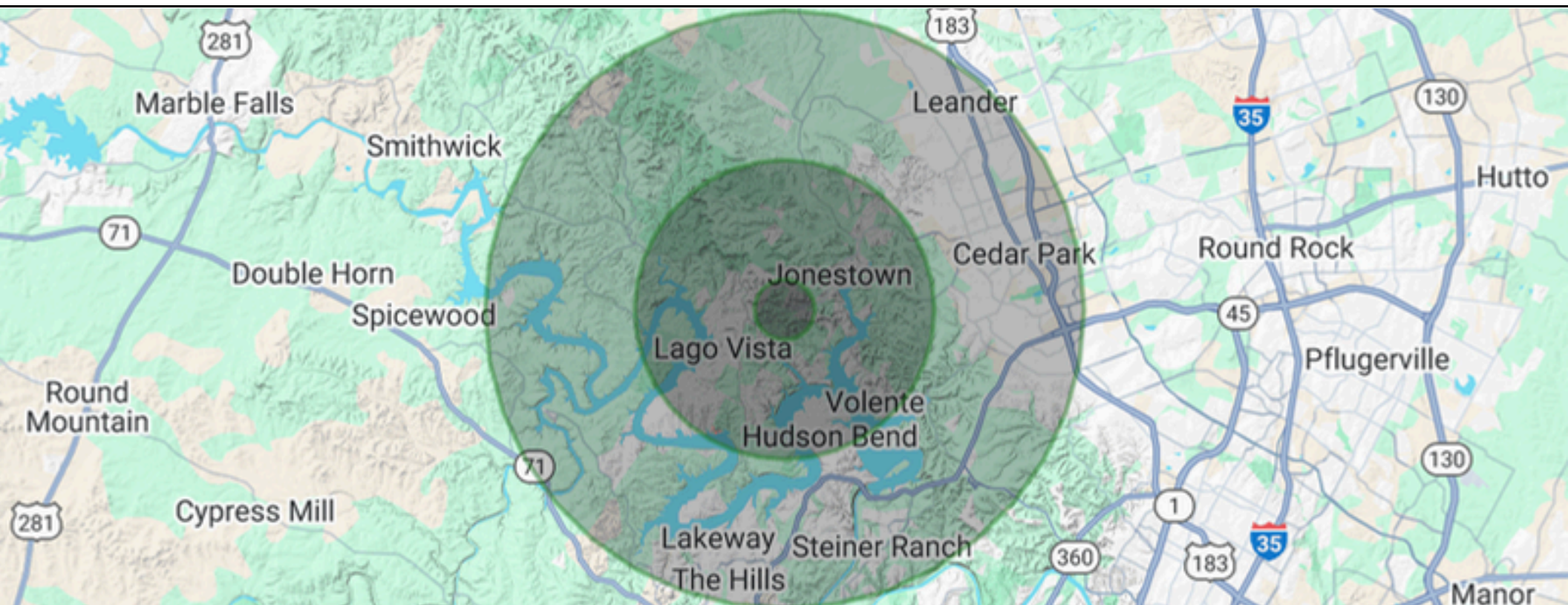
THIS CONCEPT SKETCH HAS BEEN CREATED BASED ON AVAILABLE PUBLIC RECORDS AND COUNTY GIS INFORMATION.
NO SURVEY HAS BEEN COMPLETED AND THE ACCURACY OF THE INFORMATION AND PROPERTY LINES HAS NOT BEEN VERIFIED.
THIS DOCUMENT NOT TO BE USED FOR CONSTRUCTION.



RV Park Consulting, Inc. 10000 N. Highway 170 Suite 100 Dallas, TX 75244 714.444.4444	LAKE TRAVIS RV PARK TRAVIS COUNTY CONCEPT LAYOUT 1" = 50' SHEET 1 OF 1
---	--

AREA DEMOGRAPHICS

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



POPULATION

	1 MILE	5 MILES	10 MILES
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

	1 MILE	5 MILES	10 MILES
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

Demographics data derived from AlphaMap

MATT DELAHOSSAYE

matt@cmeatx.com // 512.585.5313



CMEATX.COM

BAILEY MORSE

bailey@cmeatx.com // 512.630.9888



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

Matt Delahoussaye

Designated Broker of Firm

Jennifer Bernstein

Licensed Supervisor of Sales Agent/
Associate

Bailey Morse

Sales Agent/Associate's Name

9003840

License No.

535200

License No.

603557

License No.

776559

License No.

infocmeatx.com

Email

matt@cmeatx.com

Email

jennifer@cmeatx.com

Email

Bailey@cmeatx.com

Email

(512)774-9520

Phone

(512)535-5313

Phone

(512)774-9520

Phone

(512)630-9888

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