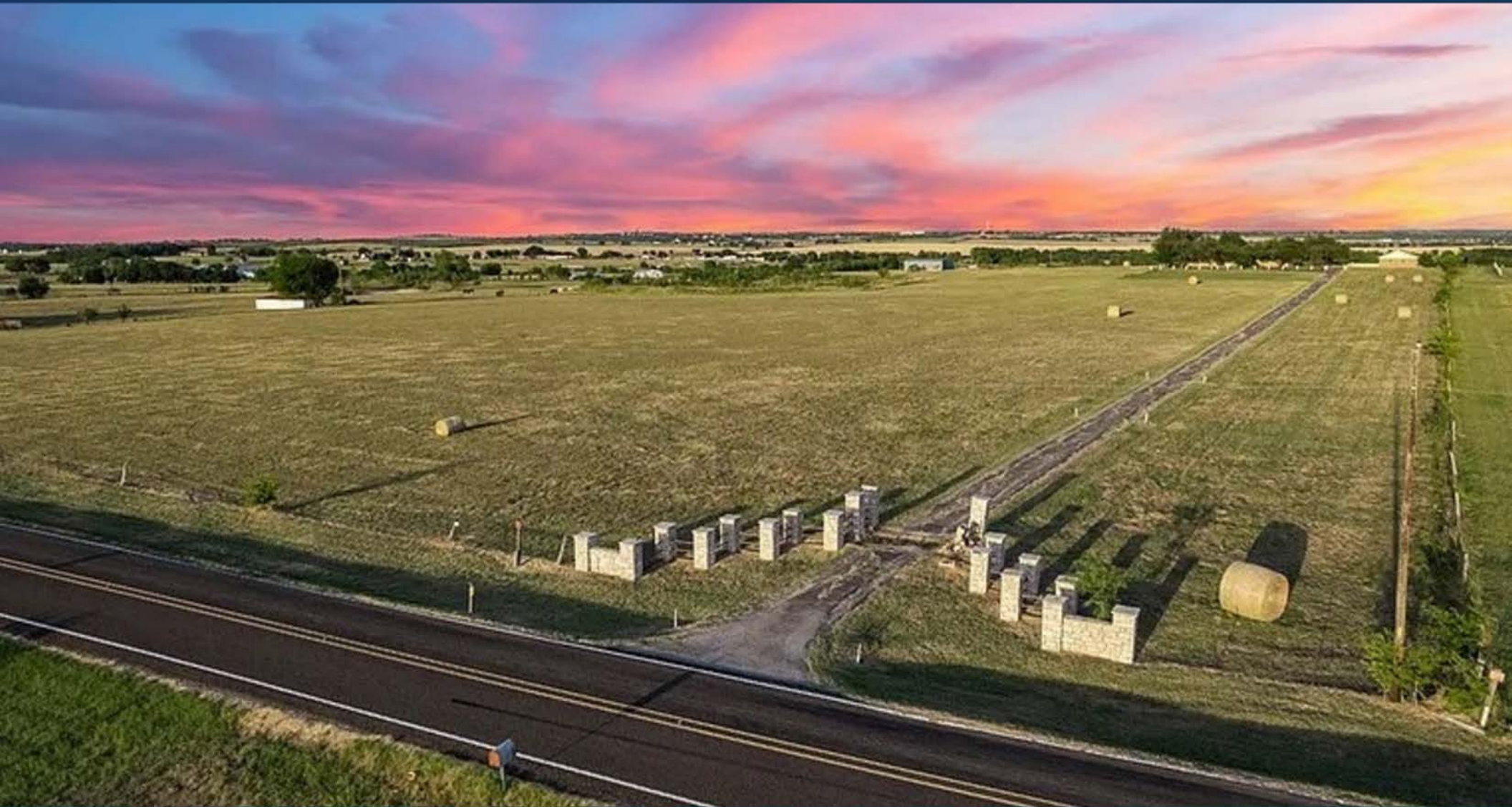


FOR SALE

20.27 AC | Remodeled Home | RV Resort

3739 S FM 2184, Rogers, TX 76569



PROPERTY DESCRIPTION



Seize a Rare Business Opportunity: 20.27 Acres with RV Park Plans and Remodeled Home in Rogers, TX

Unlock a lucrative business venture with this expansive 20.27-acre property in the peaceful town of Rogers, Texas. This unique offering combines engineered plans for a 70-slot RV park on 10 acres with a beautifully remodeled 2,692 sq ft home on the remaining acreage, creating an ideal setup for immediate income and long-term growth.

RV Park: A Turnkey Revenue Generator

The engineered plans for a 70-slot RV park are ready to bring your vision to life. Designed with modern amenities, this park is poised to attract travelers exploring the heart of Texas, tapping into the booming RV tourism market. With the RV industry experiencing unprecedented growth, this property offers a steady stream of revenue potential in a high-demand sector. The pre-existing plans save you time and expense, allowing you to break ground quickly and capitalize on this thriving market.

Remodeled Home: Comfort and Income Flexibility

Nestled on the remaining acreage, the 2,692 sq ft home is a standout feature. Built in 1976 and thoughtfully remodeled, it boasts 4 spacious bedrooms and 3 modern bathrooms, blending timeless design with contemporary comfort. Move-in ready, it's perfect as a family residence, an on-site manager's quarters, or a charming rental property for additional income. This versatility enhances the property's value, giving you options to tailor the investment to your lifestyle.

Manufactured Home: On Property

It is a 2023 Fleetwood. 1800 ft.² Three-bedroom two bath two living Open floor plan. 10 x 10 porch on the front. Refrigerator washer and dryer will convey. Mobile home also has roughly 6000 ft.² of parking and a three-car pole barn with 600 ft.² of storage.

Prime Location: Tranquility Meets Accessibility

Situated in Rogers, Texas, this property offers the best of both worlds: rural serenity and proximity to major highways. It's an easy stop for RV travelers traversing the Lone Star State, with nearby attractions like Lake Belton and the Bell County Expo Center drawing tourists year-round. Surrounded by Texas' natural beauty, the property provides a peaceful retreat for guests and a picturesque backdrop for your business.

Why This Opportunity Stands Out

- Immediate Start: Engineered RV park plans and a remodeled home mean you can launch your business without delay.
- Growing Market: Rising demand for RV accommodations ensures strong income potential.
- Dual Income Streams: Operate the RV park while living on-site or renting out the home.
- Strategic Location: Rural charm with access to urban conveniences and tourist hotspots.

This is more than just a property—it's a turnkey business opportunity with immense potential. Opportunities like this don't come around often. Contact us today to learn more and schedule a viewing before this unique property is gone!

Key Details:

- Acreage: 20.27 acres
- RV Park: Engineered plans for 70 slots on 10 acres
- Home: 2,692 sq ft, 4 bedrooms, 3 bathrooms (remodeled)
- Year Built: 1976 (home)
- Location: Rogers, TX

SALE PRICE

\$999,999 USD





aca Ranch

US FAA

190

437

W Mesquite Ave

Rogers

Tuff Car detailing

190

All of Texas Moving

Texas Furniture Ranch

Rogers Velocity Training

Alvin Alley St

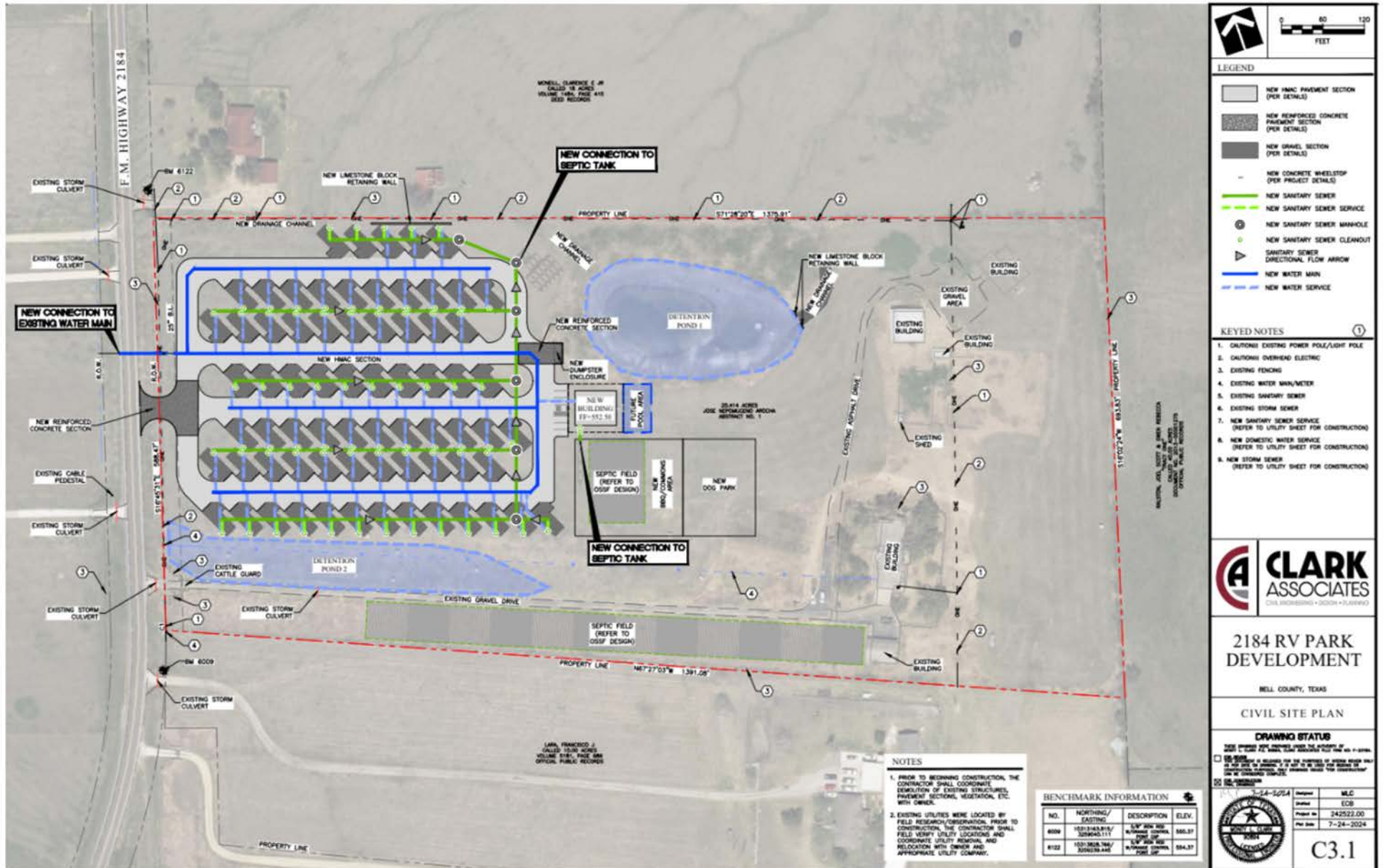
Alvin Alley St



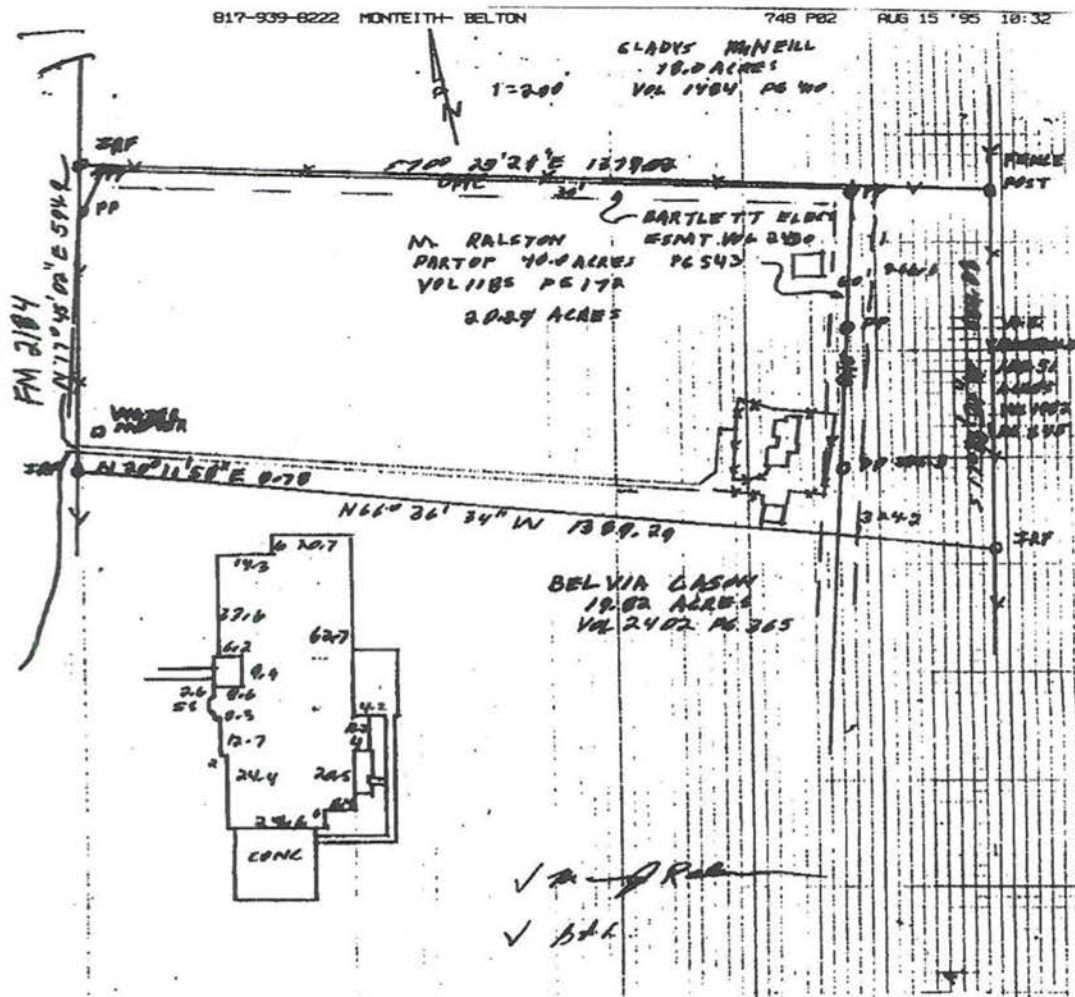
20.27 AC
For Sale

OPTIONAL SITE PLAN

RV RESORT



SURVEY



STATE OF TEXAS :

COUNTY OF BELL :

KNOW ALL MEN BY THESE PRESENTS, that I, Thomas D. Berrier, Registered Professional Land Surveyor in the State of Texas, do hereby certify that I did cause to be surveyed on the ground that certain 20.180 acre tract of land out of the GOOLSBY CHILDERS LEAGUE on the J.N. AROCHA GRANT, Bell County, Texas. I further certify that there are no encroachments whatsoever, except as shown hereon and that this survey is a true and accurate representation of said survey.

IN WITNESS THEREOF, my hand and seal this 11th day of November, 1994.

Thomas D. Barrie
Thomas D. Barrie
Registered Professional Land Surveyor
Seal No. 2498

TEMPLE CIVIL ENGINEERING
P.O. BOX 1129
TEMPLE, TX 76503-1129



THOMAS D. BERRIER
REG. PROFESSIONAL SURVEYOR
A-4201

Pearl

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 or 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.

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Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone	
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Sales Agent/Associate's Name	License No.	Email	Phone	
Buyer Initials	Tenant Initials	Seller Initials	Landlord Initials	Date