

FOR SALE

BRAZOS VALLEY RV PARK

2190 STATE HWY 21 E

Caldwell, TX 77836

PRESENTED BY:

JIM JONES

O: 979.431.4400

jim.jones@svn.com

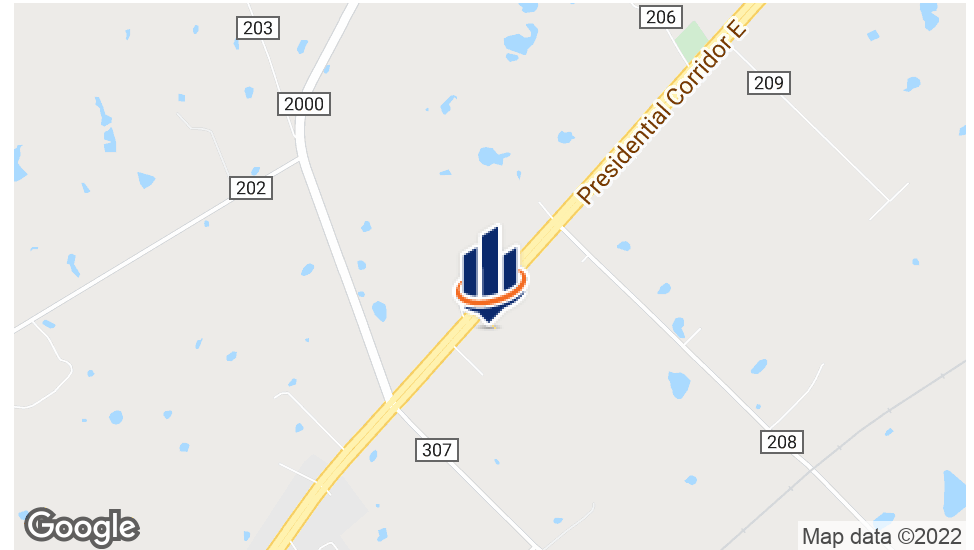
JARRED TAYLOR

O: 979.431.4400

jarred.taylor@svn.com



PROPERTY SUMMARY



OFFERING SUMMARY

PRICE:	\$6,100,000
LOT SIZE:	20.41 Acres
CAP RATE:	7.31%
NOI:	\$445,841

PROPERTY OVERVIEW

This 20.41 acre property is located in Caldwell, TX. It offers 500 feet of frontage on State Highway 21 along with exposure to $\pm 14,761$ Vehicles Per Day, providing great visibility to the property. The Property is located 16 minutes from Rellis and 25 minutes from Kyle Field. Central location to seasonal activities including ChiliFest, Texas A&M Football, Lake Somerville, and more.

PROPERTY HIGHLIGHTS

- 100 RV Sites
- Amenities such as a Swimming Pool, Game Room, Pet Park & Workout Room
- Includes Laundry & Bathhouse for Guests
- Club House with full kitchen
- Extra Large Concrete Pads
- Full Hook Ups (Sewer, Water, Electric)
- On Site Propane Tank

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PROPERTY DETAILS



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PROPERTY DESCRIPTION

PARCEL ID:	11042
YEAR BUILT:	2015
TYPE OF PARK:	All-Age
RENTAL AGREEMENT:	Month to Month, Week to Week, Day to Day
NUMBER OF SITES:	100
PARKING:	Ample
SPACES PER ACRE:	5
TYPOGRAPHY:	Flat

COMMON AREA AMENITIES AVAILABLE

- Cable
- BBQ grills
- Dog park
- Playground
- Game room
- Wireless internet
- Pavilions and fire pits
- Laundry facility with 4 washers and 4 dryers
- Bathhouse with 4 private showers within ADA compliance
- Workout room including a treadmill, free weights, and bicycle
- Clubhouse equipped with full kitchen, large screen TV, and rally equipment

PROPERTY DETAILS



RENT

MONTHLY:	\$600.00
WEEKLY:	\$200.00
DAILY:	\$40.00

UTILITIES

WATER:	City of Caldwell
SEWER:	Septic
ELECTRIC:	Bryan Texas Utilities
TRASH:	City of Caldwell

LOCATION MAP



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AERIAL PHOTO



JIM JONES

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ADDITIONAL PHOTO



JIM JONES

O: 979.431.4400

jim.jones@svn.com

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AMENITY PHOTOS



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VEHICLES PER DAY



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RETAILER MAP



JIM JONES JARRED TAYLOR
 O: 979.431.4400 O: 979.431.4400
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Site Demographic Summary



Ring of 5 miles

INCOME

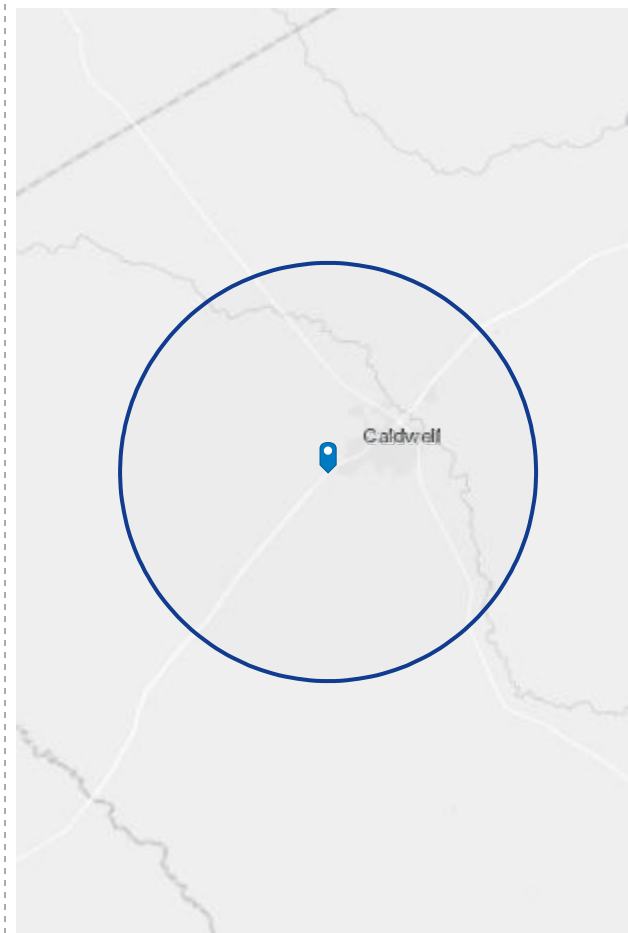

\$78,676
Average Household Income


\$28,792
Per Capita Income


\$673,501
Average Net Worth


\$261,654
Average Home Value

2190 State Hwy 21 W



KEY FACTS

6,354

Population

40.9

Median Age

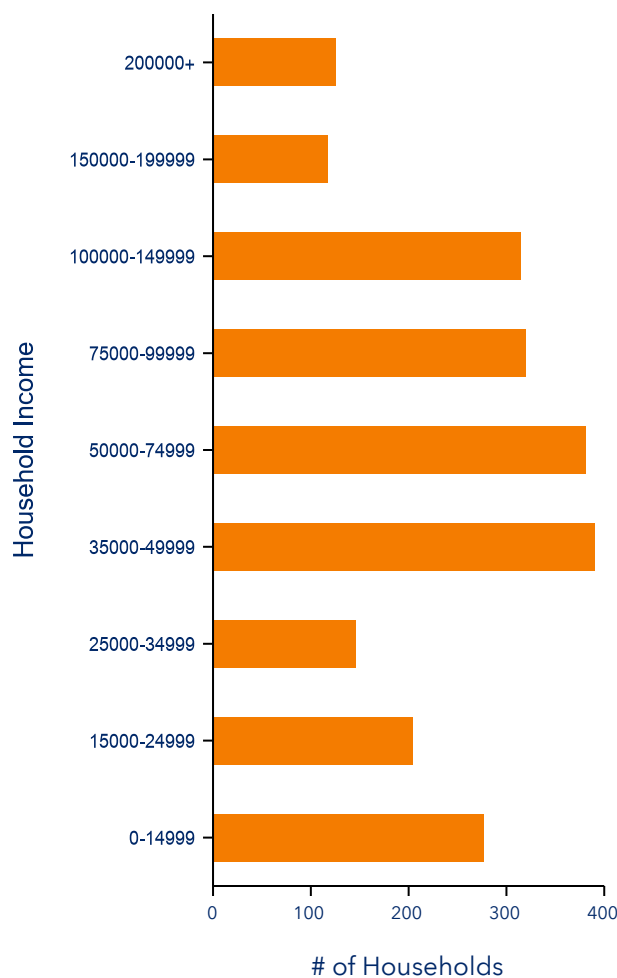


2,273

Households

\$47,575

Median Disposable Income



EDUCATION

17%

No High School Diploma



38%

High School Graduate



27%

Some College



17%

College Graduate

EMPLOYMENT

     **55%**

White Collar

   **34%**

Blue Collar

 **11%**

Services

7.5%

Unemployment Rate

Information About Brokerage Services



Texas law requires all real estate license holders 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.

Riverstone C.R.E. Co.

Licensed Broker / Broker Firm Name or
Primary Assumed Business Name

James Jones

Licensed Supervisor of Sales Agent/
Associate

Jarred Taylor

Sales Agent/Associate's Name

9005980

License No.

545598

License No.

License No.

746005

License No.

riverstone@svn.com

Email

jim.jones@svn.com

Email

jarred.taylor@svn.com

Email

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Phone

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