

\$2,000,000 - 1224 County Road 403, Marble Falls

MLS® #3101920

\$2,000,000

0 Bedroom, 0.00 Bathroom,
Commercial Sale on 35.00 Acres

None, Marble Falls, TX

The County Line RV Park is a registered LLC in Texas and is slotted for 124 RV spaces south of Marble Falls, TX with very easy access to all of the Highland Lakes, premier golfing, and the Texas Wine Trail. The Park is 35 acres and includes a building that has a large office with bathroom and rec space downstairs. Upstairs contains a kitchen, living, bedroom, bathroom, and laundry, making it ideal for an on-site manager or owner/operator. There is a preliminary site plan that is being done by an engineering firm. Currently, there are water well exceptions for the park from TCEQ and the final permit to drill the water supply well will be submitted and approved. All septic systems will be approved through Burnet County. PEC will design the electricity distribution and each site will have an individual meter. Planned amenities include a laundromat by the office and general store that will have two public restrooms and 5 commercial washers and 5 commercial dryers (SpeedQueen brand). There are plans for two dog parks and a disc golf course on the property as well as a community fire pit and a couple of miles of walking trails. One of the biggest draws is the location and the amount of large oak trees throughout The Park. There is a website for The Park as well as a corresponding email, Facebook page, and Instagram page (that have not been promoted or advertised). We are also working with Campspot to have online booking capabilities and are about halfway through that process



with them. There is a huge demand for a park like this that offers seclusion and privacy with an upscale feel. There has been virtually no marketing, advertising, or promotion of The Park. This listing is for a fully permitted, prior to construction, park and will include the land, current structures, all permits, contacts, business, branding, etc. Owners are LREA.

Built in 2010

Essential Information

ListingFeed	abor_vow
MLS® #	3101920
List Price	\$2,000,000
Sale Price	\$2,000,000
Sale Date	March 10th, 2022
Bathrooms	0.00
Acres	35.00
Year Built	2010
Type	Commercial Sale
Sub-Type	Site Planned
Status	Closed

Community Information

Address	1224 County Road 403
Subdivision	None
City	Marble Falls
County	Burnet
State	TX
Zip Code	78654

Amenities

Utilities	Above Ground Utilities, See Remarks, Underground Utilities
Parking	Additional Parking, See Remarks
View	Hills

Interior

Interior	Carpet, Slate, Wood
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Heating

Central

Cooling

Central Air, Ceiling Fan(s), Wall/Window Unit(s)

Exterior

Construction

Board & Batten Siding, Frame, Stone

Foundation

Slab