

# \$1,400,000 - 3277 W Hwy 21, Lincoln

MLS® #3427678

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## \$1,400,000

0 Bedroom, 0.00 Bathroom,  
Commercial Sale on 7.37 Acres

N/A, Lincoln, TX

If you are looking for an investment property that is well established and still has unimproved land for growth, then look no further! This RV Park is centrally located between Austin and College Station, within an hour from ABIA. The 7.374 acre property includes 51 concrete RV pads, each one with septic and 3,050 amp electricity available. There is an outbuilding utilized as a laundry facility, 3 washers and 3 dryers convey. Metal equipment shed. Skid steer negotiable. Beautiful trees throughout, gravel roads, restaurant adjacent to property for convenience, country views, and partially fenced. There are 24 full time leased spots. Zoned commercial. Propane tank on adjacent property is seller owned. Potential additional income for buyer if able to legally sell propane, propane tank can be moved to RV property. Survey, septic, and financial information available. Cash, conventional, and owner financing available.



## Essential Information

|             |                    |
|-------------|--------------------|
| ListingFeed | abor_vow           |
| MLS® #      | 3427678            |
| List Price  | \$1,400,000        |
| Sale Price  | \$1,300,000        |
| Sale Date   | January 17th, 2024 |
| Bathrooms   | 0.00               |
| Acres       | 7.37               |

|          |                 |
|----------|-----------------|
| Type     | Commercial Sale |
| Sub-Type | Other           |
| Status   | Closed          |

### **Community Information**

|             |               |
|-------------|---------------|
| Address     | 3277 W Hwy 21 |
| Subdivision | N/A           |
| City        | Lincoln       |
| County      | Lee           |
| State       | TX            |
| Zip Code    | 78948         |

### **Amenities**

|           |   |
|-----------|---|
| Utilities | Electricity Available, Electricity Connected, Propane, See Remarks, Water Connected |
| Parking   | Assigned, Lighted, Outside, Parking Pad, RV Access/Parking, Leased                  |
| View      | Meadow, Pasture, Trees/Woods  |

### **Interior**

|         |      |
|---------|------|
| Heating | None |
| Cooling | None |

### **Exterior**

|              |                   |
|--------------|-------------------|
| Construction | Cement Siding     |
| Foundation   | Slab, See Remarks |