

# **\$6,000,000 - 408 Clen Oak Parkway, Burnet**

MLS® #7422877

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## **\$6,000,000**

0 Bedroom, 0.00 Bathroom,  
Commercial Sale on 7.91 Acres

CLEN OAK PARKWAY, Burnet, TX

Drastic Price Drop: This 7.5 acre lake resort has approx. 510 ft of beautiful waterfront on the local favorite, Lake LBJ, the only true constant-level lake in the Highland Lakes chain. One of the most popular Vacation Resorts in central Texas. Rentals galore!! Each of the (21) RV spaces have 4-way hookups w/ 30 & 50 AMP electricity, septic, water, cable TV, phone jacks. Also includes seven 1-bedroom cabins. The three 2-bedroom condos can sleep up to 7 people. The nine 1-bedroom condos sleep up to 4 people. The private balcony at the rear of the condos overlooks the lake & is shaded by pecan trees. Also, like the rest of the rentals the two lake houses are completely furnished. The smaller sleeps 2 & the large one sleeps 8 people. The Lodge is perfect for large groups, seating up to 75 people. It has 5 separate motel style rooms equipped w/ full bath/shower (one handicap accessible) & can accommodate up to 24 people. Amenities include: Swimming pool, mini-golf course, game room w/arcades & pool table, shuffleboard, (2) laundry rooms, (2) Shower/bathroom, (2) playgrounds, grass volleyball court, fishing dock, (8) boat slips and (3) jet ski ramps to round out the lake activity fun. The park also has a private home as well as an office on-site. The premises have (9) septic tanks, (7) water meters, (19) PEC meters. Main water source is River Oaks Water System. LCRA-provided irrigation for grass for minimal cost per year.



Survey available 5/6/22. Current owner willing to train for (2) weeks prior to closing.

Adding to the value, the property has been approved for a Grandfathered Marina Facility. Continue operating as a full service park offering year-round accommodations or let your imagination take over as the possibilities are limitless for this property.

<https://www.heartoftexaslakeresorts.com>

Built in 1978

### Essential Information

ListingFeed	abor_vow
MLS® #	7422877
List Price	\$6,000,000
Sale Price	\$5,300,000
Sale Date	August 1st, 2022
Bathrooms	0.00
Acres	7.91
Year Built	1978
Type	Commercial Sale
Sub-Type	Hotel/Motel
Status	Closed

### Community Information

Address	408 Clen Oak Parkway
Subdivision	CLEN OAK PARKWAY
City	Burnet
County	Burnet
State	TX
Zip Code	78611

### Amenities

Utilities	Above Ground Utilities, Electricity Available, Natural Gas Available, Propane, Underground Utilities
Parking	Additional Parking, Boat, Carport, Direct Access, Driveway, Guest, Gravel, Lighted, On Site, Parking Lot, RV Carport, RV Access/Parking, Unpaved
View	Lake, River

**Interior**

Interior Carpet, Concrete, Laminate, Linoleum, Parquet, Tile, Vinyl  
Heating Central, Electric, Varies by Unit  
Cooling Central Air, Ceiling Fan(s), Electric, Varies by Unit, Wall/Window Unit(s)

**Exterior**

Construction Blown-In Insulation, Brick, Block, Frame, Glass, HardiPlank Type, Masonry, Masonite, Metal Siding, Concrete, Stone, Vinyl Siding  
Foundation Pillar/Post/Pier

**Additional Information**

Zoning NONE  
RE / Bank Owned Yes