

FOR SALE +/- 5.72 AC

LAND + RV Business Opportunity
457 CR 442 Old Texas Hwy 35 Blessing, TX 77419



- Price: \$800,000
- \$3.21 PSF
- AC: +/- 5.72
- RV Business Park Potential
- RV Amenities/Structures Onsite

SITE

Old Texas Hwy 35

County Rd 441

This property has been previously used as an RV Business



Tammie Vu
M - (713) 865-2362
O - (713) 270-5400
tammievu@dncommercial.net
www.dncommercial.net



The information contained herein while based upon data supplied by sources deemed reliable, is subject to and omissions and is not, in any way, warranted by Danny Nguyen Commercial, or by any agent, independent associate, or employee of Danny Nguyen Commercial. errors This information is subject to change without notice.

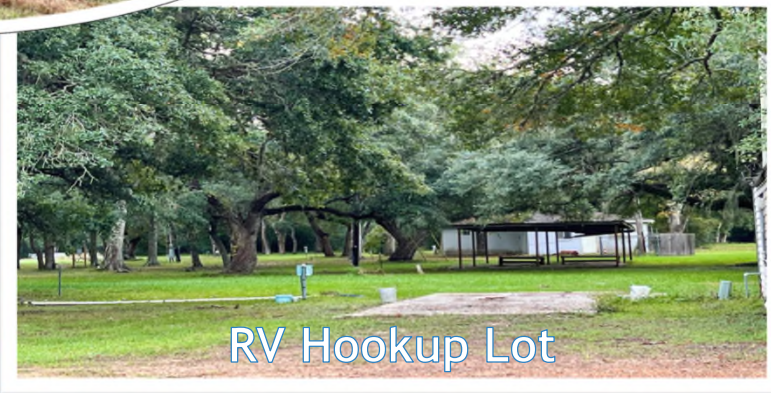
Entrance



Laundry Room



Front of RV Site



RV Hookup Lot



Storage

Corner Lot

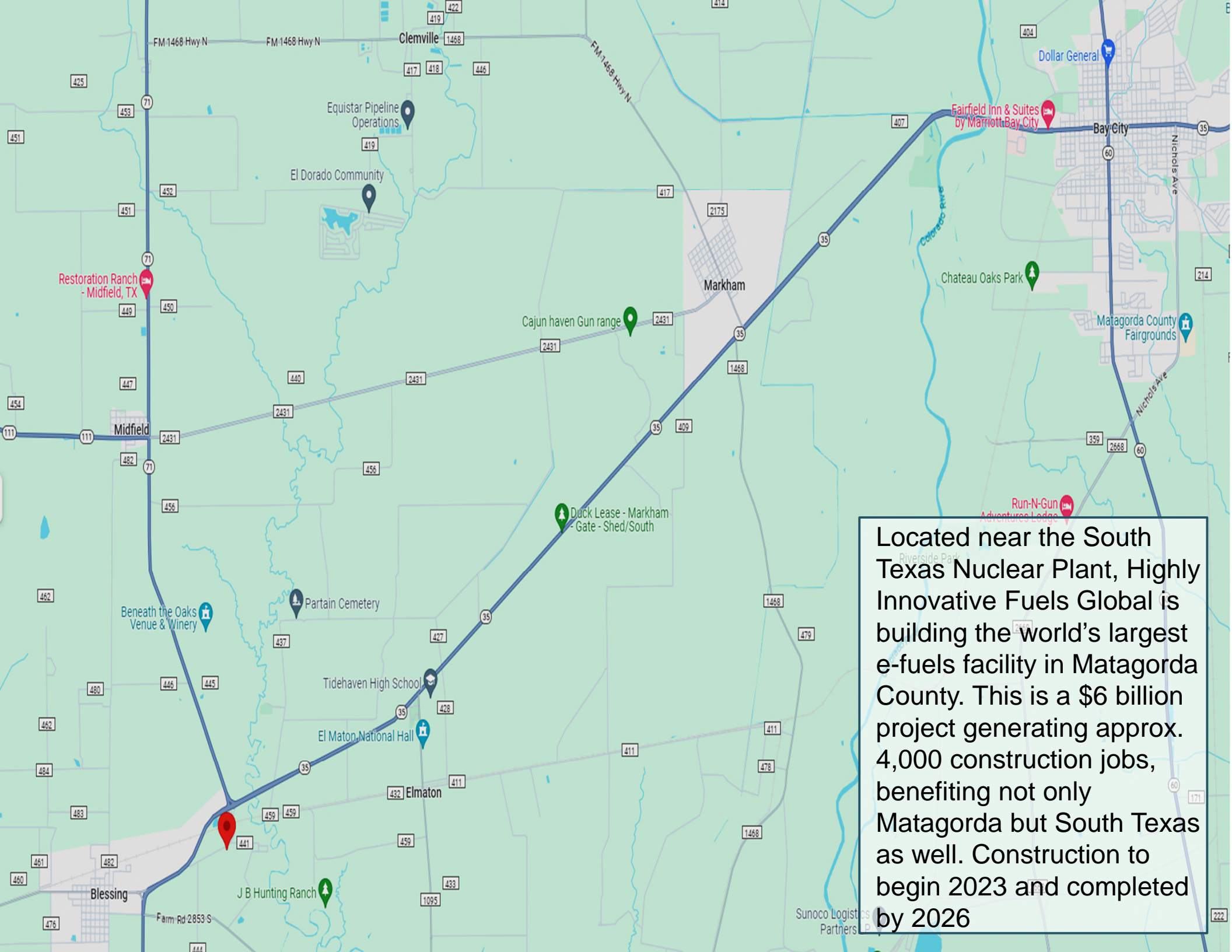


RV Picnic and Rest Area

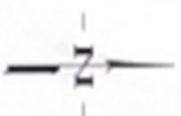


RV Hookup Lots

- **Blessing RV Park is equipped with 39 full hookup RV sites, water well and septic system.**
- **Great Investment opportunity for those interested in distressed properties. Transform the park's ambiance by incorporating additional amenities and elevate its overall appeal. Enhance marketing and management practices to achieve higher rents and maximize returns.**
- **Suggested use of the land: RV Park with additional amenities such as convenient store, community market, on-site restaurants, etc.**
- **Approx. 19 miles to Walmart Supercenter in Bay City.**



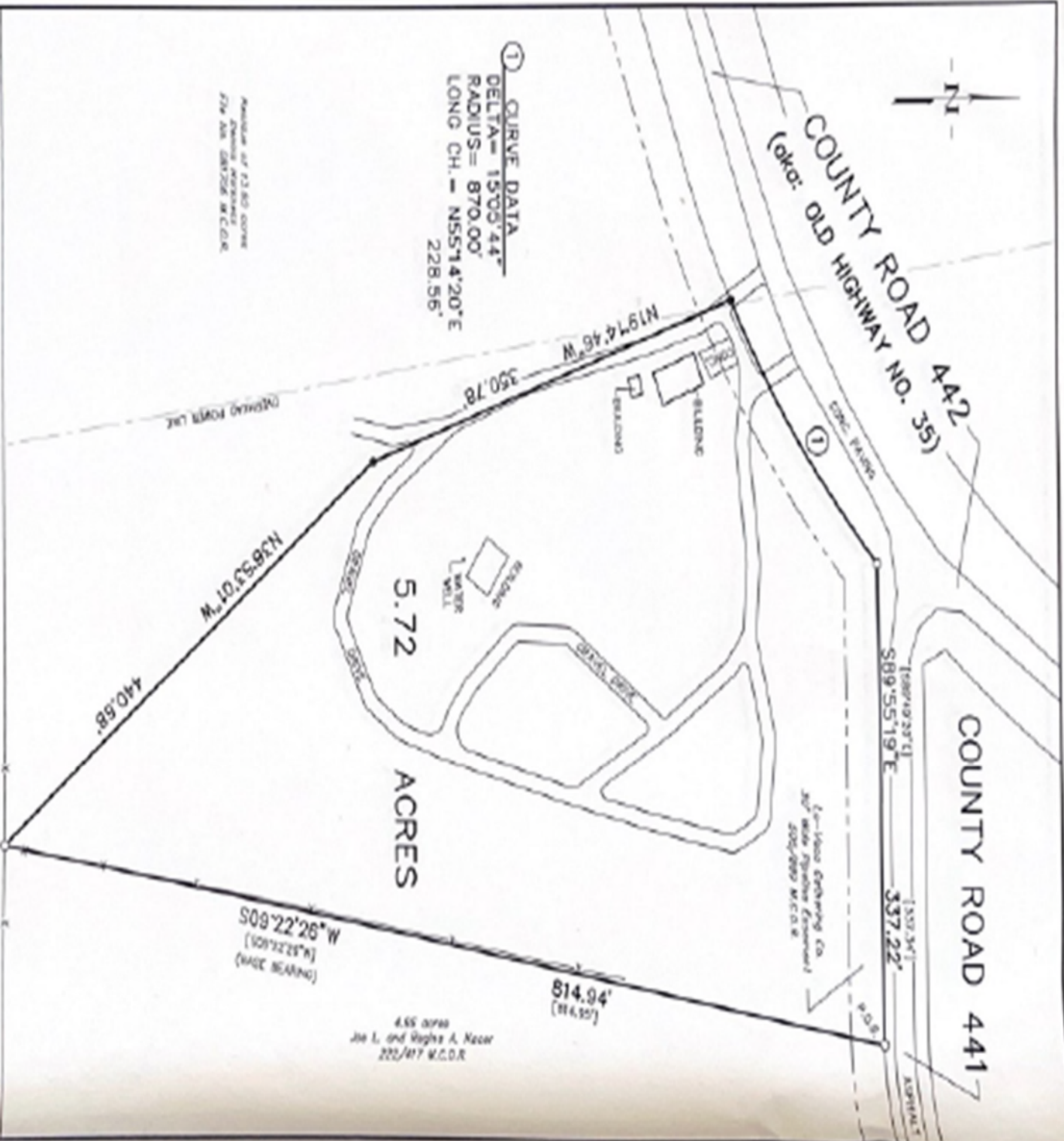
Located near the South Texas Nuclear Plant, Highly Innovative Fuels Global is building the world's largest e-fuels facility in Matagorda County. This is a \$6 billion project generating approx. 4,000 construction jobs, benefiting not only Matagorda but South Texas as well. Construction to begin 2023 and completed by 2026



COUNTY ROAD 442
(aka: OLD HIGHWAY NO. 35)

COUNTY ROAD 441

① CURVE DATA
DELTA = $150^{\circ}44'$
RADIUS = 870.00'
LONG CH. = $N55^{\circ}14'20''E$
228.56'



5.72 ACRE SURVEY
JOSIAH TILLEY LEAGUE
ABSTRACT NO. 93
MATAGORDA COUNTY, TEXAS

BEING A PART OF THE SAME PROPERTY DESCRIBED AS 13.60 ACRES
IN WARRANTY DEED WITH VENDORS LIEN DATED FEBRUARY 28, 2008
FROM ANDREW DOUGHERTY TO DENNIS HARNISS RECORDED IN FILE
NO. 081706 OF THE OFFICIAL RECORDS OF MATAGORDA COUNTY, TEXAS

G & W ENGINEERS, INC.

ENGINEERING • SURVEYING • PLANNING

200 W. LIVE OAK STREET
FORT LAVACA, TEXAS 77979
(361) 552-4509
TBP#LS FRM NO.: 10022100

1803A 7TH STREET
BAY CITY, TEXAS 77414
(879) 525-2100
TBP#LS FRM NO.: 10022101



45.8 ACRES
FORT TERRY
FOR THE DISTRICT M.C.O.R.

- LEGEND**
- EXISTING 8.07' BORN BORN
 - SET 1/2" CAP BORN BORN WITH
 - MATAGORDA COUNTY OFFICIAL RECORDS
 - MATAGORDA COUNTY DEED RECORDS
 - P.O.M.
 - POINT OF BEGINNING
 - EXISTING WIRE FENCE
 - FENCE OR DEED CALL

I, HENRY A. DANVISH, REGISTERED PROFESSIONAL LAND
SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT DRAWN HEREON
AND A PROPERTY DESCRIPTION PARCELS REPRESENTS THE
RESULT OF A SURVEY MADE ON THE GROUND UNDER MY
DIRECTION ON APRIL 23, 2015.

Henry A. Danvish

G & W ENGINEERS, INC.
HENRY A. DANVISH
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5098



DRAWN BY: U.S. SECOND BY: H.A.D. DATE: A.E.V. 2, 2015 SCALE: 1" = 100'

REVISIONS: 7004-001 7004-001 7004-001

BLESSING RV PARK
457 COUNTY ROAD 442 - OLD TEXAS HWY 35 - BLESSING, TX 77419

FINANCIAL SUMMARY (PRO-FORMA)

OPERATING DATA - 75% Occupancies

Revenue

Rental Income - 75% Occupancies (\$350/month, 39 lots available)	\$	122,850.00
Total Revenue	\$	122,850.00

Expenses

Property Tax	\$	4,800.00
Liability Insurance	\$	1,000.00
Property Management	\$	12,000.00
Trash (\$75/month)	\$	900.00
Common Area Maintenance (grass cutting & clean up) - \$100/2 weeks)	\$	2,600.00
Internet (\$147/month)	\$	1,764.00
Electric for well water pump - \$30/month	\$	360.00
Total Expenses	\$	23,424.00

Net Operating Income	\$	99,426.00
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OPERATING DATA - 90% Occupancies

Revenue

Rental Income - 90% Occupancies (\$350/month, 39 lots available)	\$	147,420.00
Total Revenue	\$	147,420.00

Expenses

Property Tax	\$	4,800.00
Liability Insurance	\$	1,000.00
Property Management	\$	12,000.00
Trash (\$75/month)	\$	900.00
Common Area Maintenance (grass cutting & clean up) - \$100/2 weeks)	\$	2,600.00
Internet (\$147/month)	\$	1,764.00
Electric for well water pump - \$30/month	\$	360.00
Total Expenses	\$	23,424.00

Net Operating Income	\$	123,996.00
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OPERATING DATA - 100% Occupancies

Revenue

Rental Income - 100% Occupancies (\$350/month, 39 lots available)	\$	163,800.00
Total Revenue	\$	163,800.00

Expenses

Property Tax	\$	4,800.00
Liability Insurance	\$	1,000.00
Property Management	\$	12,000.00
Trash (\$75/month)	\$	900.00
Common Area Maintenance (grass cutting & clean up) - \$100/2 weeks)	\$	2,600.00
Internet (\$147/month)	\$	1,764.00
Electric for well water pump - \$30/month	\$	360.00
Total Expenses	\$	23,424.00

Net Operating Income	\$	140,376.00
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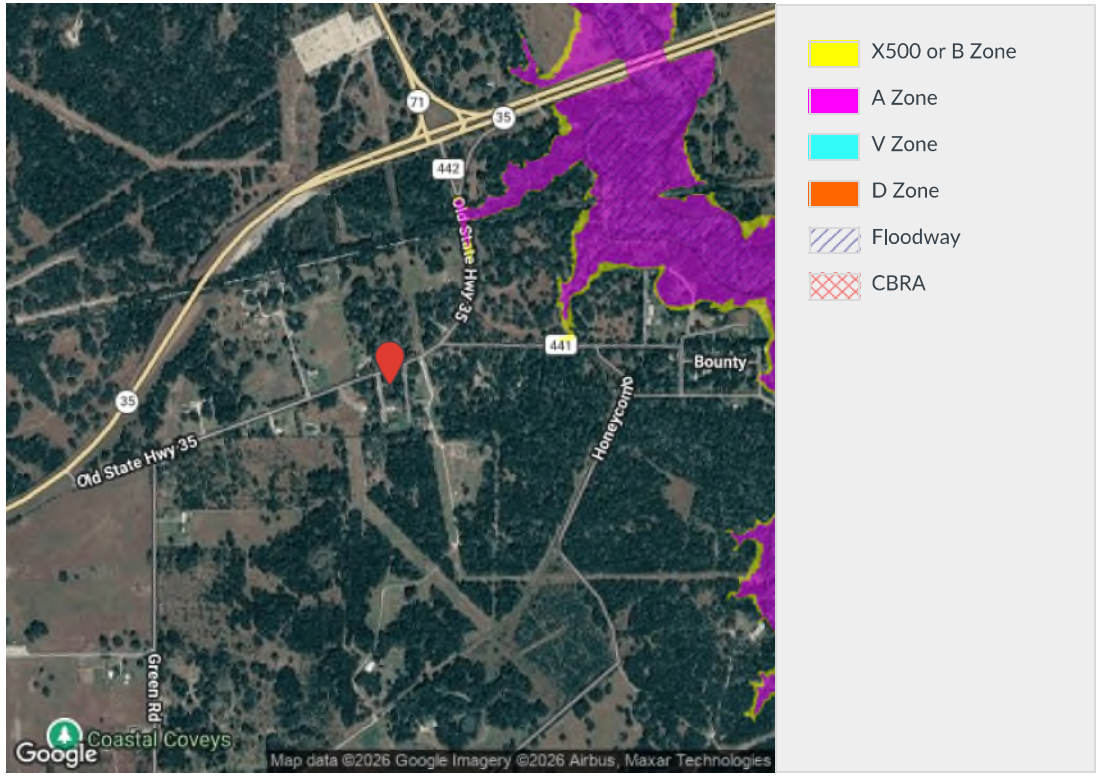
457 COUNTY ROAD 442 # 35 PALACIOS, TX 77465

LOCATION ACCURACY: *User-defined location*

Flood Zone Determination Report

Flood Zone Determination: OUT

COMMUNITY	485489	PANEL	0225F
PANEL DATE	January 15, 2021	MAP NUMBER	48321C0225F





Definitions of FEMA Flood Zone Designations

Zones indicating mandatory purchase of flood insurance in participating communities

ZONE	DESCRIPTION
A	Areas subject to a one percent or greater annual chance of flooding in any given year. Because detailed hydraulic analyses have not been performed on these areas, no base flood elevations are shown.
AE, A1 - A30	Areas subject to a one percent or greater annual chance of flooding in any given year. Base flood elevations are shown as derived from detailed hydraulic analyses (Zone AE is used on new and revised maps in place of Zones A1 - A30).
AH	Areas subject to a one percent or greater annual chance of shallow flooding in any given year. Flooding is usually in the form of ponding with average depths between one and three feet. Base flood elevations are shown as derived from detailed hydraulic analyses.
AO	Areas subject to a one percent or greater annual chance of shallow flooding in any given year. Flooding is usually in the form of sheet flow with average depths between one and three feet. Average flood depths are shown as derived from detailed hydraulic analyses.
AR	Areas subject to a one percent or greater annual chance of flooding in any given year due to a temporary increase in flood hazard from a flood control system that provides less than its previous level of protection.
A99	Areas subject to a one percent or greater annual chance of flooding in any given year, but will ultimately be protected by a flood protection system under construction. No base flood elevations or flood depths are shown.
V	Areas along coasts subject to a one percent or greater annual chance of flooding in any given year that also have additional hazards associated with velocity wave action. Because detailed hydraulic analyses have not been performed on these areas, no base flood elevations are shown.
VE, V1 - V30	Areas along coasts subject to a one percent or greater annual chance of flooding in any given year that include additional hazards associated with velocity wave action. Base flood elevations are shown as derived from detailed hydraulic analyses. (Zone VE is used on new and revised maps in place of Zones V1 - V30.)

CoreLogic® Flood Services has led the industry in providing fast, reliable and accurate flood risk data for 20 years. More than one million users rely on us to assess risk; support underwriting, investment and marketing decisions; prevent fraud; and improve performance in their daily operations.

Zones indicating non-mandatory (but available) purchase of flood insurance in participating communities

ZONE	DESCRIPTION
D	Areas of undetermined flood hazard where flooding is possible.
X, C	Areas of minimal flood hazard from the principal source of flood in the area and determined to be outside the 0.2 percent annual chance floodplain. (Zone X is used on new and revised maps in place of Zone C.)
X (Shaded), X500, B	Areas of moderate flood hazard from the principal source of flood in the area, determined to be within the limits of one percent and 0.2 percent annual chance floodplain. (Shaded Zone X is used on new and revised maps in place of Zone B.)
XFUT	For communities which elect to incorporate future floodplain conditions into their FIRMs, the future flood zone shown on the new map indicates the areas which the community believes will become the one percent annual chance floodplain (or the future Special Flood Hazard Area), due to projected urban development and land use.
None	Areas of undetermined flood hazard that do not appear on a Flood Insurance Rate Map or Flood Hazard Boundary Map, where flooding is possible.

FOR MORE INFORMATION, PLEASE CALL 800.447.1772
OR VISIT www.floodcert.com

Executive Summary

489 CR 442, #1, Palacios, Texas, 77465



Ring bands: 0-1, 1-3, 3-5 mile radii

Population	0 - 1 mile	1 - 3 mile	3 - 5 mile
2010 Population	114	1,276	1,201
2020 Population	114	1,204	1,167
2025 Population	113	1,181	1,180
2030 Population	112	1,175	1,173
2010-2020 Annual Rate	0.00%	-0.58%	-0.29%
2020-2025 Annual Rate	-0.17%	-0.37%	0.21%
2025-2030 Annual Rate	-0.18%	-0.10%	-0.12%

Age	0 - 1 mile	1 - 3 mile	3 - 5 mile
2025 Median Age	45.0	38.0	42.1
U.S. median age is 39.1			

Race and Ethnicity	0 - 1 mile	1 - 3 mile	3 - 5 mile
White Alone	79.7%	64.6%	72.7%
Black Alone	1.8%	1.5%	1.4%
American Indian Alone	0.0%	1.3%	0.8%
Asian Alone	0.0%	0.3%	0.3%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	7.1%	11.2%	8.8%
Two or More Races	11.5%	21.1%	16.0%
Hispanic Origin	22.1%	47.6%	33.8%
Diversity Index	57.2	76.2	68.9

Households	0 - 1 mile	1 - 3 mile	3 - 5 mile
2010 Total Households	54	469	431
2020 Total Households	56	441	427
2025 Total Households	55	443	432
2030 Total Households	55	447	436
2010-2020 Annual Rate	0.36%	-0.61%	-0.09%
2020-2025 Annual Rate	-0.34%	0.09%	0.22%
2025-2030 Annual Rate	0.00%	0.18%	0.18%
2025 Average Household Size	2.05	2.67	2.73
Wealth Index	95	44	73

Source: Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

Mortgage Income	0 - 1 mile	1 - 3 mile	3 - 5 mile
2025 Percent of Income for Mortgage	0.0%	21.2%	19.7%
Median Household Income			
2025 Median Household Income	\$58,830	\$48,634	\$52,415
2030 Median Household Income	\$66,948	\$49,875	\$55,919
2025-2030 Annual Rate	2.62%	0.51%	1.30%
Average Household Income			
2025 Average Household Income	\$89,607	\$62,429	\$78,457
2030 Average Household Income	\$98,863	\$67,541	\$85,485
Per Capita Income			
2025 Per Capita Income	\$36,518	\$22,247	\$30,062
2030 Per Capita Income	\$40,633	\$24,407	\$33,241
2025-2030 Annual Rate	2.16%	1.87%	2.03%
Income Equality			
2025 Gini Index	48.9	45.5	47.4
Socioeconomic Status			
2025 Socioeconomic Status Index	50.0	43.8	44.9
Housing Unit Summary			
Housing Affordability Index	0	92	99
2010 Total Housing Units	62	566	595
2010 Owner Occupied Hus (%)	83.3%	78.3%	81.4%
2010 Renter Occupied Hus (%)	16.7%	21.8%	18.8%
2010 Vacant Housing Units (%)	12.9%	17.1%	27.6%
2020 Housing Units	62	520	576
2020 Owner Occupied HUs (%)	85.7%	78.2%	82.9%
2020 Renter Occupied HUs (%)	14.3%	21.8%	17.1%
Vacant Housing Units	25.8%	14.8%	21.1%
2025 Housing Units	61	519	577
Owner Occupied Housing Units	87.3%	78.6%	83.3%
Renter Occupied Housing Units	12.7%	21.4%	16.7%
Vacant Housing Units	9.8%	14.6%	25.1%
2030 Total Housing Units	61	522	580
2030 Owner Occupied Housing Units	48	355	366
2030 Renter Occupied Housing Units	7	92	70
2030 Vacant Housing Units	6	75	144

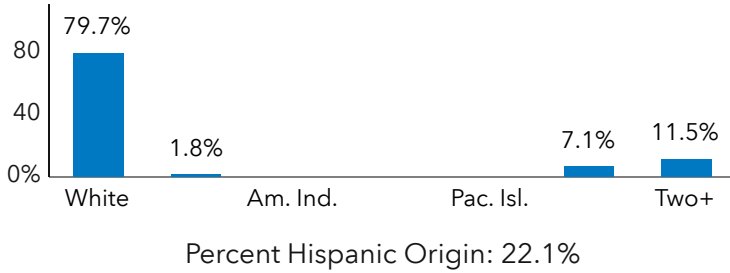
Graphic Profile

489 CR 442, #1, Palacios, Texas, 77465

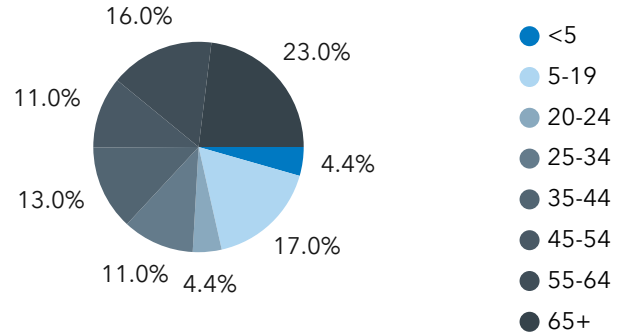


Ring band: 0 - 1 mile radius

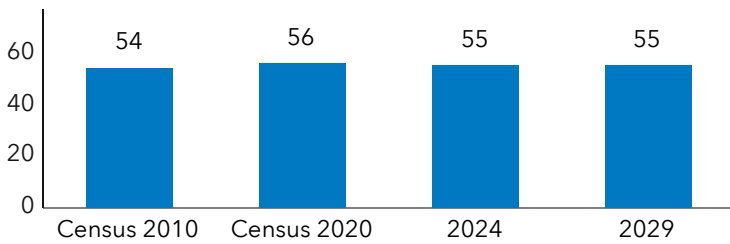
Population by Race



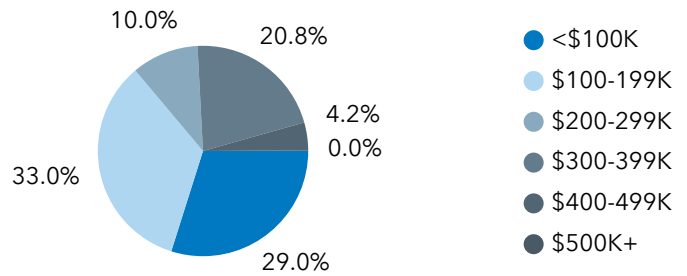
Population by Age



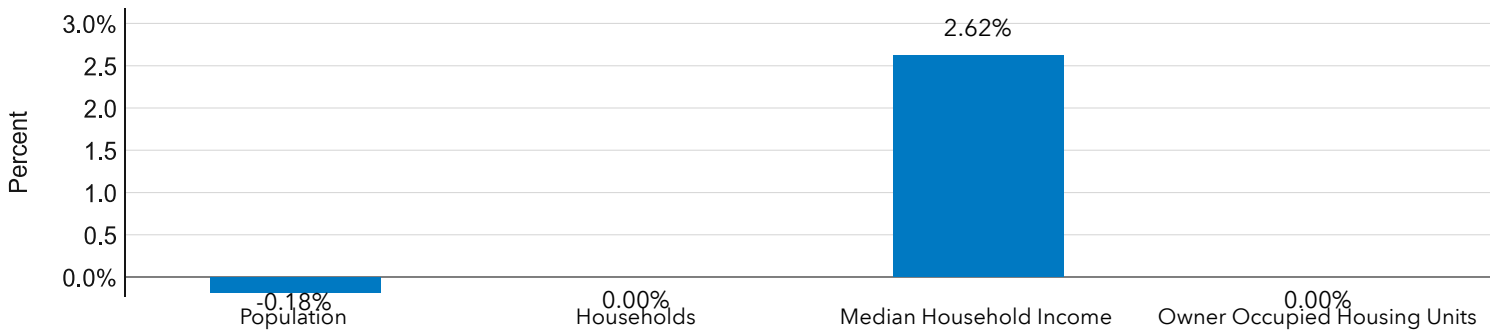
Households



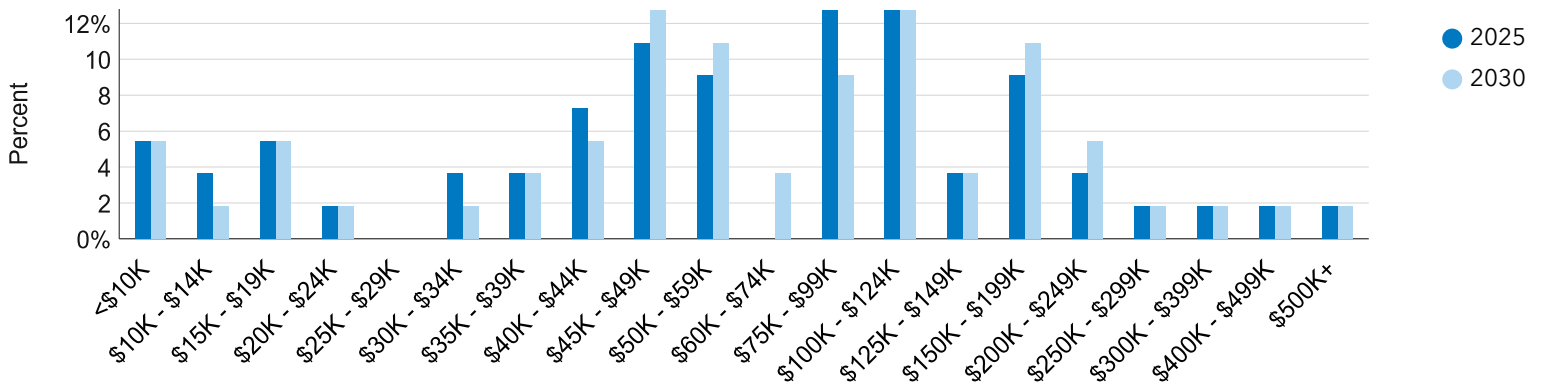
Home Value



2024-2029 Annual Growth Rate



Household Income



Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography. U.S. Census Bureau 2020 decennial Census data.

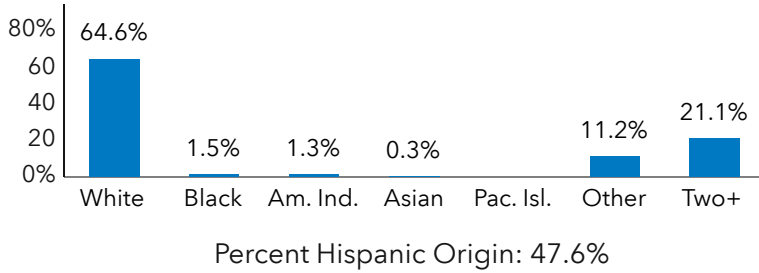
Graphic Profile

489 CR 442, #1, Palacios, Texas, 77465

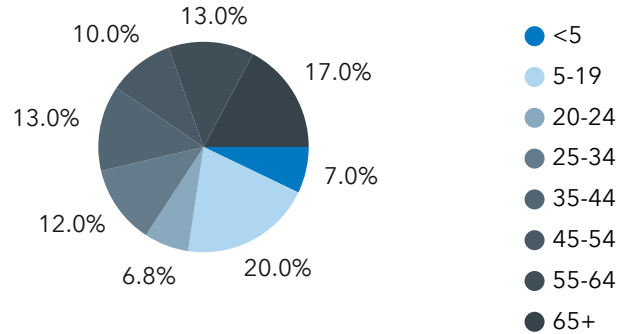


Ring band: 1 - 3 mile radius

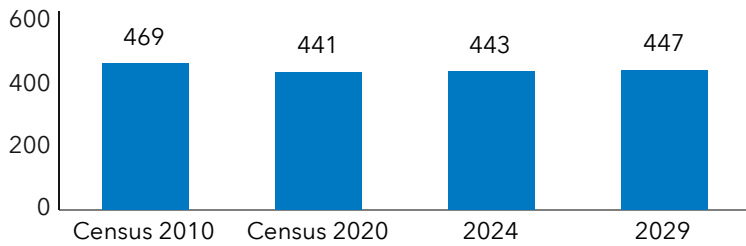
Population by Race



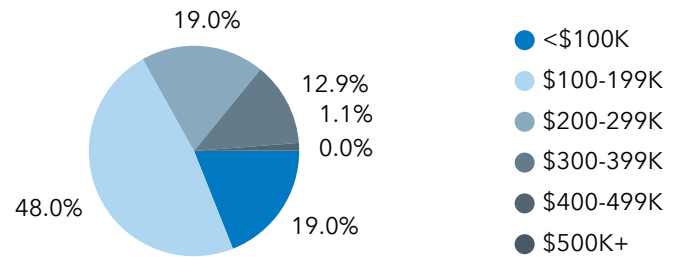
Population by Age



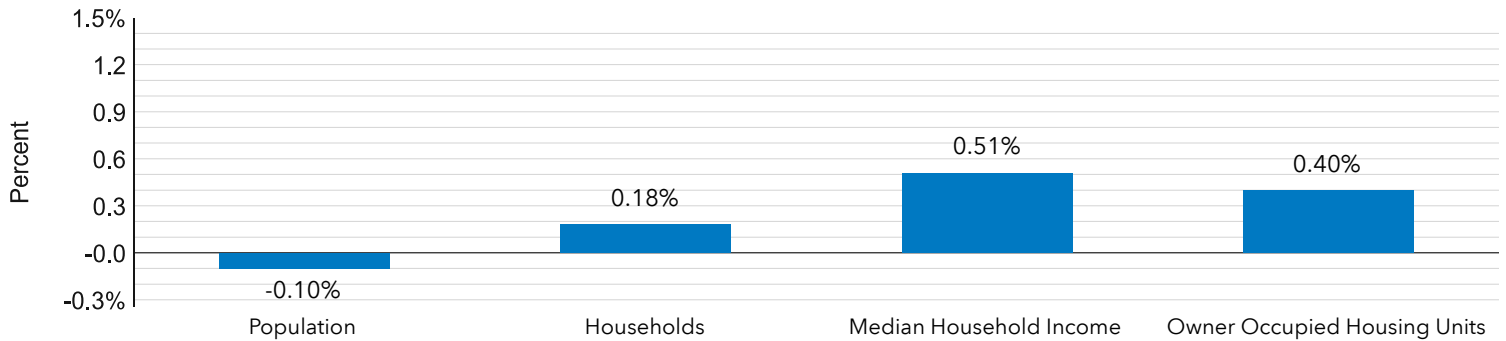
Households



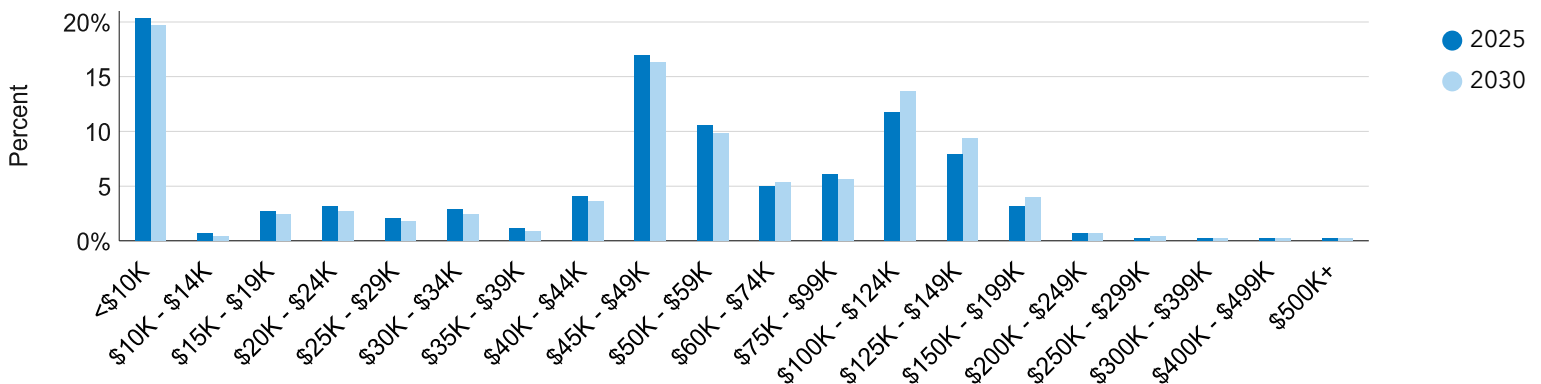
Home Value



2024-2029 Annual Growth Rate



Household Income



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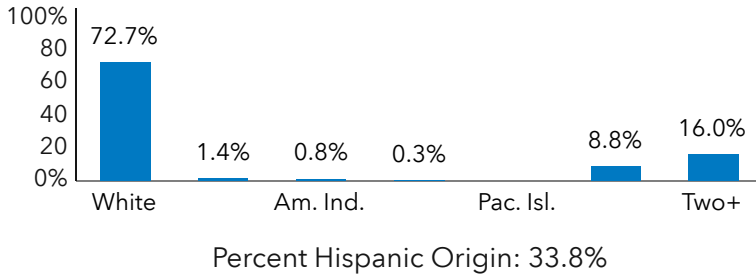
Graphic Profile

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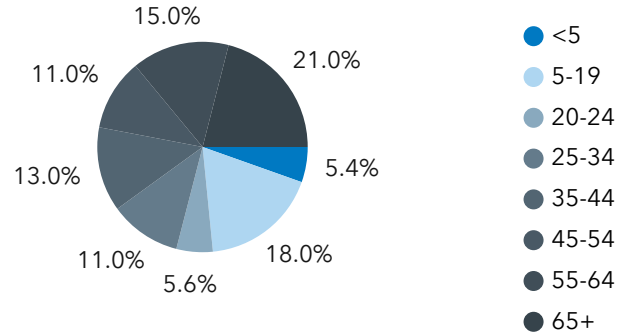


Ring band: 3 - 5 mile radius

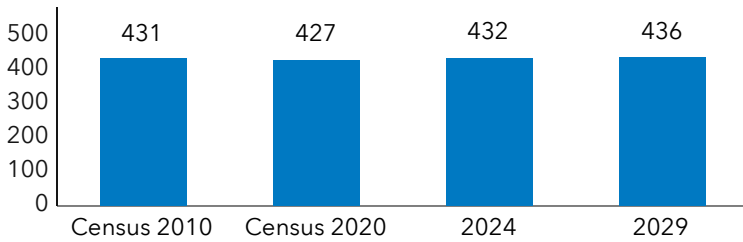
Population by Race



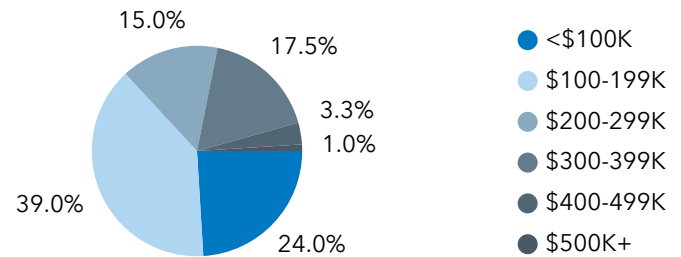
Population by Age



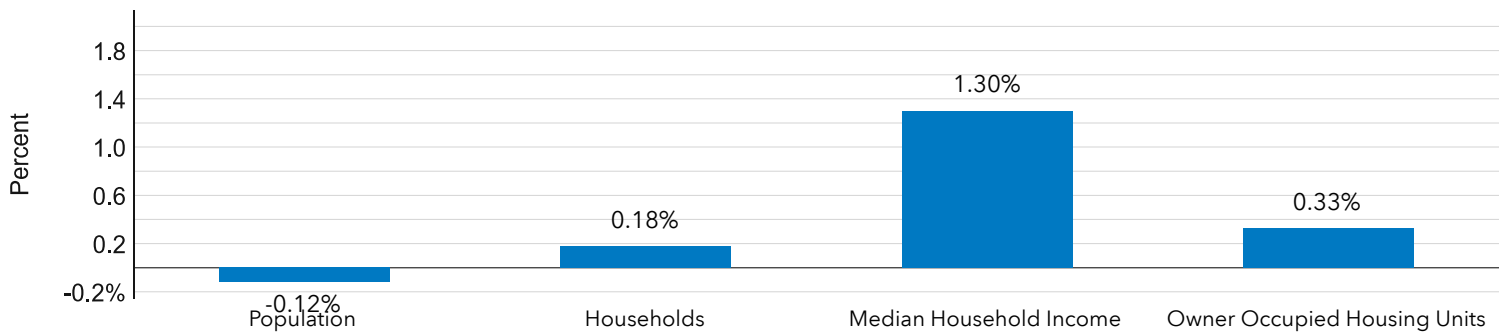
Households



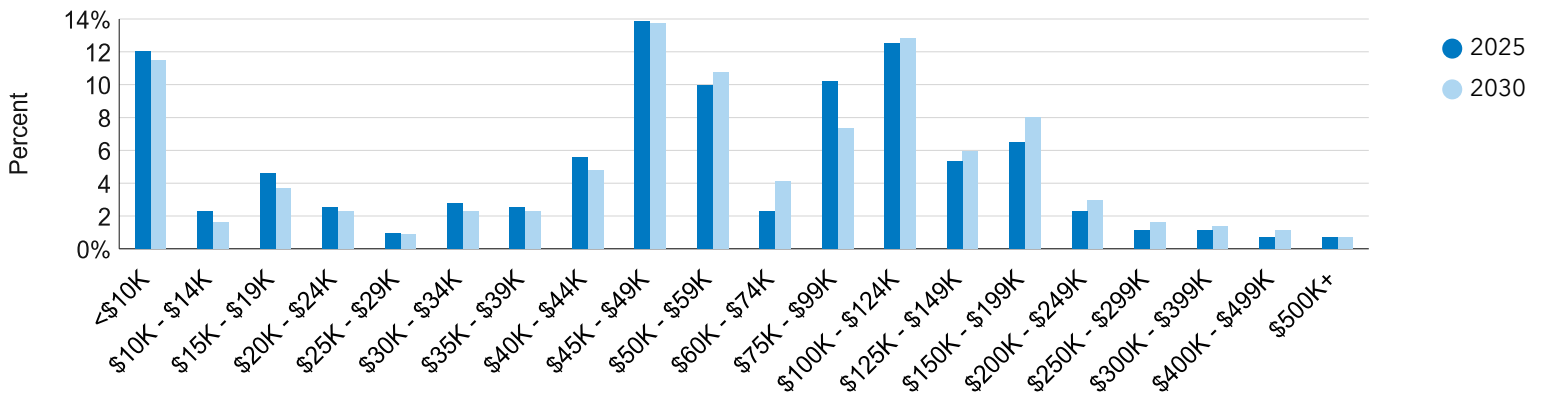
Home Value



2024-2029 Annual Growth Rate



Household Income



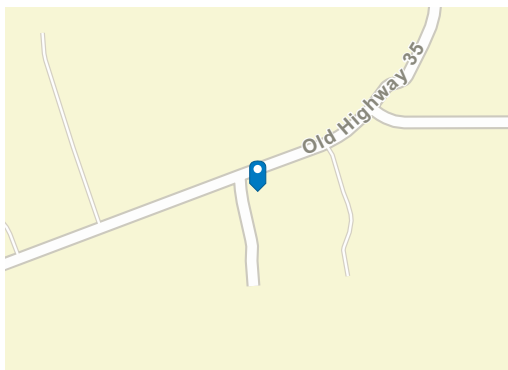
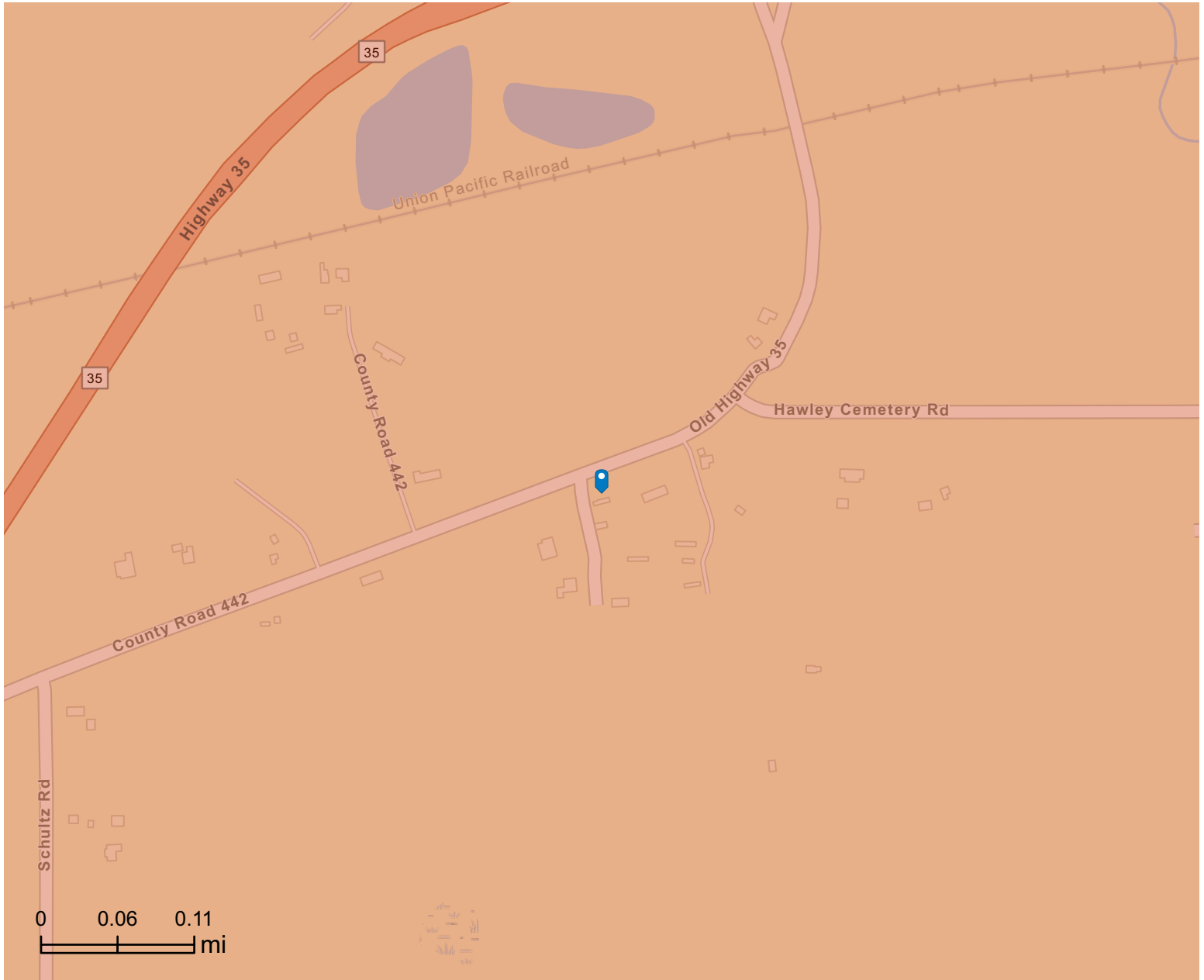
Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography. U.S. Census Bureau 2020 decennial Census data.

Traffic Count Map - Close Up

489 CR 442, #1, Palacios, Texas, 77465



Ring bands: 0-1, 1-3, 3-5 mile radii



Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



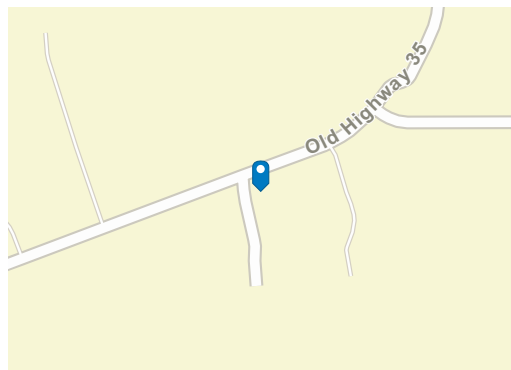
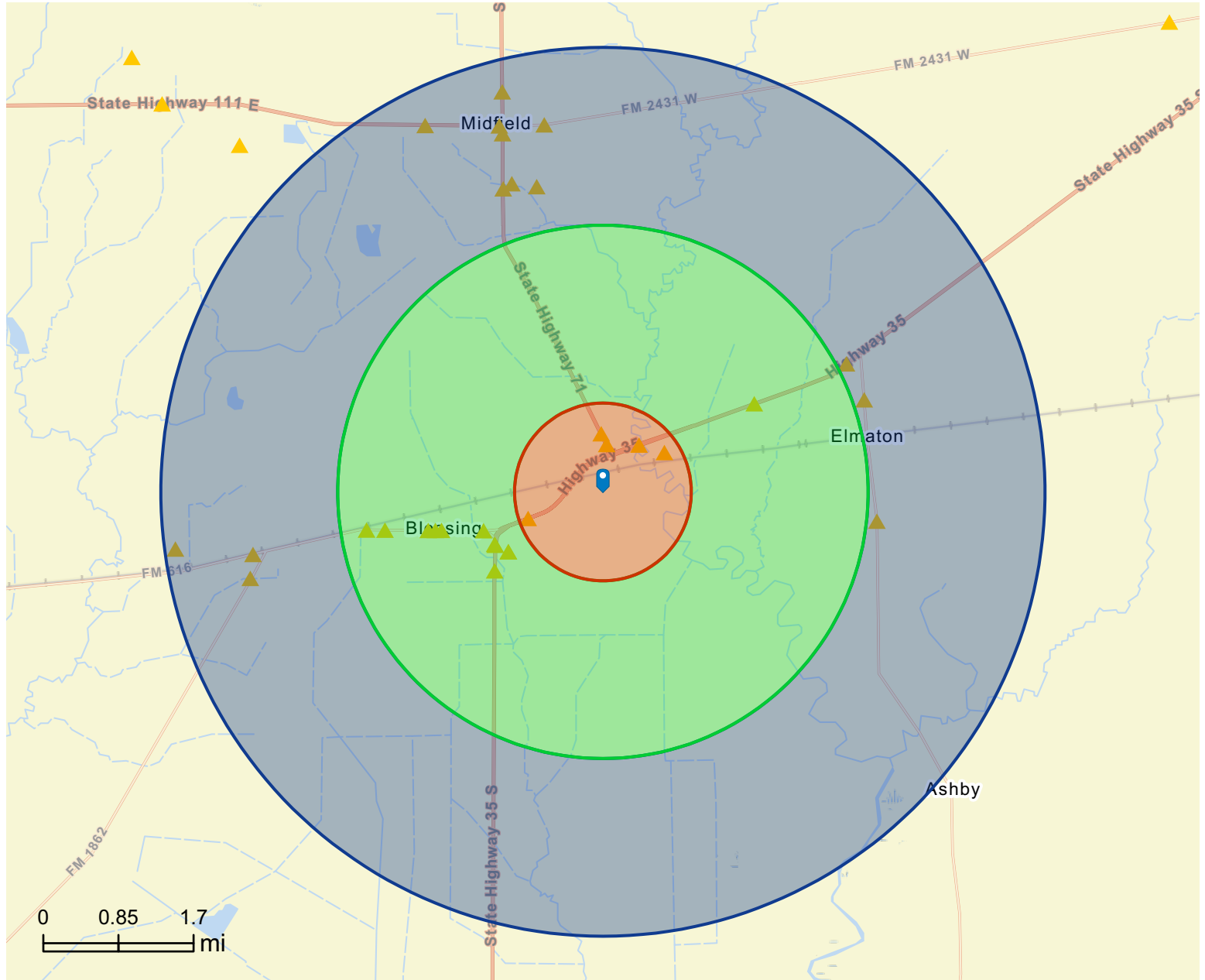
[Source:](#) Traffic Counts (2025)

Traffic Count Map

489 CR 442, #1, Palacios, Texas, 77465

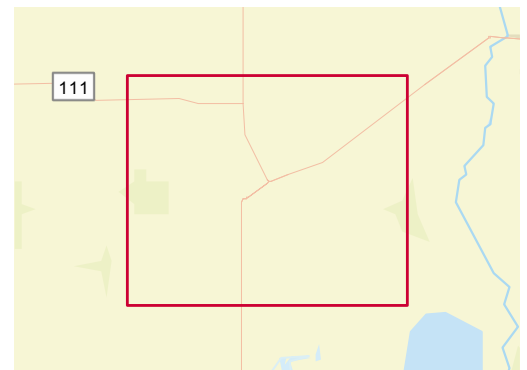


Ring bands: 0-1, 1-3, 3-5 mile radii



Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



[Source:](#) Traffic Counts (2025)

Traffic Count Profile

489 CR 442, #1, Palacios, Texas, 77465



Ring bands: 0-1, 1-3, 3-5 mile radii

Dist (mi)	Street	Nearest Cross Steet	Year of Count	Traffic Count
0.50	State Highway 71	State Hwy 35	2002	1,500
0.70		Ramblin Ln	2022	2,226
0.70		Hwy 35	2022	6,079
0.80		State Hwy 35	2022	210
0.90		Farm Rd2853 West	2022	6,055
1.30	FM 2853	Cashscreek Rd	2020	608
1.30		Cashscreek Rd	2022	587
1.40		Farm Rd 2853 S	2019	4,170
1.40		FM 616 Hwy	2022	3,781
1.40		Twelvth St	2022	4,364
1.50		Farm Rd2853 West	2022	2,961
1.90	Avenue B	11th St	2002	4,100
1.90	Avenue B	Ave A	2022	4,950
2.00	State Highway 35	Hickl Rd N	2002	4,500
2.00	Avenue B	9th St	2022	4,879
2.50		4th St S	2022	4,009
2.70	Farm Market 616	FM Rd	2002	2,600
3.10		FM 1095	2022	5,700
3.10		Fm 459	2022	628
3.10		N Hickl Rd	2022	672
3.50	Farm to Market Road 456	State Hwy 71	2022	70
3.60			2002	1,900
3.60	County Road 438		2002	40
4.00		Fm 458	2022	1,068
4.10		Steffek Rd	2022	2,464
4.20		State Hwy 71	2022	1,941
4.20		Co Rd 429	2022	2,046
4.30		Parton Ave	2022	1,938

Closest locations 1-28, Table 1 of 2

Data Note: The Traffic Profile displays up to 30 of the closest available traffic counts within the largest radius around your site. The years of the counts in the database range from 2025 to 2000. Esri removes counts that are older than 2000 from the Kalibrate provided database. Traffic counts are identified by the street on which they were recorded, along with the distance and direction to the closest cross-street. Distances displayed as 0.00 miles (due to rounding), are closest to the site. A traffic count is defined as the two-way Average Daily Traffic (ADT) that passes that location.

Dist (mi)	Street	Nearest Cross Steet	Year of Count	Traffic Count
4.60		Blair Ave	2022	1,882
4.70		6th St	2022	2,194
4.90		Farm Market 616	2022	163



Information About Brokerage Services

Texas law requires all real estate licensees 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.

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

Regulated by the Texas Real Estate Commission

TXR-2501

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IABS 1-0 Date

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