

ST. IVES RV RESORT

BANK-OWNED VALUE-ADD OPPORTUNITY

4959 FM 2917 | ALVIN, TEXAS

Approximately 30 minutes south of Houston

137 EXISTING RV SITES

+/-48 ACRES

63+ POTENTIAL ADDITIONAL SITES*

200 POTENTIAL TOTAL BUILD-OUT*

ASKING PRICE

\$4,900,000



EXCLUSIVELY OFFERED BY

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AEA REALTY LLC

CONFIDENTIAL OFFERING - NDA REQUIRED



LAZY RIVER



SWIMMING POOL



MINI GOLF



CLUBHOUSE / OFFICE

INVESTMENT HIGHLIGHTS

- 137 developed RV sites across approximately 48 acres
- Potential for approximately 63 additional sites, subject to verification
- Multiple revenue streams from monthly, weekly and transient stays
- Resort amenities include pool, lazy river, clubhouse, mini golf, laundry, pond and RC track
- Bank-owned sale with substantial operational and expansion upside

VALUE-ADD OPPORTUNITY

- Increase occupancy and optimize rate structure
- Improve destination marketing and online visibility
- Activate or upgrade the general store and food-service component
- Enhance ancillary income from storage, recreation and premium sites
- Develop additional RV sites after engineering, permitting and utility review

QUALIFIED BUYERS: Due diligence materials available upon execution of an NDA.

All information is believed reliable but is not guaranteed. Buyer must independently verify acreage, site count, expansion potential, utilities, permits, zoning, environmental matters and financial performance. Additional-site potential is conceptual and subject to engineering and governmental approvals.