



FranklinStreet

Subject Property
±20.03 AC

OASIS AT 337 RV PARK

845 CR 337, Granger, TX 76530

±20.03 ACRES

Approved 118-Site RV Development Opportunity

Strategically positioned near Granger Lake, Taylor, Georgetown, and the expanding Central Texas growth corridor.

CONTACT US

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CONFIDENTIALITY AGREEMENT

This is a confidential Proposal intended solely for your limited use and benefit in determining whether you desire to express further interest into the acquisition of the Subject Property.

This Proposal contains selected information pertaining to the Property and does not purport to be a representation of state of affairs of the Owner or the Property, to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition, and other factors beyond the control of the Owner or Franklin Street Real Estate Services, LLC. Therefore, all projections, assumptions, and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to all interested and qualified prospective purchasers. Neither the Owner or Franklin Street Real Estate Services, LLC. , nor any of their respective directors, officers, affiliates or representatives are making any representation or warranty, expressed or implied, as to the accuracy or completeness of this Proposal or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Proposal or use of its contents; and you are to rely solely on your own investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Proposal. The Owner shall have no legal commitment or obligation to any entity reviewing this Proposal or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered, and approved by the Owner and any obligations therein have been satisfied or waived.

By receipt of the Proposal, you agree that this Proposal and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Proposal or any of its contents to any other entity without the prior written authorization of the Owner or the Franklin Street Real Estate Services, LLC.

Furthermore, you agree not to use this Proposal or any of its contents in a manner detrimental to the interest of the Owner or Franklin Street Real Estate Services, LLC. In this Proposal, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are so advised and expected to review all such summaries and other documents of whatever nature independently and not to rely on the contents of this Proposal in any manner.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR FRANKLIN STREET REAL ESTATE SERVICES, LLC AGENT FOR MORE DETAILS.

Disclaimer: The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Franklin Street has not verified, and will not verify, any of the information contained herein. All potential buyers must take appropriate measures to verify all of the information set through the due diligence period.

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Franklin Street is pleased to present the opportunity to acquire ±20.03 acres along County Road 337 in Granger, Texas, located within Williamson County. The property consists of two parcels totaling ±9.01 acres and ±11.02 acres, with approvals supporting approximately 118 RV sites.

The property is located outside incorporated city limits and municipal ETJ, placing the site under Williamson County jurisdiction. Its location within the broader Central Texas growth corridor provides convenient access to Granger Lake, Georgetown, Taylor, Round Rock, and the greater Austin MSA.

With substantial acreage and an approved RV development plan in place, the property presents an attractive opportunity for an RV operator, developer, or investor seeking to capitalize on continued growth throughout Central Texas.

PROPERTY HIGHLIGHTS

- Approved Plan for ±118 RV Sites
- Proximity to Granger Lake & Regional Recreation
- Convenient Access to Major Central Texas Growth Markets
- Near Taylor's Major Employment & Economic Development Growth

OFFERING SUMMARY

Address:	845 CR 337, Granger, TX 76530
Size Size:	±20.03 Acres
Asking Price:	\$1,450,000 (\$1.66 per/SF)
Williamson County Property ID's:	R013345 - ±9.01 AC R649984 - ±11.02 AC
Zoning	Outside City Limits & Municipal ETJ
Approved Yield:	±118 RV Sites
Water:	Jonah Water SUD - 3" water line located across CR 337
Wastewater:	On-Site Septic Required
Electric:	Oncor

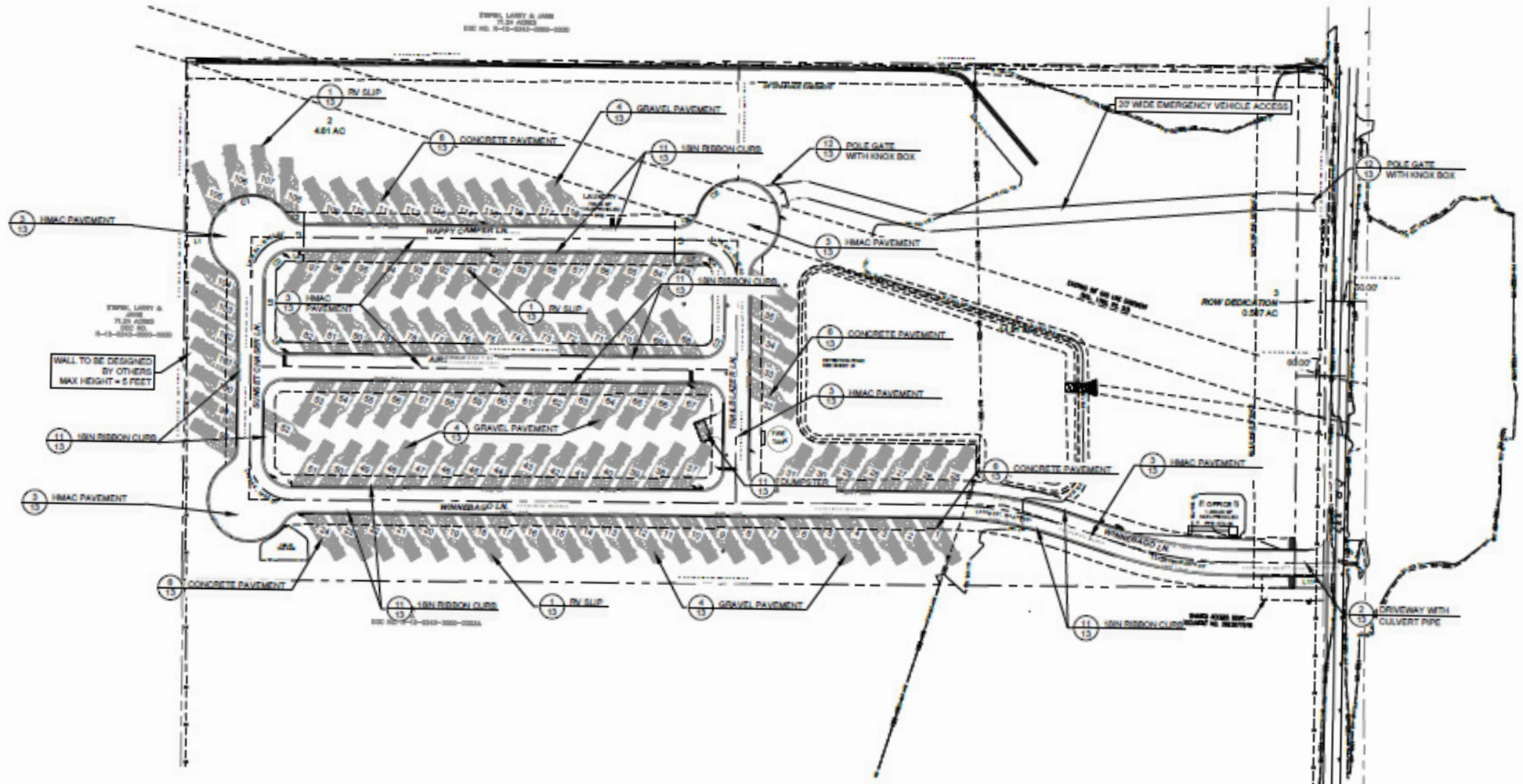
Investment Thesis:

Oasis at 337 offers a substantially advanced RV development opportunity with approvals supporting approximately 118 RV sites, enabling investors to accelerate project execution while avoiding much of the entitlement and permitting effort typically required for a comparable raw land development.

SITE PLAN

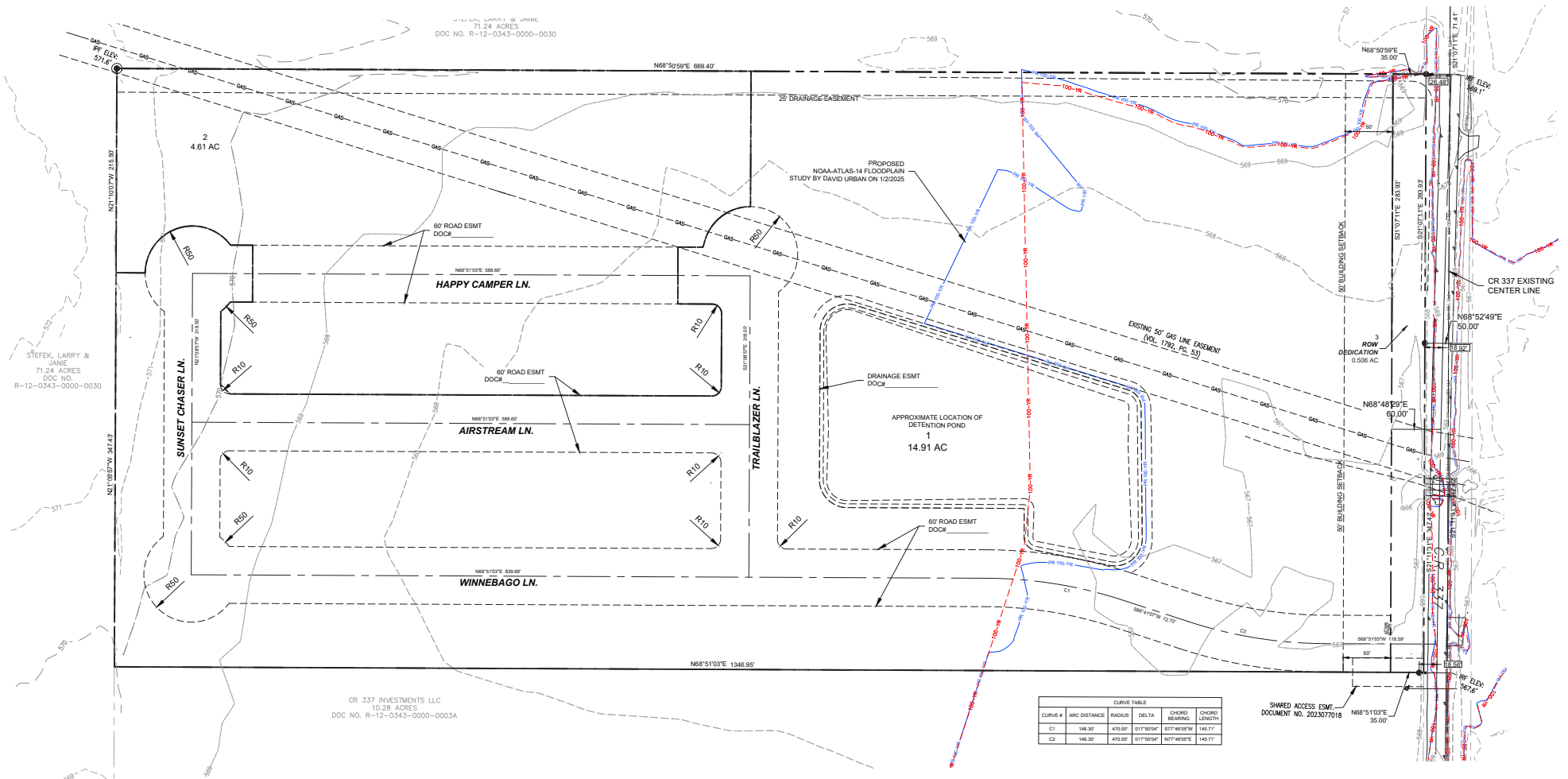
Development Summary

- ±20.03 Acres
- Approved for 118 RV Sites
- Williamson County Jurisdiction
- Outside City Limits & ETJ
- 3" Water Line Across CR 33
- Oncor Electric Service 7



The conceptual site plan is for illustrative purposes only and is subject to applicable governmental approvals, permitting, utility availability, engineering, and buyer due diligence.

PRELIMINARY PLAT

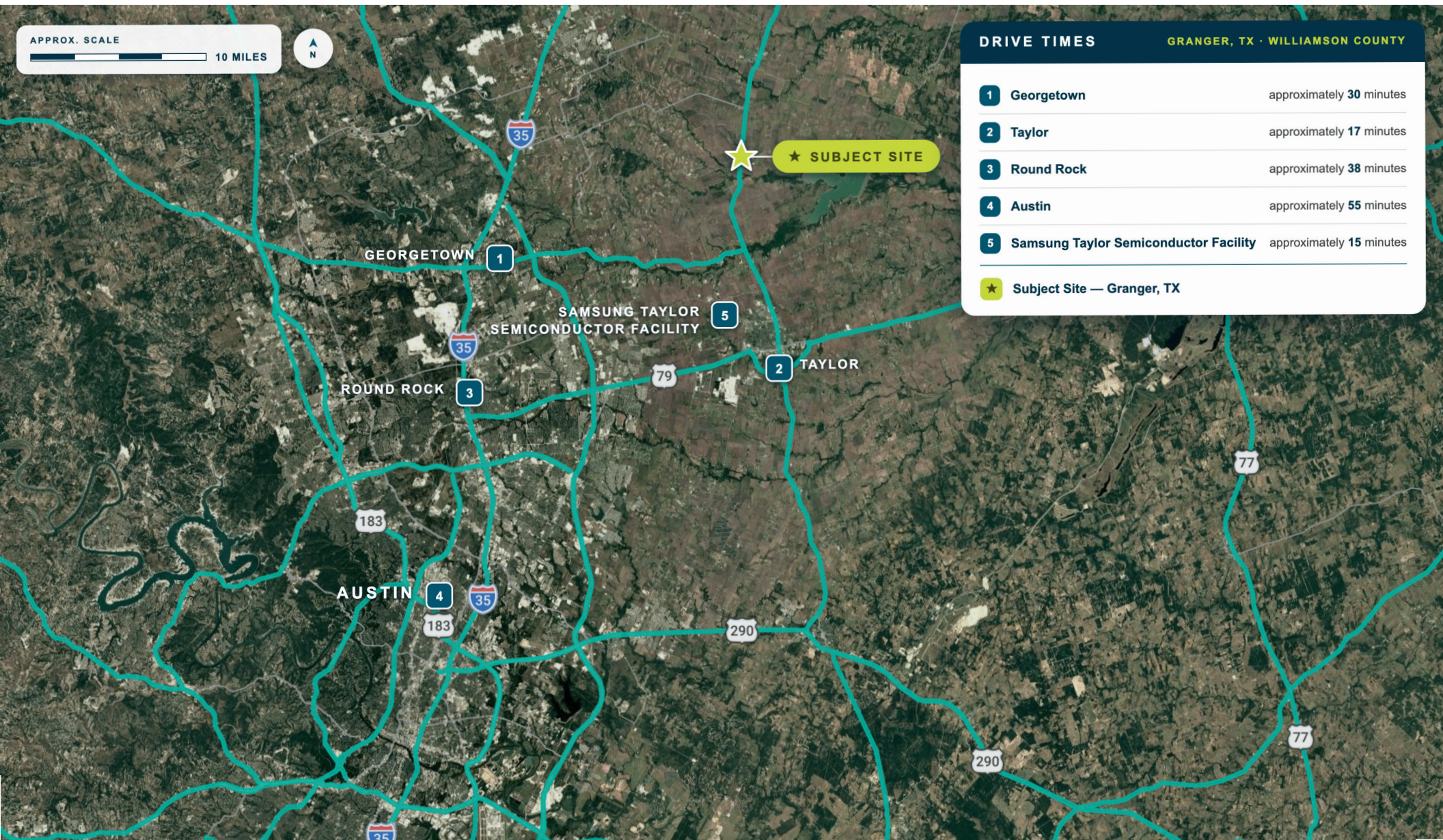


For Illustrative Purposes Only. Subject to change and governmental approval. Purchasers should independently verify all development and entitlement information.

AMENITY MAP



REGIONAL MAP

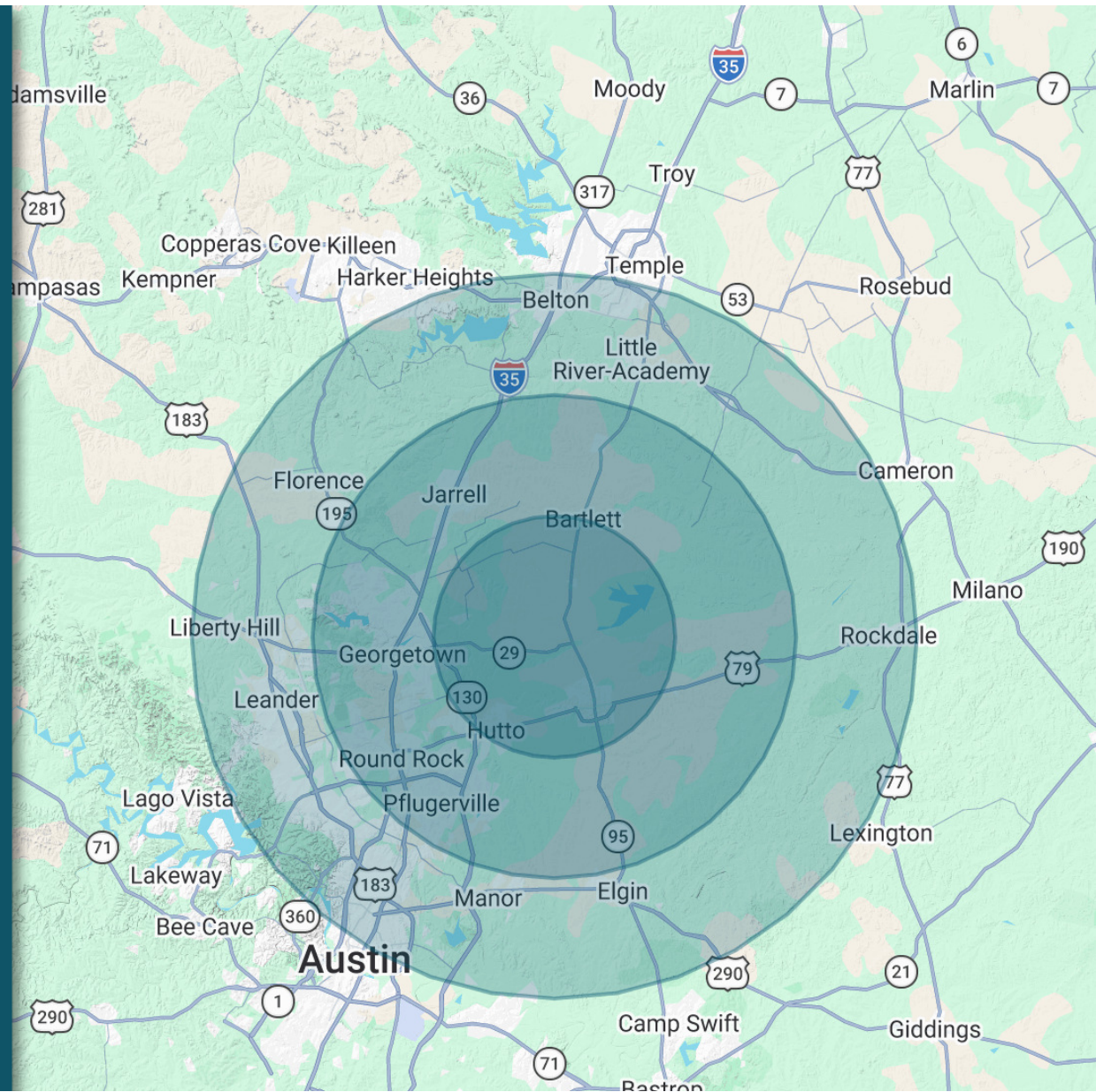


AREA OVERVIEW

DEMOGRAPHICS

	10 MILES	20 MILES	30 MILE
POPULATION			
Total population	26,138	411,761	1.47 M
Median age	38.8	37.9	36.2
Median age (Male)	38.2	37.1	35.6
Median age (Female)	39.3	38.6	36.7
HOUSEHOLDS & INCOME			
Estimated households (2026)	9,719	158,006	577,471
Average Household Size	2.7	2.6	2.5
Estimated Average HH income (2026)	\$125,482	\$158,199	\$151,371
Owner-Occupied Median Home Value	\$377,164	\$451,222	\$449,431

* Demographic data derived from 2020 ACS - US Census, 2026 Estimates with 2031 Projections



ABOUT GRANGER

Located in Williamson County, Granger offers a small-town setting within one of the fastest-growing regions in the country. As Central Texas continues experiencing significant population growth and economic expansion, communities throughout Williamson County continue to benefit from increased demand for housing, services, and recreational accommodations.

The city's proximity to major employment hubs, including Taylor's growing semiconductor industry and the broader Austin metropolitan area, positions Granger as an emerging market benefiting from regional expansion while maintaining a lower-density environment.

With access to nearby recreational destinations, including Granger Lake, and convenient connectivity to surrounding communities, the area provides an attractive setting for RV, extended-stay, and outdoor-oriented development concepts.

Why Granger

- Proximity to Granger Lake & outdoor recreation
- Small-town setting within the Austin MSA
- Convenient access to Georgetown, Taylor & Round Rock
- Established Central Texas community
- Attractive recreational & extended-stay setting
- Positioned within the broader Williamson County growth corridor

Market Momentum

- Williamson County population exceeds 750,000
- Among Texas' fastest-growing counties
- ±23,800 new residents added from 2024–2025
- Major Samsung semiconductor investment in nearby Taylor
- Expanding transportation infrastructure
- Strong high-tech manufacturing & employment growth



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