

# **FOR SALE**

\$2,200,000

## **RUSK KOA HOLIDAY**

### **±15.7 AC RV PARK/CAMPGROUND ON FM 343**



**Rusk KOA Holiday is located on ±15.7 acres of wooded land on FM 343, just east of Highway 69 in Rusk, Texas. Park includes full-hookup/pull-thru RV sites, cabins, tipis with electricity, tent campsites, one onsite private residence, and ample onsite amenities.**

**CHRIS JOYCE**  
PRINCIPAL  
CHRIS@TEXASCRES.COM  
(936) 577-0836

**W. DOUGLASS LARSON**  
PRINCIPAL/ASSOCIATE BROKER  
DOUG@TEXASCRES.COM  
(713) 824-3799



# PROPERTY HIGHLIGHTS



## Location

745 FM 343 East  
Rusk, TX 75785



## Asking Price

\$2,200,000



## Size

±15.7 Acres

## Contact Us

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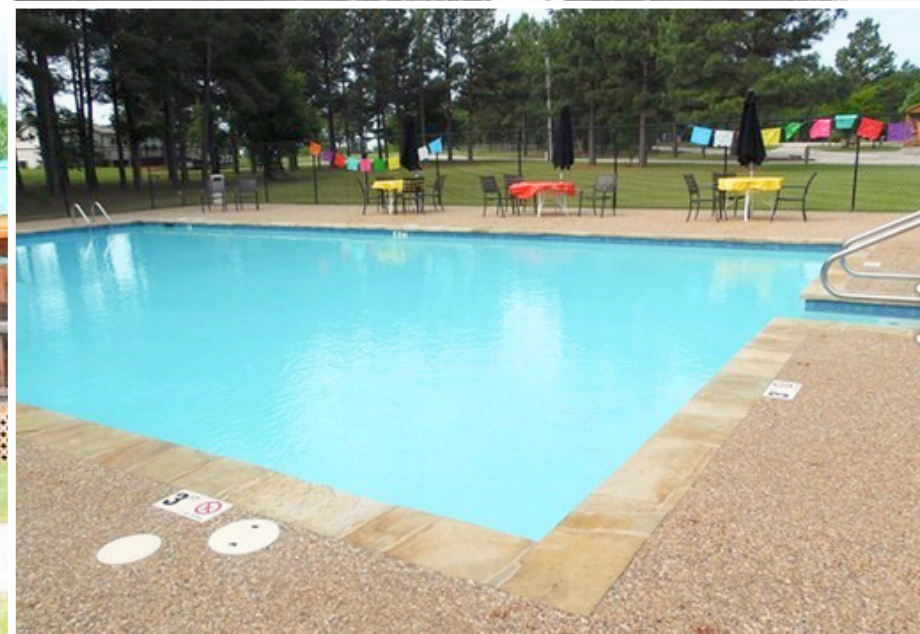
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- **RV Sites:** 102 full hook-up sites with water, sewer, and electric (50/30/20 amp). Includes 54 paved pull-thru sites (all with picnic tables, fire pits; 14 with patios) and 48 grass sites. Paved sites include cable TV.
- **Cabins:** 12 total; 8 deluxe units with private bathrooms and kitchens. All cabins feature covered porches and outdoor picnic/patio areas.
- **Tent & Specialty Camping:** 4 deluxe tent sites with pads, 2 electrified tipis (all with fire pits and picnic tables), and 100+ primitive tent sites, many with fire pits.
- **Wi-Fi:** Entire property equipped with high-speed Starlink internet.
- **Amenities & Recreation:** Saltwater pool, hiking trails, playground, jumping pad, volleyball, basketball, horseshoes, tetherball, bike rentals, wooded dog park, and more.
- **Facilities:** Bathhouse with showers, onsite laundry, clubhouse with banquet room, covered pavilion, and a fully equipped commercial kitchen.
- **Onsite Services:** Office, camp store/gift shop, propane and firewood sales, operating dump station, city water/sewer.
- **Additional Info:** 2023 tax rate of \$1.61 per \$100 valuation. Income-producing—financials available upon request.
- **Expansion Opportunity:** Adjacent ±4.9 acres with stage, fishing pond, utilities, and pads for future 10+ site RV expansion. Call Broker for pricing and details.

# PROPERTY PICTURES



# PROPERTY PICTURES



# INTERIOR PICTURES



# PARK MAP



## RUSK KOA HOLIDAY



### Map Legend

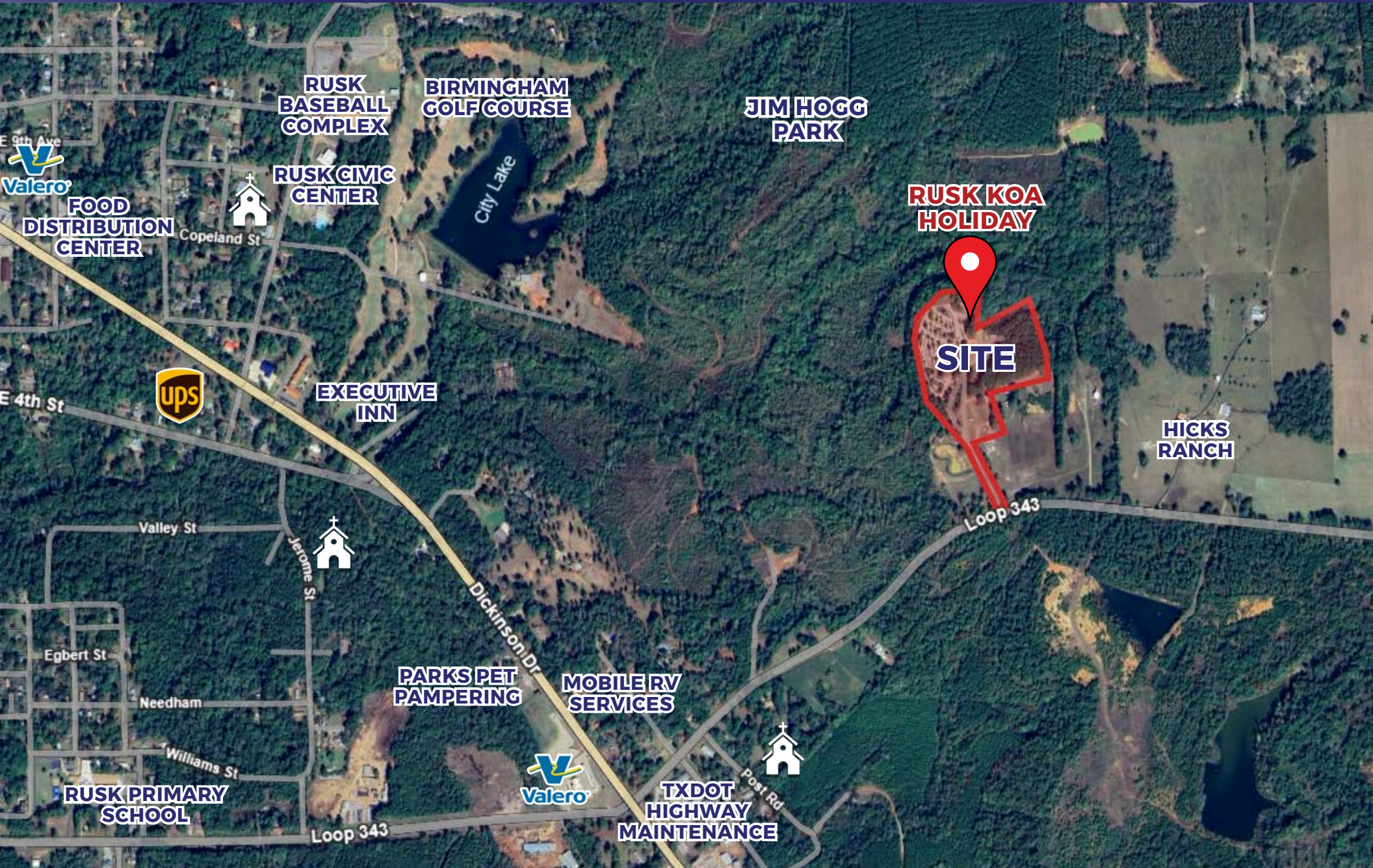
|  |                  |  |                      |
|--|------------------|--|----------------------|
|  | Deluxe RV Site   |  | Camping Cabins       |
|  | Full Hookup Site |  | Duplex Cabins        |
|  | Deluxe Cabins    |  | Deluxe Tent Site     |
|  | Camping TeePee   |  | Tent Site w/Electric |
|  | Ice Available    |  | Community Firepit    |
|  | Showerhouse      |  | Dump Station         |
|  | Bathrooms        |  | Propane Refill       |
|  | Laundry Facility |  | Dumpster             |

**SLOW  
SPEED  
LIMIT  
10**  
CHILDREN, PETS,  
& OLD FOLKS AT PLAY

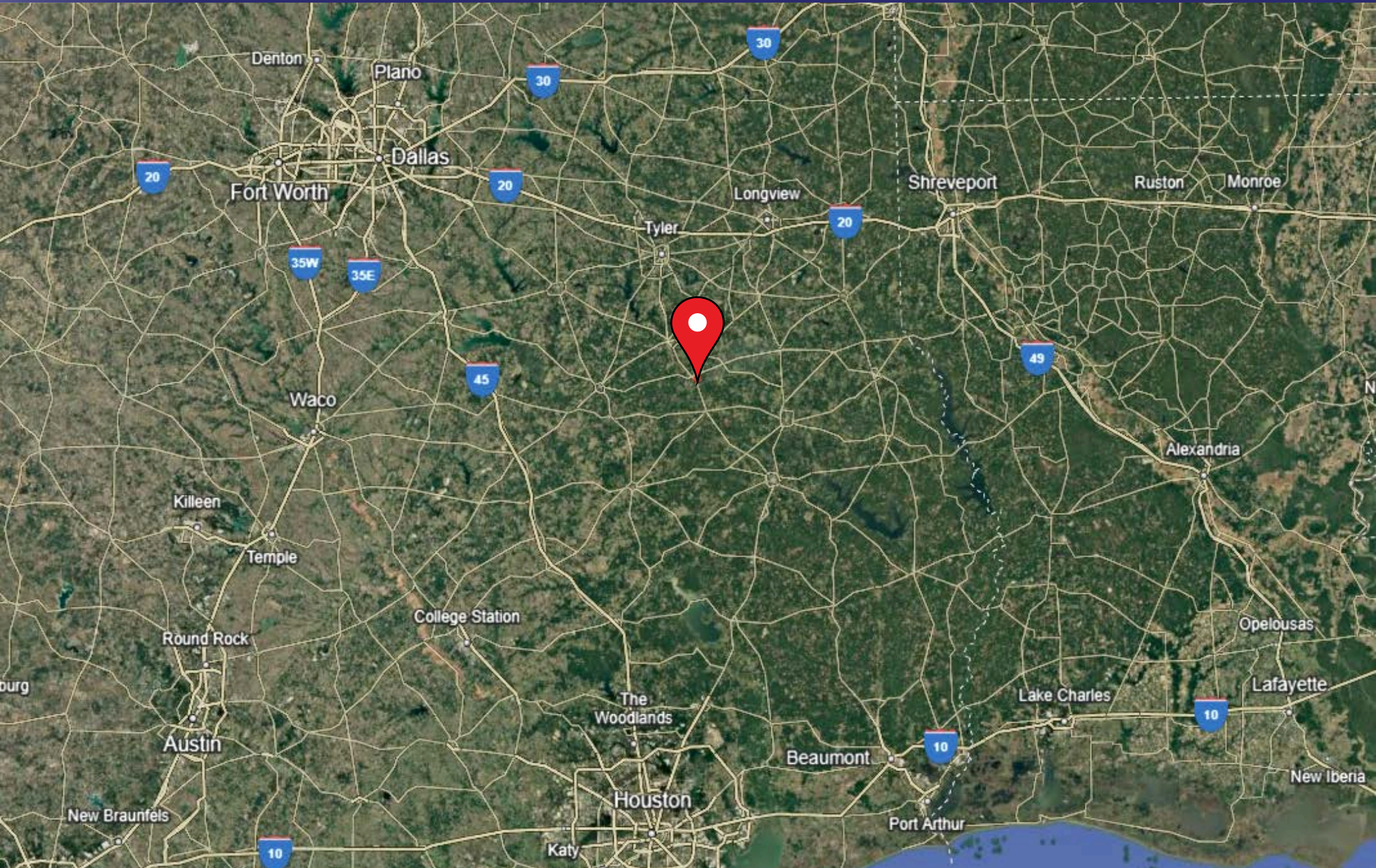
# PROPERTY AERIAL



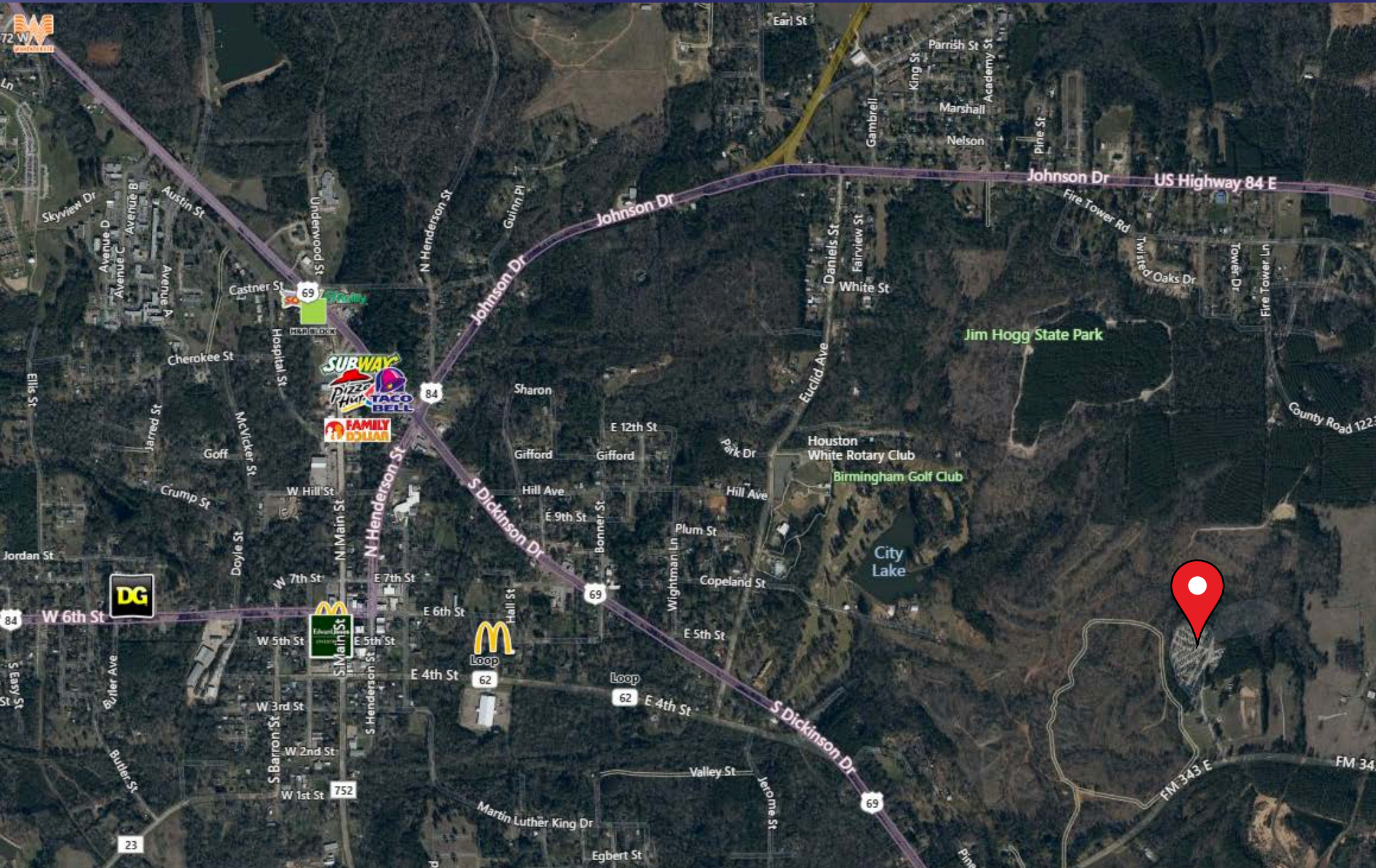
# MARKET GROWTH



# LOCATION MAP



# MARKET AERIAL





## Information About Brokerage Services

11-2-2015

*Texas law requires all real estate license holders 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.

|                                                                      |                |                           |                       |
|----------------------------------------------------------------------|----------------|---------------------------|-----------------------|
| <u>Texas CRES, LLC</u>                                               | <u>9004590</u> | <u>joel@texasgres.com</u> | <u>(713) 473-7200</u> |
| Licensed Broker/Broker Firm Name or<br>Primary Assumed Business Name | License No.    | Email                     | Phone                 |
| <u>Joel C. English</u>                                               | <u>465800</u>  | <u>joel@texasgres.com</u> | <u>(713) 473-7200</u> |
| Designated Broker of Firm                                            | License No.    | Email                     | Phone                 |
| <u>Joel C. English</u>                                               | <u>465800</u>  | <u>joel@texasgres.com</u> | <u>(713) 473-7200</u> |
| Licensed Supervisor of Sales Agent/<br>Associate                     | License No.    | Email                     | Phone                 |
| <u>William Douglass Larson</u>                                       | <u>227872</u>  | <u>doug@texasgres.com</u> | <u>(713) 824-3799</u> |
| Sales Agent/Associate's Name                                         | License No.    | Email                     | Phone                 |

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

TAR 2501

IABS 1-0

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New IABS



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