

FOR SALE

RVPARK

and Horse Motel/ Long Term Boarding



FOR SALE

RV PARK

and Horse Motel/ Long Term Boarding



30

Full Hook Ups

The recently completed & strategically designed RV park offers 30 full RV parking spaces, 24 individual horse stalls, a cozy 3-bed 2-bath manufactured home, & room for future expansion.

The facility offers an array of opportunities. Operating on well water & septic systems, utility costs remain low, while the 30 individually metered electrical pedestals provide transparency & convenience for tenants.

The Horse Capital of Texas

2 miles
Comanche Peak Nuclear Plant**

1,000+ ft
Highway Frontage 

50 min
 Will Rogers Coliseum & Dickey's Arena

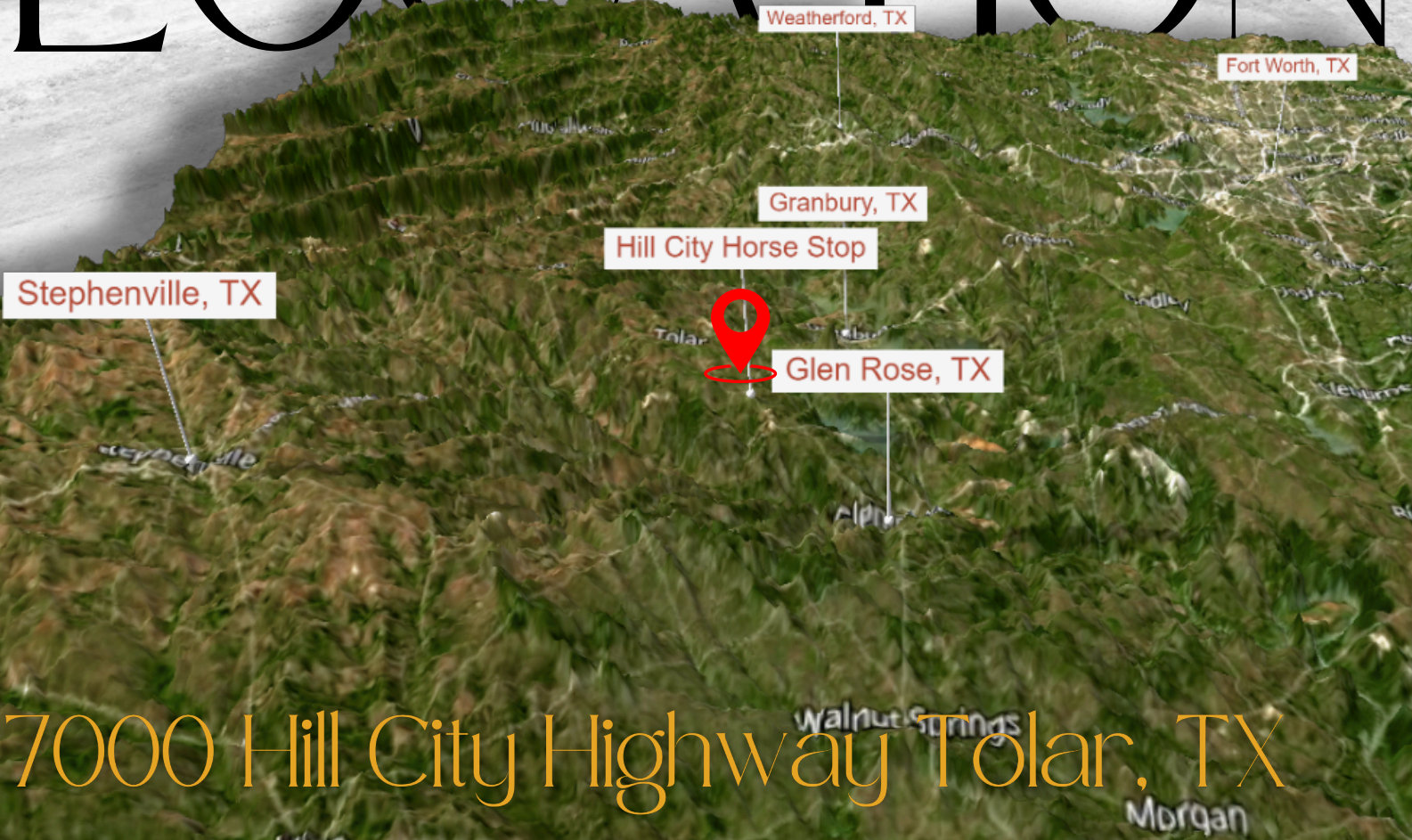
30 min 
Tarleton State University

14 min 
Historic Downtown Granbury

1.5 hr 
Dallas International Airport

18 min 
Dinosaur Valley State Park

LOCATION



7000 Hill City Highway Tolar, TX

EXPANSION



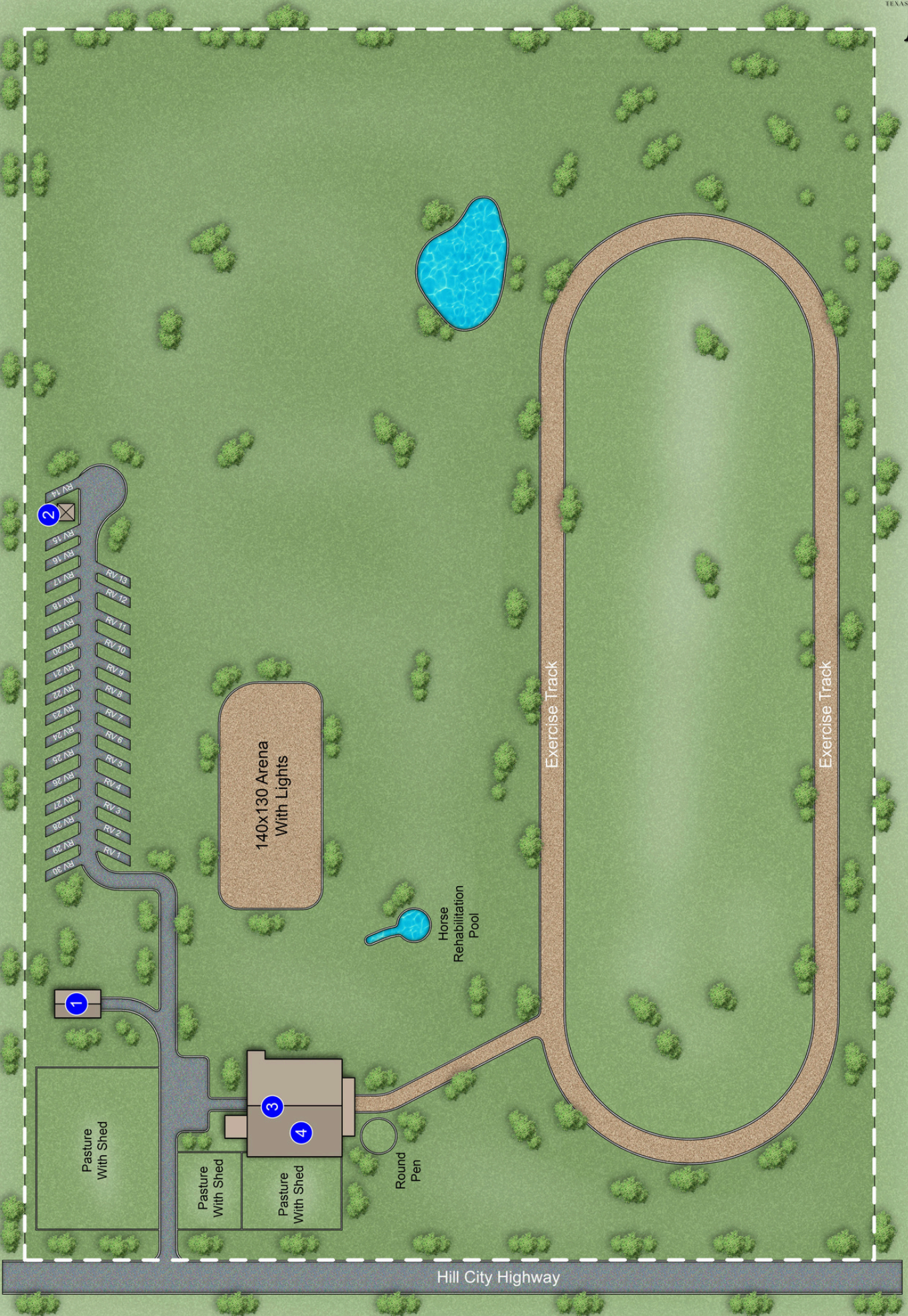
39 Acre Facility

Current electric, water and septic capacity allows for **immediate expansion** of up to **10 additional RV hook ups** without the need for utility upgrades.

Facility design offers an array of **opportunities for park expansion**. The entire facility currently sits on **just 14 acres** of the 39 acre parcel, allowing **25 acres** to serve as a blank canvas for **expansion/development**.

DIVERSE BUSINESS MODEL

The **multifaceted business model** of offering both **short-term** and **long-term boarding** ensures a *consistent* stream of revenue **year-round**. Situated amidst a plethora of attractions, the location of this facility caters not only to long-term boarders but also captures the **influx of seasonal visitors** drawn by the diverse offerings in the immediate vicinity. *Located within a convenient 10-minute drive from the **Comanche Peak Nuclear Power Plant**, this property enjoys a strategic advantage due to its close proximity to a **key employer in the region**. With the power plant attracting a **substantial number of contract workers in need of temporary accommodation**, this presents an exceptional opportunity for investors to access a **stable and dependable tenant base, guaranteeing a consistent flow of rental revenue**.*



- 1 3/2 RESIDENCE
- 2 COIN OPERATED LAUNDRY
- 3 INDOOR HORSE WALKER
- 4 24 STALL BARN