



SCARBOROUGH
COMMERCIAL REAL ESTATE



FOR SALE

*Established RV Park & Income-Producing
Commercial Property*

17650 N State Hwy 19 | Montalba, TX 75853

INVESTMENT SUMMARY



BUILDING SIZE
6,000 SF



PROPERTY SIZE
12.47 ACRES



PRICING
\$1,295,000

INVESTMENT DETAILS:

Property Overview:

17650 N State Highway 19 presents a rare opportunity to acquire a 12.47-acre income-producing commercial property with direct highway frontage in Montalba, Texas. The property includes a 6,000-square-foot commercial building, an established 28-space RV park, on-site fuel infrastructure, and additional land area that provides flexibility for continued operations, expansion, or future repositioning.

The commercial building was constructed in 1998 and includes approximately 1,800 square feet of retail and office area, with the balance configured for warehouse, storage, service, and operational use. The building includes four overhead doors and is currently occupied by Dickens Agri-Service, LLC, a long-standing farm and ranch supply business serving the surrounding Anderson County trade area.

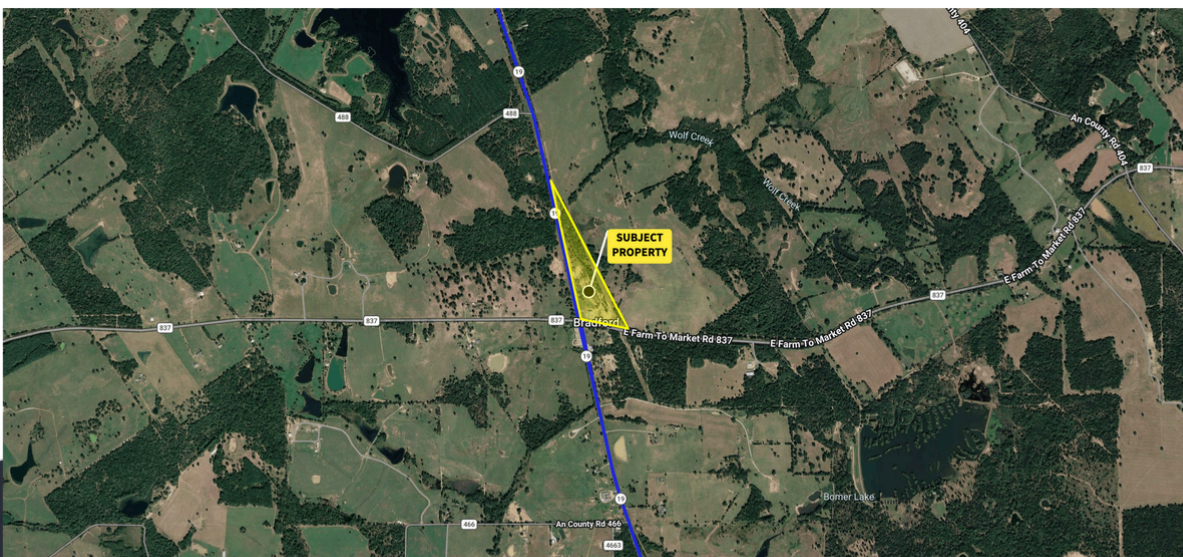
The RV park includes 28 full-hookup spaces with 50-amp electrical service, water, and sewer connections. Current RV park rates are \$500 per month, \$250 per week, and \$50 per

day, with approximately 50% of the spaces occupied by long-term tenants. This creates a recurring income stream while preserving flexibility for weekly and daily rentals.

With its highway frontage, commercial building, RV park, fuel infrastructure, and acreage, the property offers a diversified rural investment opportunity with multiple potential revenue streams and long-term utility for investors, owner-users, or operators seeking an established income-producing asset.

Property Features:

- **List price:** \$1,295,000
- **Building size:** 6,000 SF
- **Total acreage:** 12.47
- **Year built:** 1998



INVESTMENT HIGHLIGHTS:

- 6,000 SF commercial building (60' × 100')
- Approximately 1,800 SF retail/office area
- 28-space RV park with full hookups
- Approximately 50% long-term RV tenants
- On-site fuel pumps with numerous above ground storage tanks
- Multiple income streams with commercial and RV park revenue



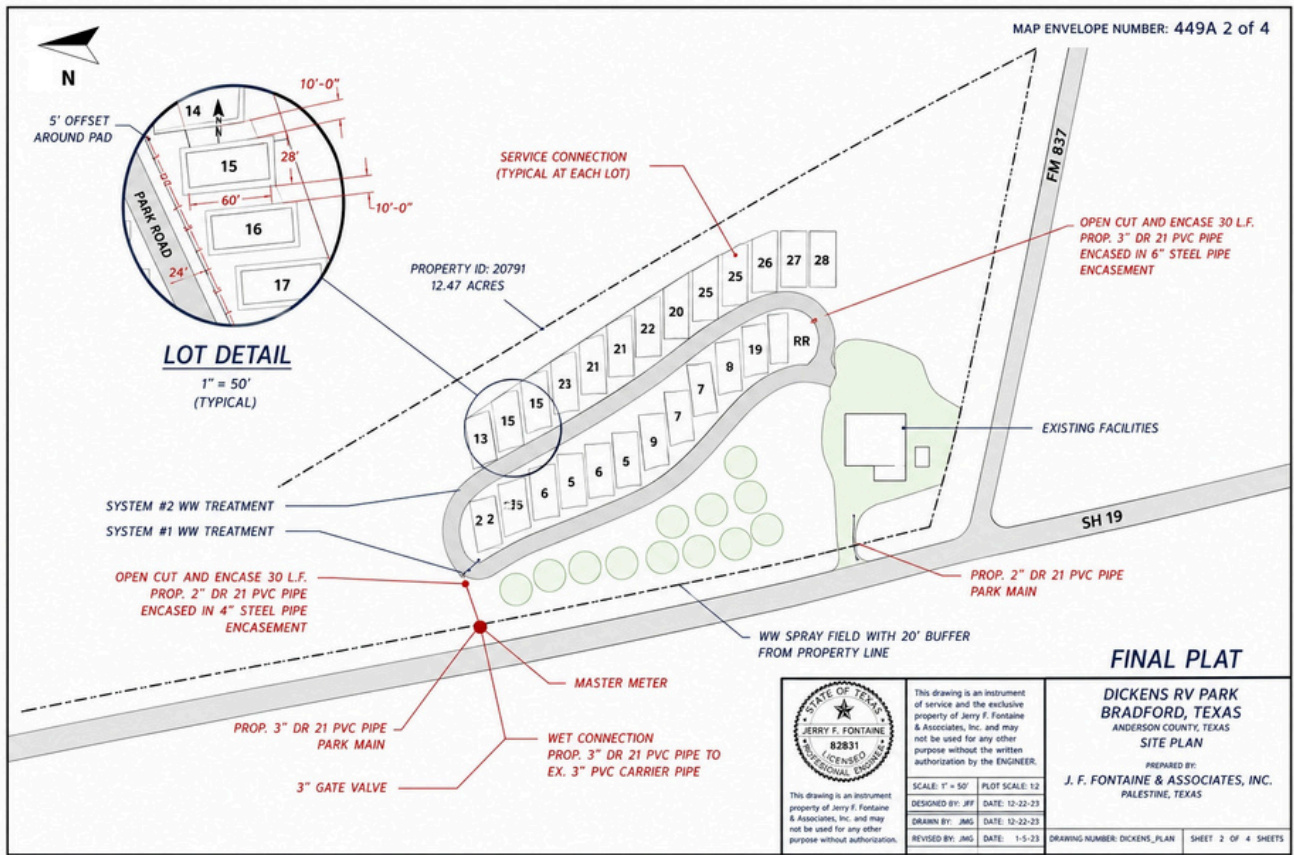
INVESTMENT CONTACT:

Samuel Scarborough, CCIM
Broker/President
(903) 570-7366
www.scarboroughcre.com





SITE PLAN



FINANCIAL SUMMARY

PURCHASE PRICE

\$1,295,000

PRO FORMA NOI

\$83,781

PRO FORMA CAP RATE

6.47%

ANNUAL EXPENSES

\$27,762

Real Estate P&L	2025 Actual	2026 Annualized	Pro Forma / Stabilized
RV gross rent	\$72,559	\$75,543	\$75,543
Commercial building rent	-	-	\$36,000
Effective gross income	\$72,559	\$75,543	\$111,543
Operating expenses	\$27,762	\$27,762	\$27,762
Net operating income	\$44,797	\$47,781	\$83,781
Implied cap rate	3.46%	3.69%	6.47%

RV Rate Card

Rental Type	Rate	Notes
Monthly	\$500 / space	Approx. 50% long-term tenants
Weekly	\$250 / space	Short-term income option
Daily	\$50 / space	Short-term income option
Security deposit	\$250 / space	Deposit, not income

