

9-AC RV Park with Airbnb Rentals & Private Marina

75 RV SITES WITH 10 EXISTING
SITES

OFFERING MEMORANDUM

6776 FM 356
Trinity, TX 75862



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Exclusively Marketed by:



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We obtained the following information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent the current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



01

Executive Summary

Investment Summary

OFFERING SUMMARY

ADDRESS	6776 FM 356 Trinity TX 75862
COUNTY	Trinity
BUILDING SF	1,545 SF
LAND ACRES	9
LAND SF	392,040 SF
YEAR BUILT	2007

FINANCIAL SUMMARY

PRICE	\$990,000
PRICE PSF	\$640.78

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 Population	329	2,287	5,597
2025 Median HH Income	\$54,667	\$53,175	\$52,119
2025 Average HH Income	\$66,793	\$68,753	\$72,235



- This stunning 9-acre waterfront property offers endless potential with no zoning restrictions. Whether you envision an RV park, vacation rental, marina, or private retreat, this versatile estate is ready for development.

The property includes a main home, bunkhouse, independent guest cabin, barn, and storage sheds. Enjoy breathtaking water views from the 450 sq. ft. porch, overlooking your private double boat launch and dock.

This property presents an excellent opportunity for expansion, with the potential for up to 75 RV sites. Currently, 10 sites are in place, supported by existing infrastructure, including 10 sewer connections, two 50-amp electrical hookups, and a water connection.

Currently listed on Airbnb at \$150 per night, this property boasts a 4.89 rating from 117 reviews. Whether you're an investor or looking for a private getaway, this one-of-a-kind property is full of opportunity!

Investment Highlights

- Expansive 9-acre waterfront property offering versatile development opportunities such as an RV park, vacation rental, marina, or private retreat.
- Includes multiple structures: a main home, a bunkhouse, an independent guest cabin, a barn, and storage sheds, providing ample accommodations and storage space.
- Features stunning water views with a large 450 sq. ft. porch, a private double boat launch, and a dock for easy lake access and outdoor enjoyment.
- Successful rental history, currently listed on Airbnb with a high rating of 4.89 from 117 reviews, demonstrating profitability and guest satisfaction.

- This property presents an excellent opportunity for expansion, with the potential for up to 75 RV sites. Currently, 10 sites are in place, supported by existing infrastructure, including 10 sewer connections, two 50-amp electrical hookups, and a water connection.





02

Location

Location Summary

Area Description

- This property is in a rural area with open land, wooded spaces, and scenic lake views near Lake Livingston. The region offers a peaceful setting with nearby creeks and the Trinity River, perfect for outdoor activities like boating, fishing, and hiking.

Trinity is a small, close-knit community ideal for those seeking a slower pace of life. The area features a mix of homes, mobile homes, and undeveloped land for custom builds.

FM356 has a sparse population with local conveniences like stores, small restaurants, and services. The road network provides easy access to nearby towns for more shopping, schools, and job opportunities. Residents enjoy privacy, space, and a strong sense of community.

Close proximity to Lake Livingston

- This property offers recreational opportunities such as boating, fishing, and water sports.

Peaceful rural setting

- Ideal for those seeking a quiet, country lifestyle away from the hustle and bustle of urban areas.

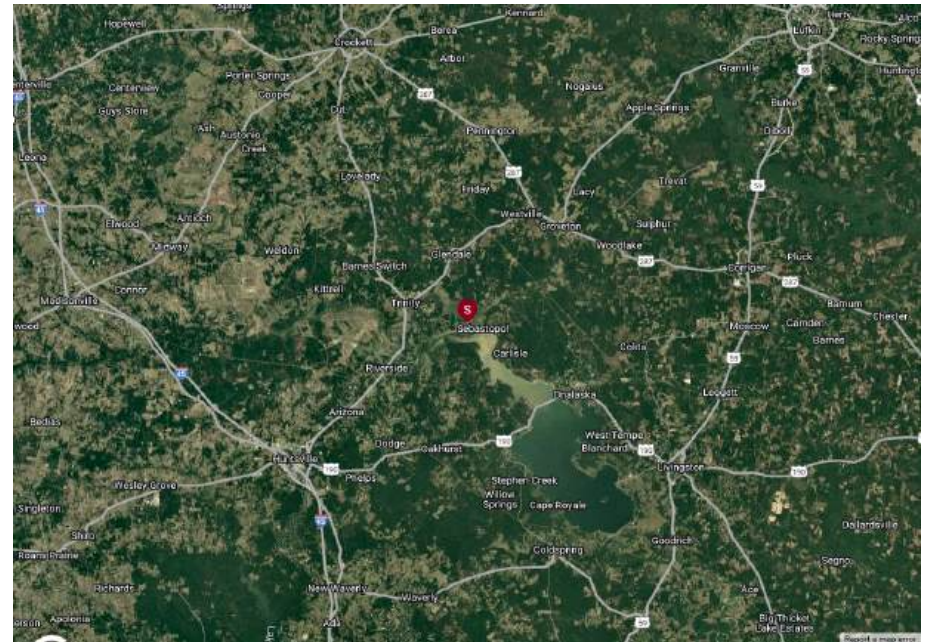
Natural surroundings

- The area is known for its scenic landscapes, providing a beautiful backdrop for homes and potential for outdoor activities such as hiking, bird watching, and horseback riding.

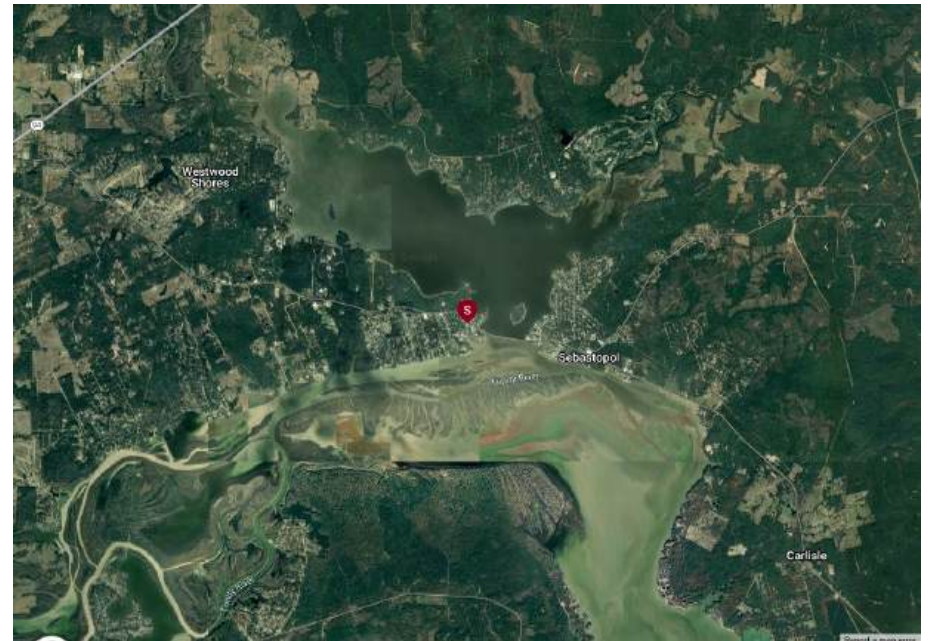
Local community events

- The nearby town of Trinity hosts various events throughout the year, fostering a sense of community and providing entertainment options for residents.

Regional Map

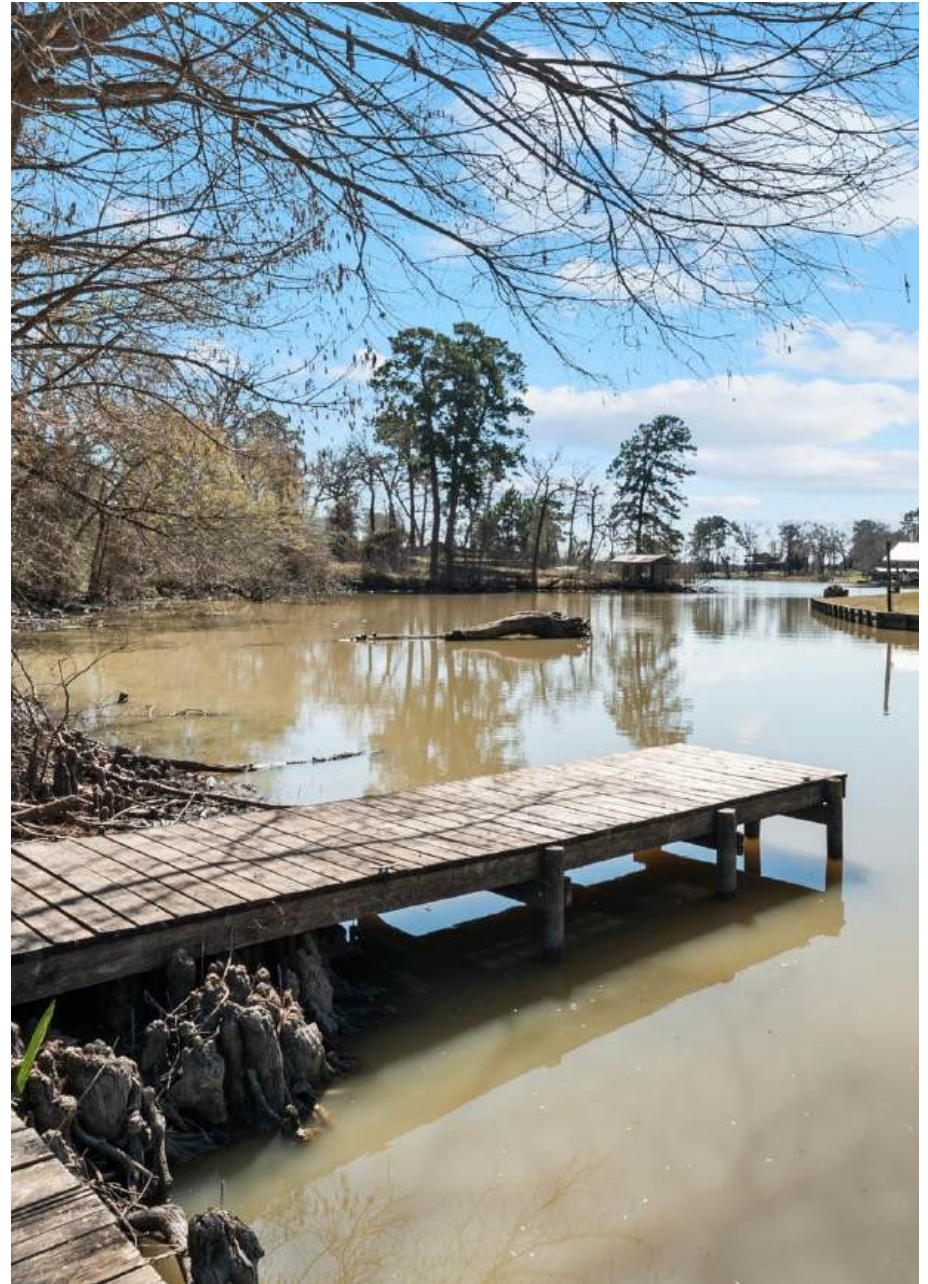


Local Map



Accessibility

- Although situated in a tranquil location, the property is still within a reasonable driving distance from larger cities like Huntsville and Livingston for additional amenities, shopping, and services.





03

Property Description

Property Features
Aerial Map
Property Images

GLOBAL

BUILDING SF	1,545
LAND SF	392,040
LAND ACRES	9
YEAR BUILT	2007
NUMBER OF BUILDINGS	3
NUMBER OF STORIES	1
NUMBER OF PADS	75

CONSTRUCTION

FOUNDATION	Slab
EXTERIOR	Wood, Brick
PARKING SURFACE	Concrete























04

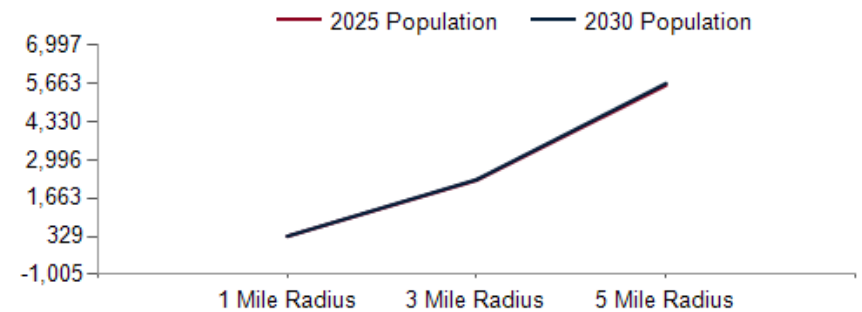
Demographics

Demographics

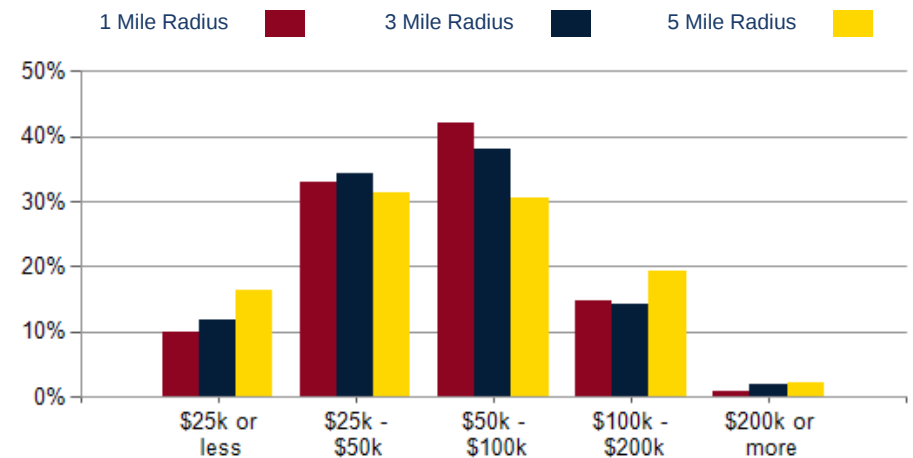
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	289	2,046	4,731
2010 Population	321	2,261	5,489
2025 Population	329	2,287	5,597
2030 Population	334	2,311	5,663
2025-2030: Population: Growth Rate	1.50%	1.05%	1.15%

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	10	78	206
\$15,000-\$24,999	4	50	221
\$25,000-\$34,999	21	170	357
\$35,000-\$49,999	26	203	460
\$50,000-\$74,999	38	238	451
\$75,000-\$99,999	22	176	343
\$100,000-\$149,999	15	109	297
\$150,000-\$199,999	6	46	205
\$200,000 or greater	1	21	58
Median HH Income	\$54,667	\$53,175	\$52,119
Average HH Income	\$66,793	\$68,753	\$72,235

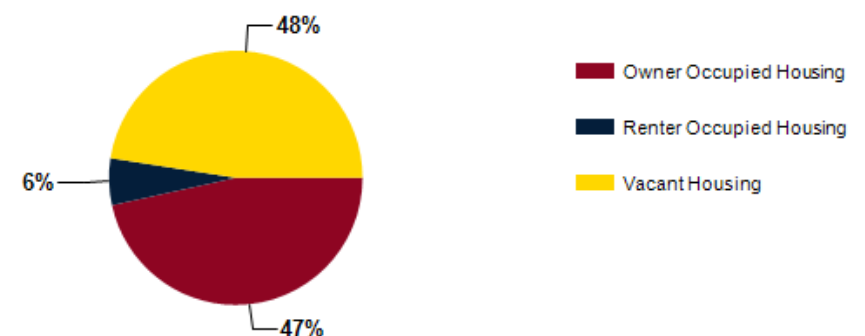
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	275	1,599	3,374
2010 Total Households	133	1,039	2,436
2025 Total Households	143	1,092	2,599
2030 Total Households	147	1,122	2,703
2025 Average Household Size	2.30	2.09	2.15
2025-2030: Households: Growth Rate	2.75%	2.70%	3.95%



2025 Household Income



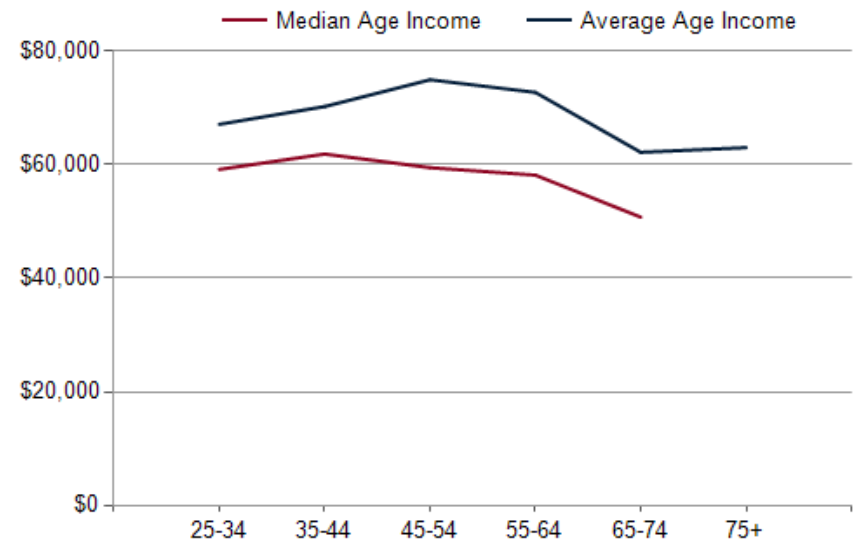
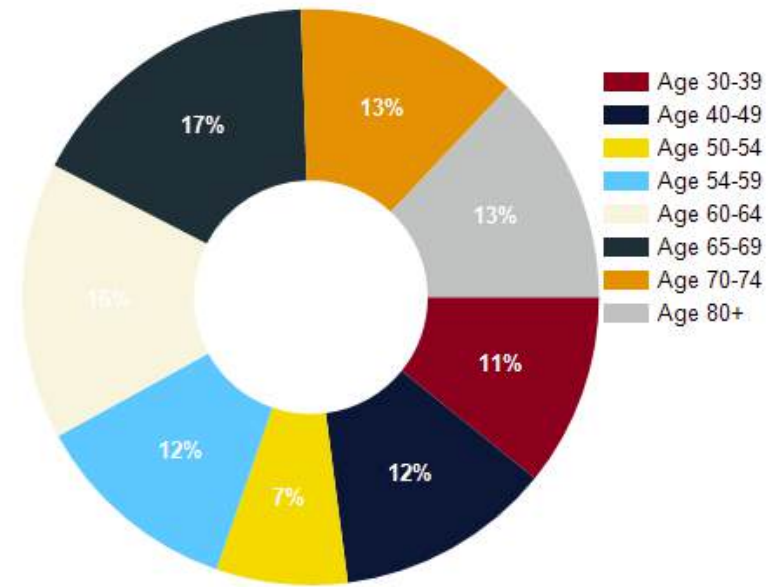
2025 Own vs. Rent - 1 Mile Radius



Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	11	88	211
2025 Population Age 35-39	14	99	237
2025 Population Age 40-44	16	110	266
2025 Population Age 45-49	12	95	237
2025 Population Age 50-54	17	136	376
2025 Population Age 55-59	27	177	398
2025 Population Age 60-64	36	239	520
2025 Population Age 65-69	39	258	609
2025 Population Age 70-74	29	204	533
2025 Population Age 75-79	30	187	434
2025 Population Age 80-84	15	103	242
2025 Population Age 85+	9	60	164
2025 Population Age 18+	280	1,946	4,753
2025 Median Age	59	57	56
2030 Median Age	60	58	57

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$59,164	\$55,908	\$56,036
Average Household Income 25-34	\$67,104	\$68,098	\$75,766
Median Household Income 35-44	\$61,871	\$61,453	\$66,648
Average Household Income 35-44	\$70,240	\$73,485	\$86,596
Median Household Income 45-54	\$59,465	\$59,395	\$61,319
Average Household Income 45-54	\$74,961	\$78,497	\$85,538
Median Household Income 55-64	\$58,152	\$59,228	\$57,805
Average Household Income 55-64	\$72,733	\$73,312	\$75,247
Median Household Income 65-74	\$50,746	\$48,089	\$46,702
Average Household Income 65-74	\$62,175	\$64,233	\$65,685
Average Household Income 75+	\$63,009	\$63,421	\$63,406



05

Company Profile

Advisor Profile



Charles Patawaran
Principal

Charles Patawaran is the President of Gatsby Advisors Brokerage, bringing extensive expertise in investment sales, particularly in healthcare and senior housing. He excels in identifying lucrative opportunities across various property types, including Assisted Living Facilities and Medical Office Buildings.

In addition to his real estate skills, Charles is an experienced Mergers and Acquisitions (M&A) advisor, known for his strategic guidance in successful transactions. His background in Technical Management with a focus on Healthcare Administration from DeVry University equips him to manage complex healthcare investments.

Currently pursuing the CCIM (Certified Commercial Investment Member) designation, Charles is committed to professional excellence. His knowledge of commercial lending and SBA financing enhances the value he provides to clients. Under his leadership, Gatsby Advisors sets new industry standards, driven by a dedication to exceptional results and lasting client relationships.

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