



INVESTMENT REALTY CO. L.C.

17.35 ACRES FOR SALE
1956 SUTHERLAND SPRINGS RD.
FLORESVILLE, TX 78114



RV Park For Sale

Size: 17.35 Acres

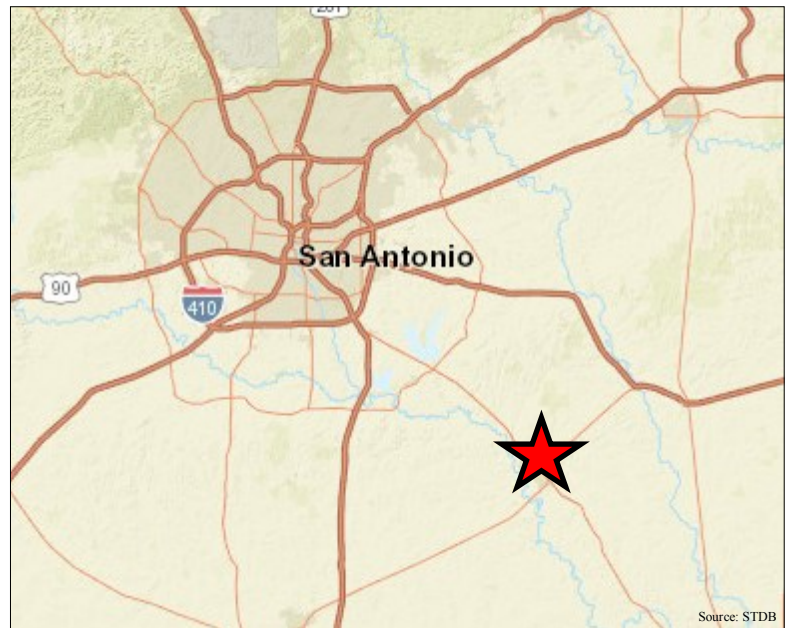
- 11.35 Acre Developed RV Park
- 6 Acres Undeveloped
- Call For Pricing

Location: 1956 Sutherland Springs Rd.

- Close access to US Hwy. 181
- Approx. 35 Miles from San Antonio
- Between Walmart Super Center & HEB
- Located Near Eagle Ford Shale

Description:

- 6 Acres Perfect for Office/Warehouse/Oil Industry
- Commercial Road Frontage Possible
- Website: www.PecanSpringsRV.com
- Zoned Commercial Use



Source: STDB

Connie Raub
Broker Associate, Texas
210.314.7838
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11.35 Acre RV Park

- 54 Units for RV's– Large Lots
- Temporary Clubhouse, Billiard Room & Laundromat
- Has Irrigation– Not Hooked Up

Additional Information:

- Quiet and convenient to Eagleford Shale Oil Play, San Antonio, HEB and Walmart Supercenter
- Separate 1 acre tract along highly desired and paved CR 320



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6 Acres– Undeveloped

- \$80,00 Roadwork
- Lift Station
- 3/4 in. Water Service
- Has Electricity Drop Available
- Possible Mobile Home Park–
If obtain special use permit.
- 20-25 Mobile Homes without
modifying roadwork.

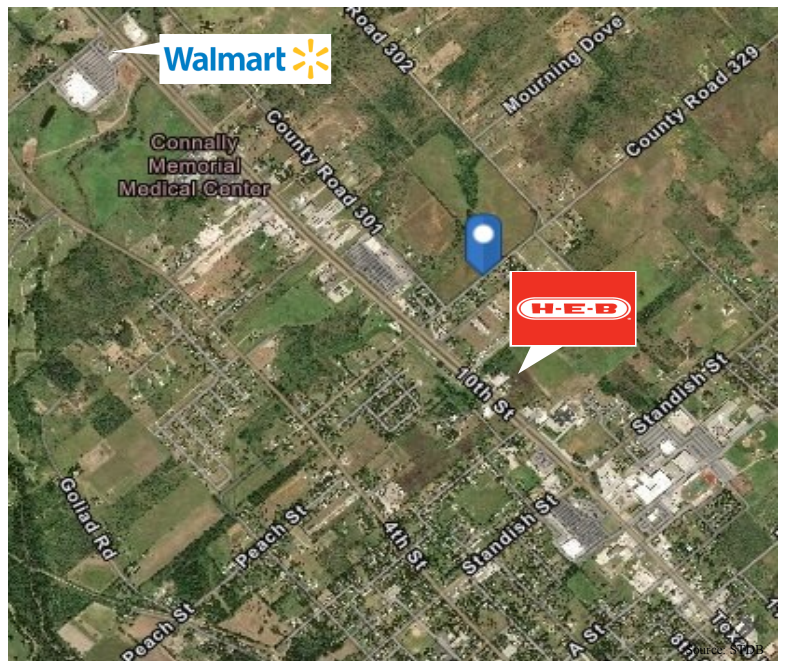
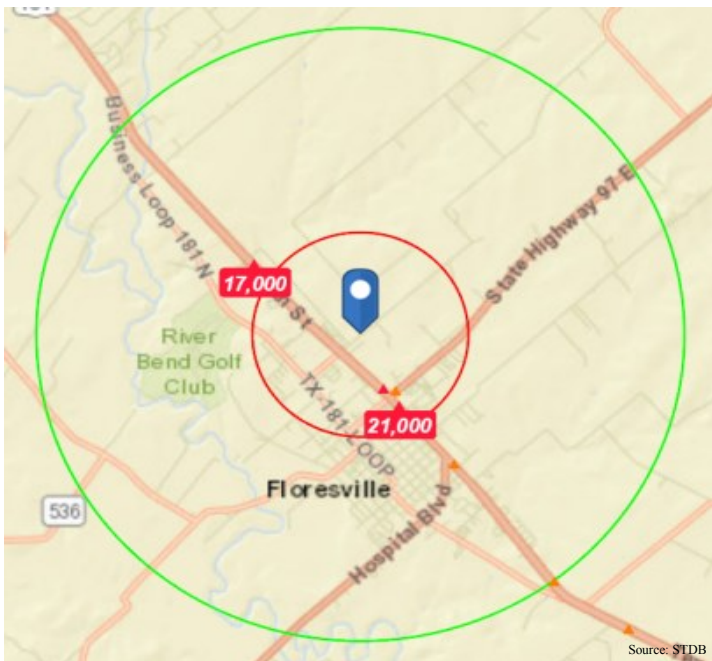
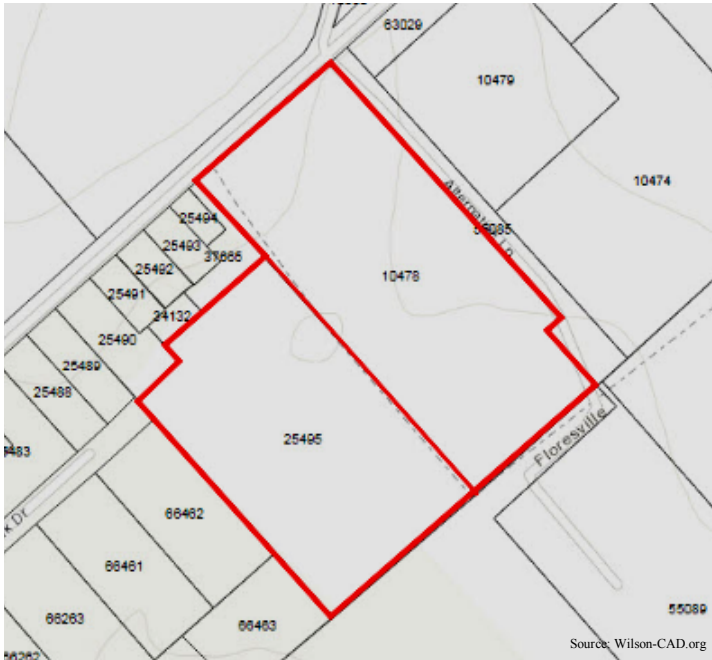


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- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000

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Investment Realty Company, L.C. represents
SELLER/LESSOR

BUYER/TENANT

By: _____

By: _____

Title: _____

Title: _____

Date: _____

Date: _____