



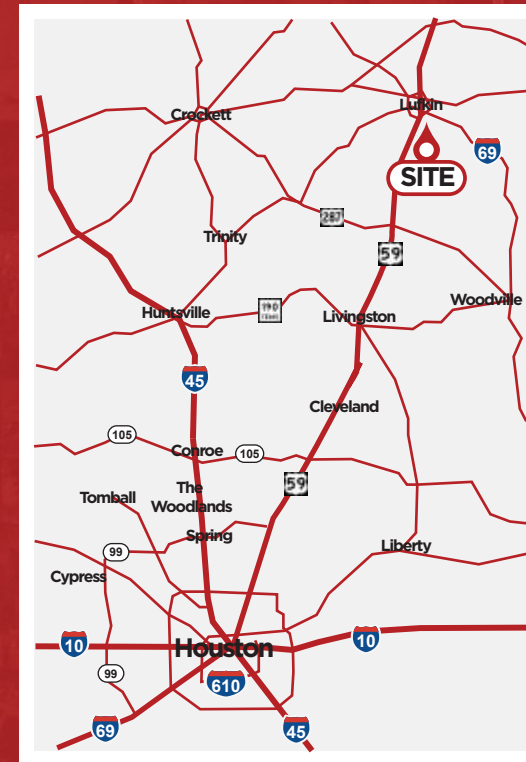
**FOR  
SALE**

# TENDERLEAF RV PARK

19.22 Acres + SFR | 1147 Benton Drive, Lufkin, TX 75901



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## Property Highlights

Tenderleaf Village RV Park is situated just outside the city limits of Lufkin and is within about 2 hours of drive from either The Woodlands or Houston, TX. The property itself consists of approximately 19 acres just on the outskirts of Lufkin. It's a quiet location with beautiful tall trees, ponds and railway ties lining the driveways. The residents have ample space around their RV's and they have access to laundry facilities on the property.

There are currently 80 RV spaces with one more expansion phase planned which will take the park to a total of approximately 90 units. The revenue expansion opportunities include leasing up the remaining RV's and vacant lots, switching the electricity utility payments to the tenants, expanding the washeteria, adding self-storage units for the tenants, and developing Phase 5 of the park expansion. So, significant upside for a new owner!

Tenderleaf is one of the best looking parks in Lufkin with a beautiful location that it has no problem attracting new residents.

A lot of the park has only been recently developed, so it's gone through a significant growing phase in the last 12 months. A new

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## Demographics

Ratio	3 Mile	5 Mile
Population:	10,542	29,589
Median Income Per Household:	\$55,535	\$49,810
Average Household Size:	2.41	2.57

## Revenue expansion still to complete

- Expansion-Phase 5 (approx. 10-12 more RV spaces)
- Expansion On-Site Self Storage (Containers)
- Expansion On-Site Propane Service
- Electrical/Utilities Reimbursement, Residence charge back
- Doing away with free first tank of gas upon move in.
- Laundry room expansion (add more washer/dryer, vending, coke machine, and soap dispensers)
- When expansion, will have only RV Rentals, totaling 80 RVs, and no RV lot rentals
- Already have building on order to add another set of laundry room, with adequate vending

## Additional Notes

- Laundry: A few machines are down, need to reorder parts
- Advertising: Craig's list works the majority of the time
- Garbage: Picks up Twice a Week
- Water: Fix water bill
- Rental Rates:
  - RV's on lot: \$595 (smaller lots) to \$695 (larger lots)
  - Lots: \$350 (older tenants) to \$375 (new tenants)





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## Information About Brokerage Services

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.

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- 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.

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

\_\_\_\_\_  
Date