

TEXAS STAR RV RESORT

4586 South Highway 281 ☆ Mineral Wells, TX 76067 ☆ Palo Pinto County

TexasStarRVResort.com ☆ BlueBonnetHall.com

[Click HERE for Aerial Video Tour](#)

Value-Add Investment Opportunity

FOR SALE
\$1,800,000

Subject property totals 14.6 acres

An additional 42.72 acres of contiguous wooded land is also available for purchase



FEATURES

- 57 unique RV sites among numerous native oak trees.
- Predominately long-term renters.
- Constructed in 2009. Designed by architectural/engineering firm.
- Entire property has been professionally maintained.
- City of Mineral Wells water, electric sub-meters for each site & aerobic treatment sewer system. Well water for irrigation, laundry and showers.
- 20, 30 & 50 amp power at each site.
- 2,200 SF house for lease or for an on-site manager. 4 bedrooms, 2 bathrooms & full kitchen. Includes Resort office with separate entrance.
- 3,800 SF climate controlled club house (Blue Bonnet Hall) for rent for weddings, family reunions, birthday parties & other special events. Tables and chairs to accommodate 100+ guests. Full kitchen, 2 restrooms, large flat screen TV & band stage.
- Playground with fort, swing set and slide.
- Swimming pool with waterfall feature.
- Outdoor gazebo for weddings & gatherings
- 500 SF cabin for smaller gatherings & with a separate private office. Possible additional rental cabin.
- Two 500 SF cabins for monthly rental.
- 900 SF laundry room/bath house with 8 coin operated washers & dryers, 4 large private shower/restrooms and an equipped fitness room.
- Horse pasture with 4 barn stalls with water for a horse hotel.
- Dog run.
- Nine 30 ft. Gulfstream Cavalier trailers for rent.
- Approximately 8 wooded acres included for expansion.

LOCATION

- Frontage on US Highway 281.
- 4 miles south of Mineral Wells & US Highway 180.
- 9 miles north of Interstate 20.
- 60 miles west of Ft. Worth.

This information has been obtained from sources I believe to be reliable, but I make no representation or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risks for any inaccuracies.

POWELL
Realty Advisors

Robert B. Powell, CCIM

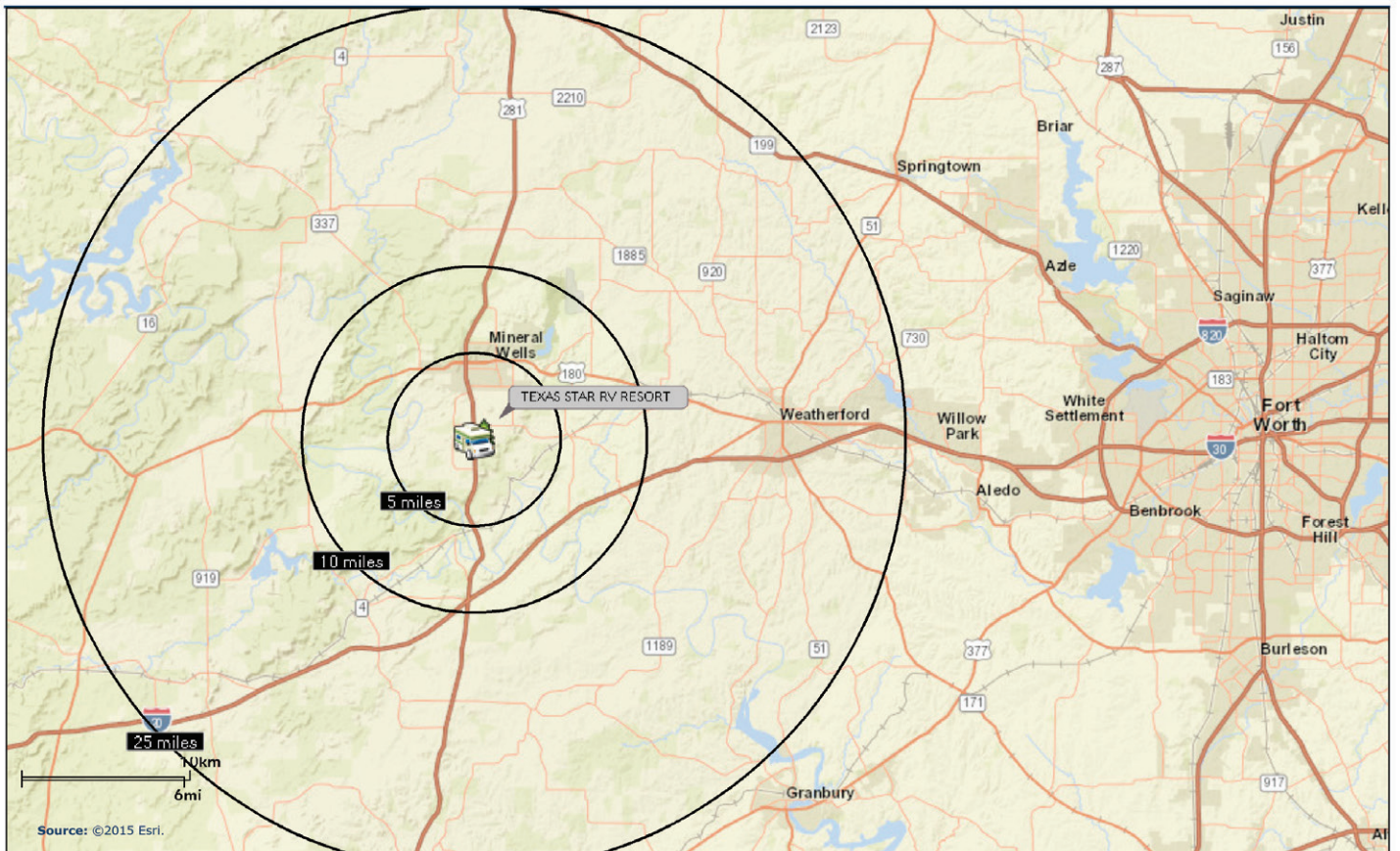
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Information About Brokerage Services

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.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- 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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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date