

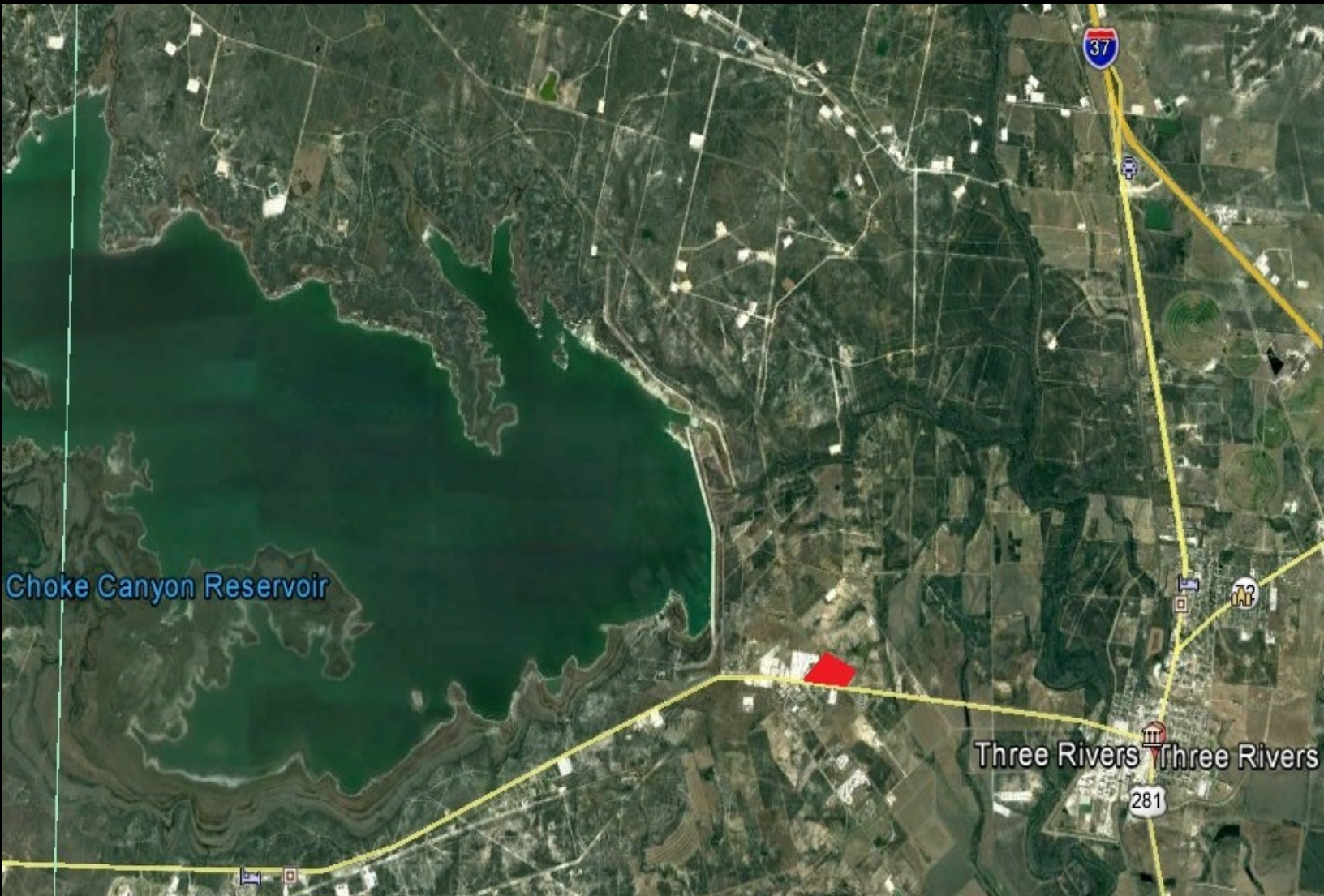


**STRANSKY
PROPERTIES**

Three Rivers 34.6 Acres

Stephen Stransky | Office: 210-254-7700 | Fax: 210-568-4650 | www.Stranskyproperties.com

34.6 Acres on Hwy 72 near Three Rivers, Texas



The property is approximately 34.6 acres located approximately 2.5 miles from downtown Three Rivers on Hwy 72 and less than 6 miles from Interstate 37. The site is near Choke Canyon Reservoir and across Hwy 72 from the Choke Canyon RV Park and next to MultiChem, an oilfield services company.



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34.6 Acres on Hwy 72 near Three Rivers, Texas



This property has approximately 1,800' of frontage along Hwy 72 and includes 26 RV sites that leased on average for \$500 per month. Each site has a 30a and 50a electrical connection. An 8" city water line runs across the front of the property and electricity is onsite. The RV units use an aerobic septic system for wastewater. The existing RV park covers approximately 3.5 acres of the total 34.6 acre property.



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34.6 Acres on Hwy 72 near Three Rivers, Texas



- 2013 TXDOT traffic count is 12,187 vehicles per day on Hwy 72
- Possible \$13,000 per month in RV rental revenues
- Close to Choke Canyon Reservoir,
- Approximately 2.5 miles to Three Rivers, Texas
- Under 6 miles to IH-37
- Approximately 1800' of frontage on Highway 72
- Not in City Limits,
- Call for Pricing