

CENTURY 21

Judge Fite Company



434 COUNTY

TRENTON, T



\$899,999



0 sqft

DESCRIPTION

RV park 60% completed in Trenton, Tx. (Fannin County) for 72 pads on approximately 10 acres to be surveyed out of property id 77009. \$985k. Close to hwy 121 and hwy 69. One of the fastest growing counties in Tx. Park is grandfathered from all new county RV park rules. 20 minutes from Mckinney, Bonham, Sherman 30 minutes from Plano, Tx. 25 minutes from new Bois'd Arc Lake. RV Park is county approved for 37 spots. No financials since park has not been opened. Parks in area are 85-95% full with all the growth coming fast. Parks in the area charge between \$500-700 per month. If you are familiar with the Dallas Ft Worth Metroplex you know the growth happening north and in Fannin County. This a great opportunity, especially since it's already started and grandfathered under old rules. Price is \$985k which is cost of land and cost of what has been installed. See attachments for more information. Buyer to verify all information with county.

PROPERTY TYPE: Commercial - Business
MLS STATUS: Active
MLS: 20703661
YEAR BUILT: 2022
COUNTY: Fannin
TRACT OR SUBDIVIION: J N HOARD
LIST DATE: 08/15/2024

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800.451.8055

AREA:
SQUARE FEET:
TOTAL BEDS:
FULL BATHS:
HALF BATHS:
ACRES: 9.9
LOT SIZE (SQFT): 431,244

INTERIOR FEATURES

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

PARKING:

- RvAccessParking

ROOF TYPE:

- Other

SIDING:

- Other

FOUNDATION:

- None

UTILITIES

HEATING/COOLING:

- None

UTILITIES:

- ElectricityAvailable
- ElectricityConnected
- SepticAvailable
- SeparateMeters
- WaterAvailable

ADDITIONAL PROPERTY DETAILS

LISTED BY: Ramon Saenz 

PHONE: 214.493.0862

BROKERED BY: Coldwell Banker Realty Frisco

century21judgefite.com

each office is independently owned and operated