

CENTURY 21[®]

Judge Fite Company



12700 MINERAL WELLS HIGHWAY

WEATHERFORD, TX 76088



\$1,300,000



2,200 sqft

DESCRIPTION

Turnkey RV Park with Scenic Views, Multiple Rental Units & Expansion Potential – Next to Mineral Wells State Park Rare opportunity to acquire a RV park in a prime location. This income-producing property features 26 full hook-up RV sites, each with 30 & 50 amp service and individually metered electric, allowing for streamlined utility management and tenant responsibility. Perched on a hilltop, the park offers beautiful panoramic views and direct proximity to Mineral Wells State Park, attracting outdoor enthusiasts, weekend travelers, and long-term guests alike. Key Features: 26 full hook-up RV spaces (individually metered for electric). 2 bed, 2.5 bath brick home currently leased as a long-term rental. 1,300 SF barndominium apartment generating additional rental income. 1,300 SF of enclosed storage space that could be made into another apartment. Three fully functional tiny homes, ideal for short or long-term rentals. One additional tiny home ready for renovation and increased revenue. City water provided through a rural water supply company. Septic system in place. Amenities include a laundry shower room, dog run, community fire pit, grills, and picnic tables. Sitting on over 9 acres, the property includes 4 acres of undeveloped land, perfect for expanding RV sites, adding cabins, glamping units, or other recreational amenities. There are lots of areas for value add. Whether you're looking to grow your hospitality portfolio or operate a profitable lifestyle business in a sought-after Texas location, this property offers strong cash flow and significant upside potential.

PROPERTY TYPE: Commercial - Business

MLS STATUS: Active

MLS: 20998068

YEAR BUILT: 1999

COUNTY: Parker

TRACT OR SUBDIVIION: Eagle's Nest RV Park

LIST DATE: 07/12/2025

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800.451.8055

AREA:

SQUARE FEET: 2,200

TOTAL BEDS:

FULL BATHS:

HALF BATHS:

ACRES: 9.24

LOT SIZE (SQFT): 402,668

INTERIOR FEATURES

FLOOR COVERINGS:

- Concrete
- LuxuryVinylPlank

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

PARKING:

- NoGarage

LOT DESCRIPTION:

- Acreage
- SteepSlope
- FewTrees

ROOF TYPE:

- Composition
- Metal

SIDING:


- Brick
- MetalSiding

FOUNDATION:

- Slab

UTILITIES

HEATING/COOLING:

LISTED BY: Sherry Patterson 
● Central

PHONE: 817.666.3336

UTILITIES:

- SepticAvailable
- WaterAvailable

BROKERED BY: Aspire Investments LLC

ADDITIONAL PROPERTY DETAILS

century21judgefite.com

each office is independently owned and operated