

CENTURY 21[®]

Judge Fite Company



128 YELLOWSTONE DRIVE

WHITNEY, TX 76692



\$800,000



8,978 sqft

DESCRIPTION

This is a well-kept 4-acre RV park sitting right on Lake Whitney, Texas, offering direct access to scenic Corps of Engineers land with a private walking trail that leads straight down to the water. Conveniently located between Dallas-Fort Worth and Austin, it's just a short 15-minute drive off the interstate, making it an easy stop for both weekenders and long-term guests. The property features a secured, coded entry gate and includes 54 total RV sites with full hookups—30 pull-through and 24 back-in spaces—all with concrete pads, 30 & 50 amp power, and connections to city water and sewer. A spacious 4,000 square foot clubhouse serves as a central gathering spot with a banquet room for up to 50 people with a full kitchen. This room is currently being rented as a suite. There is an additional full kitchen in the main room, with a coin-operated pool table, two private rental suites, laundry facilities, and clean restrooms with showers. Outside, there's a covered veranda and a lighted concrete dance floor for social events, plus areas set up for picnics and grilling. Additional income comes from 15 uncovered RV and boat storage spots. This land could also be developed into more rental units or other added value uses. There is also 20 on-site storage units in varying sizes (6x5, 10x10, and 10x20). The location is ideal—just one block from a grocery store with propane, two blocks from a Dollar General, and less than a mile to the nearby marina. Downtown Whitney is only five minutes away, offering grocery options, dining, and conveniences. This property is has tons of value add, easy to manage, and offers multiple revenue streams in a great lakefront setting. Whether you're looking for a business investment or a lifestyle change, this RV park checks all the boxes. 100 percent Bonus Depreciation Opportunity Acquire now to take advantage of immediate write-offs under current tax law, significantly enhancing first-year returns.

PROPERTY TYPE: Commercial - Business
MLS STATUS: Active
MLS: 21004406
YEAR BUILT: 1990
COUNTY: Hill
TRACT OR SUBDIVIION: Lake Life RV Park
LIST DATE: 07/18/2025

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800.451.8055

AREA:
SQUARE FEET: 8,978
TOTAL BEDS:
FULL BATHS:
HALF BATHS:
ACRES: 4.51
LOT SIZE (SQFT): 196,673

INTERIOR FEATURES

FLOOR COVERINGS:

- Concrete

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

PARKING:

- Assigned

LOT DESCRIPTION:

- Waterfront

ROOF TYPE:

- Metal

SIDING:

- AluminumSiding

FOUNDATION:

- Slab

UTILITIES

HEATING/COOLING:

LISTED BY: Sherry Patterson 
● Central

PHONE: 817.666.3336

UTILITIES:

- SewerAvailable
- WaterAvailable

BROKERED BY: Aspire Investments LLC

ADDITIONAL PROPERTY DETAILS

century21judgefite.com

each office is independently owned and operated