



114 COUNTY ROAD 119
RIESEL, TX 76682



\$975,000



1,400 sqft

DESCRIPTION

Exceptional investment opportunity with immediate income and major upside potential just off highly trafficked HWY 6. This established RV park offers strong in-place infrastructure, thoughtful site design, and significant expansion capability, making it ideal for investors, owner-operators, or companies needing housing or open storage space. Currently featuring 14 operational RV sites with a mix of concrete and gravel pads, the property is engineered to support up to 19 sites with minimal additional work. Critical infrastructure is already in place including water, sewer, and electrical conduit to expand quickly. The aerobic septic system is engineered and permitted for 19 RVs plus laundry, with additional layout planning completed for future expansion up to approximately 50 sites. The property includes substantial capital improvements, including approximately \$100,000 in crushed concrete, multiple concrete pads, private electrical metering system, and a high-capacity electrical setup designed to scale. Water taps have already been secured at significant cost, reducing future development hurdles. Gravity-fed sewer design minimizes long-term maintenance costs and enhances operational efficiency. Additional income opportunities include open storage potential, with existing layout and access already suited for trailer, equipment, or contractor storage. Strong demand drivers include workforce housing, long-term tenants, and nearby employment hubs. A mobile home on-site provides flexibility as an owner's residence, on-site manager housing, or office for operations or construction use. Additional improvements include a laundry facility and storage buildings. Positioned with excellent access and visibility along HWY 6, this property offers a rare combination of current cash flow, infrastructure investment, and scalable growth potential in a market with limited competing RV park inventory.

PROPERTY TYPE: Commercial - Business

MLS STATUS: Active

MLS: 21234562

YEAR BUILT: 2026

COUNTY: Falls

TRACT OR SUBDIVIION: A0006 BASQUEZ GREGORIA

LIST DATE: 04/11/2026

CENTURY 21

Judge Fite Company

800.451.8055

AREA:

SQUARE FEET: 1,400

TOTAL BEDS:

FULL BATHS:

HALF BATHS:

ACRES: 8.42

LOT SIZE (SQFT): 366,644

INTERIOR FEATURES

FLOOR COVERINGS:

- Carpet
- LuxuryVinylPlank

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

PARKING:

- AdditionalParking
- Aggregate
- Concrete
- Driveway
- ParkingPad
- RvAccessParking

LOT DESCRIPTION:

- Acreage
- Cleared
- FewTrees

ROOF TYPE:

- Composition
- Metal

FOUNDATION:

- Block

UTILITIES


HEATING/COOLING:

- Central

UTILITIES:

- ElectricityAvailable
 - ElectricityConnected
 - SewerAvailable
 - SepticAvailable
 - UndergroundUtilities
-

ADDITIONAL PROPERTY DETAILS

LISTED BY: Caleb Miller 

BROKERED BY: Bramlett Partners