

# CENTURY 21

Judge Fite Company



## 878 HIGHWAY 71 W

SMITHVILLE, TX 78957



\$750,000



0 sqft

## DESCRIPTION

Positioned along one of the primary corridors between Austin, Bastrop, & Houston, this 12+ acre development opportunity in Smithville offers a rare fully entitled & permit-approved RV park located within a federally designated Opportunity Zone. With more than 1,000' of frontage along Highway 71, the property delivers exceptional visibility & direct access along one of Central Texas' most heavily traveled routes. Bastrop Co., TCEQ and TxDOT Approved plans include a thoughtfully designed RV park concept featuring 77 level RV sites with patios & modern amenities, serving both short-term travelers & long-term guests in the growing Austin–Bastrop corridor. Amenities include ample shade trees, dog park, pickleball court, outdoor fire pits, fishing lake access, & modern laundry facilities, creating a comfortable & community-oriented environment for guests. Located approx. 35 minutes from Austin, ABIA, Tesla, & the rapidly expanding Bastrop film studio district, the site benefits from strong regional growth, increasing tourism, & rising demand for RV accommodations in Central Texas. In addition to the land, all of the RV park roads & 60% of pad sites have already been cleared & rough graded. Underground conduit for water, power, & internet has been trenched & buried to 60% of the pad sites. 100% of the pad site power/water pedestals have been purchased. 95% of all conduit & piping required for power, water, sewer & internet has been purchased. All supplies will transfer with sale. Municipal water contract has been secured & system development fees & upgraded meter installation fees have been paid. A grand total of \$464,359 of direct construction, materials, & development costs have been paid to date. With all required development approvals already secured, substantial highway frontage, & the potential tax advantages of an Opportunity Zone investment, this property represents a truly turnkey RV park development opportunity in one of the fastest-growing regions in Texas.

**PROPERTY TYPE:** Commercial - Other  
**MLS STATUS:** Active  
**MLS:** 6565399  
**YEAR BUILT:**  
**COUNTY:** Bastrop  
**TRACT OR SUBDIVIION:** Smithville West  
**LIST DATE:** 03/29/2026

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**800.451.8055**

**AREA:** SV  
**SQUARE FEET:**  
**TOTAL BEDS:**  
**FULL BATHS:**  
**HALF BATHS:**  
**ACRES:** 12.82  
**LOT SIZE (SQFT):** 558,308

## EXTERIOR FEATURES

### PARKING:

- None

## UTILITIES

### HEATING/COOLING:

- None

### UTILITIES:

- SeeRemarks

## ADDITIONAL PROPERTY DETAILS

**LISTED BY:** Mike Harper

**PHONE:** 512.757.7326

**BROKERED BY:** Compass RE Texas, LLC

century21judgefite.com

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