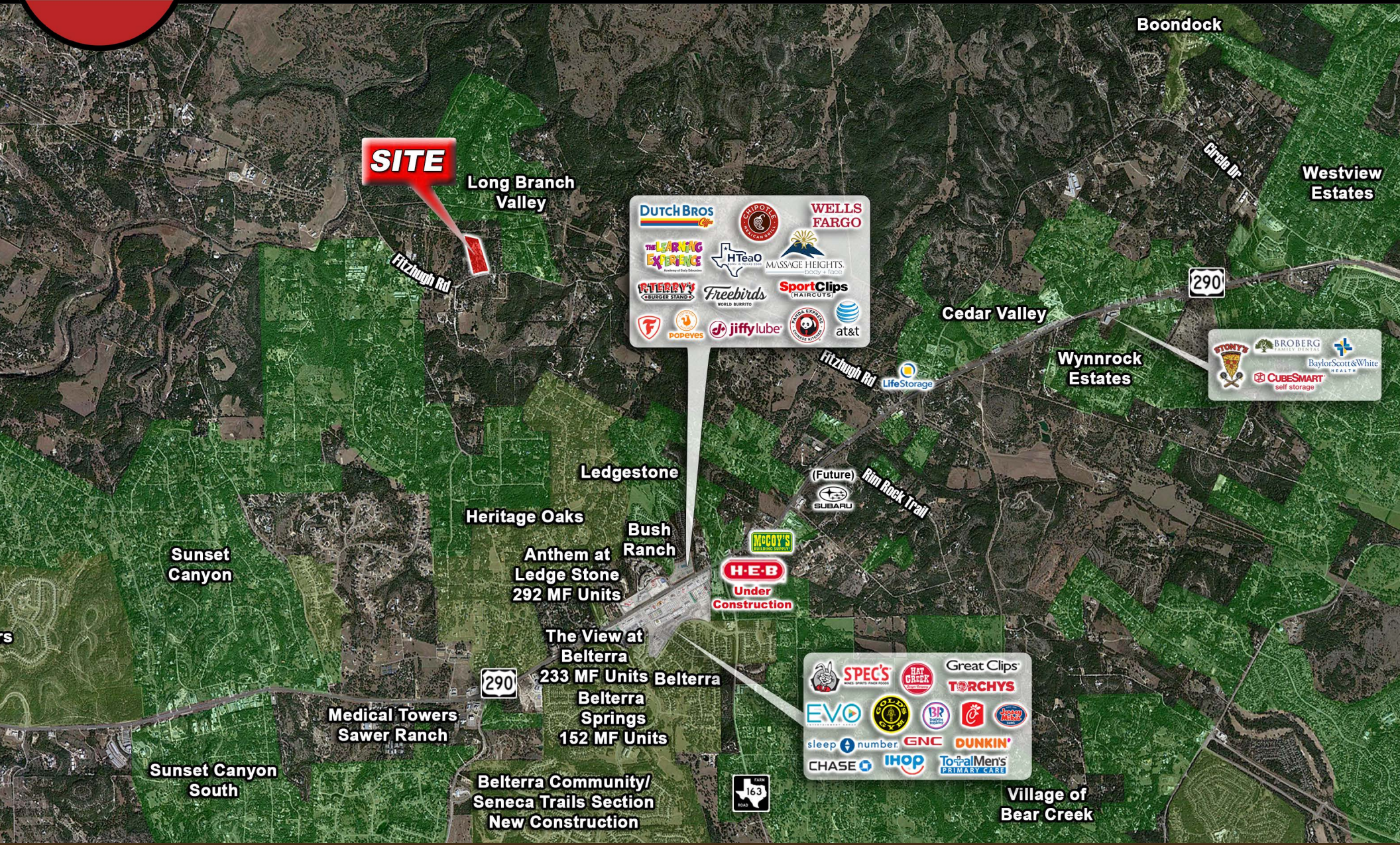




DOBIE VALLEY RV PARK - FOR SALE

13100 FITZHUGH RD, AUSTIN, TEXAS 78736



Knight Real Estate Company
PO Box 160607, Austin, TX 78716

Buck McLamb | (512) 888-3886 | Buck@kreaustin.com

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INTRODUCTION

Knight Real Estate Company is pleased to offer Dobie Valley RV Park in Austin, Texas. The property offers a quiet country-like setting, with Hill Country views. There are 35 sites, some of which are secluded in the oak trees. Part of the Dark Sky Initiative, assuring some amazing view of the stars.

PROPERTY FACTS

- 10 acre RV Park For Sale
- 35 RV sites with two 5,000 SF build pads
- Perfectly situated between Dripping Springs, Bee Cave and Austin
- Gated community with full hookups & 30-50 amp service
- Most sites have parking for 2 vehicles
- Amenities include a laundry facility and dog park
- Surrounded by breweries, distilleries, wineries, and wedding venues in the area
- There are 2 HEB's within 8 miles, and Target, Costco, and Walmart are all about 20-30 minutes away
- Sale Price: \$4,500,000

DEMOGRAPHICS

	2023 Total Population	2028 Proj. Population	Average HH Income
3-mile	10,068	10,561	\$177,642
5-mile	32,063	34,448	\$181,269
7-mile	93,940	103,020	\$182,217

TRAFFIC COUNTS

Fitzhugh Rd: 2,465 VPD (TXDOT 2020)
US Hwy 290: 39,366 VPD (TXDOT 2022)





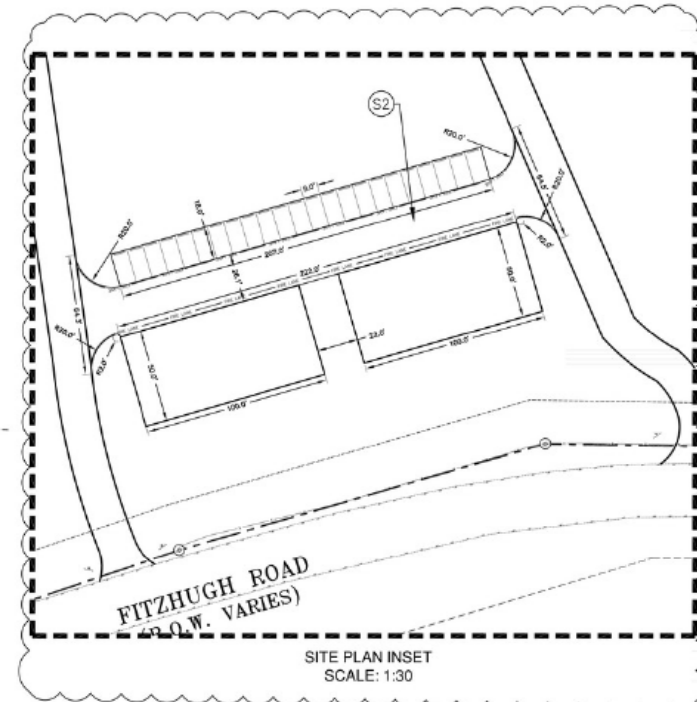
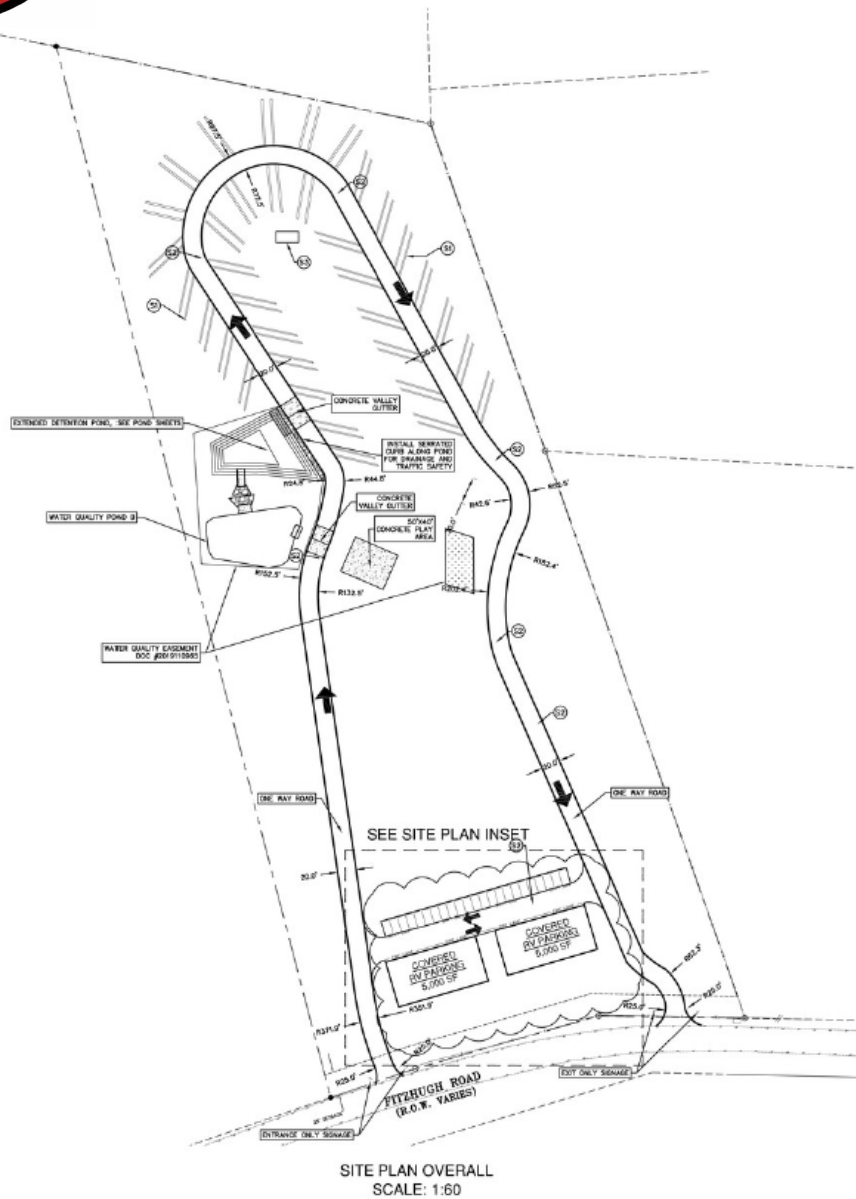
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ZONING:
N/A

IMPERVIOUS COVER REQUIREMENTS:
MAXIMUM IMPERVIOUS COVER (%) x NET SITE AREA (sq ft) =
TOTAL ALLOWABLE IMPERVIOUS COVER (sq ft)

MAXIMUM IMPERVIOUS COVER %, CS:	20%	455,645 sq ft	10.00 ac
NET SITE AREA:		sq ft	ac
TOTAL ALLOWABLE IMPERVIOUS COVER:		sq ft	ac
IMPERVIOUS COVER ALLOWED (20%)		87,125 sq ft	2.00 ac

PROPOSED IMPERVIOUS COVER:
PROPOSED IMPERVIOUS COVER %:
20.0%

PROPOSED IMPERVIOUS COVER:	87,125 sq ft	2.0 ac
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OFF-STREET PARKING REQUIREMENTS:
COMMERCIAL OFF-STREET PARKING: NO MINIMUM OFF-STREET PARKING REQUIREMENTS

RV PARKING SPACES PROVIDED:	35
STANDARD PARKING SPACES PROVIDED:	23
ACCESSIBLE PARKING SPACES PROVIDED:	0
TOTAL PARKING SPACES PROVIDED:	58

SITE LEGEND

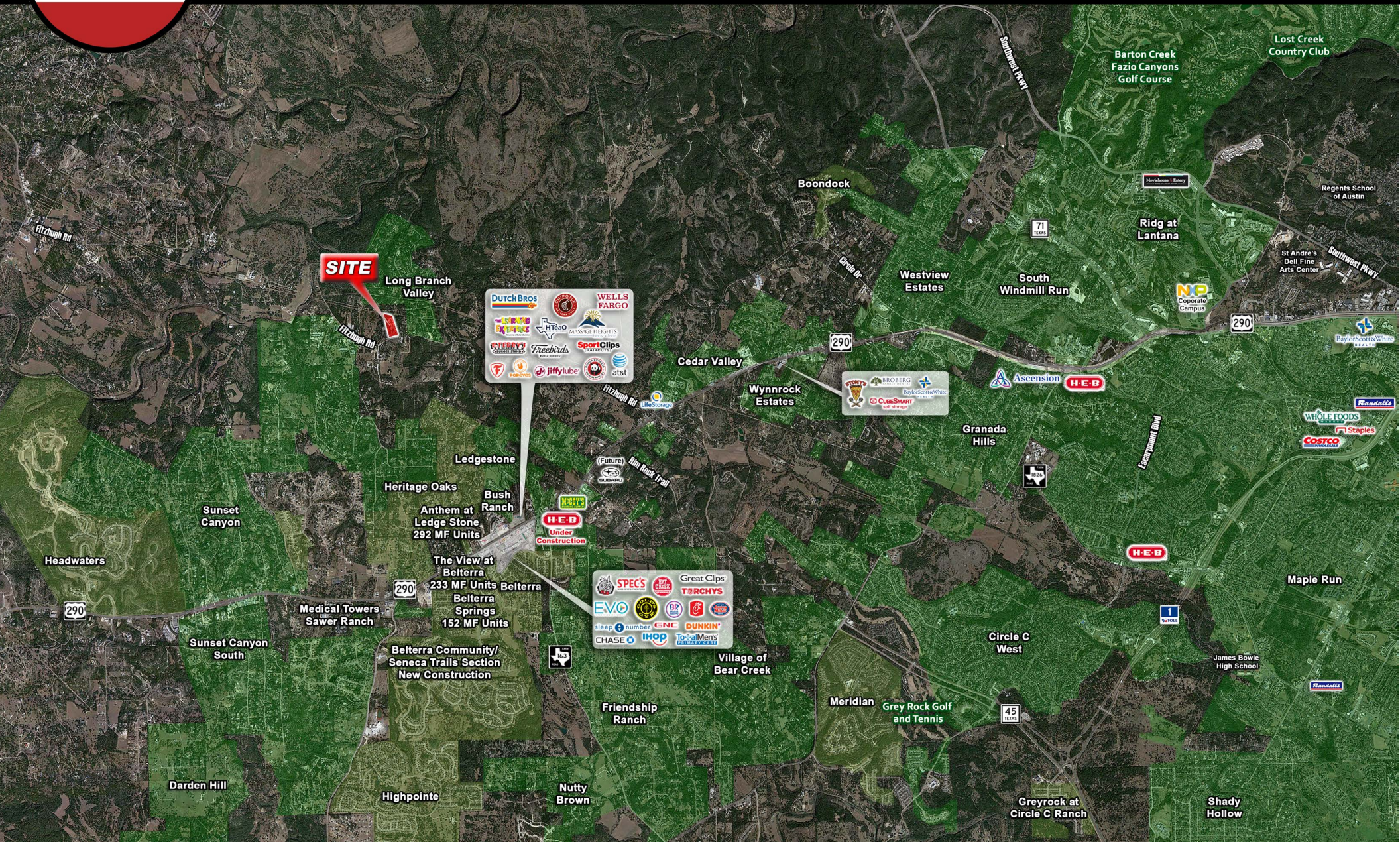
- ① CONSTRUCT RV STRIPS 50' x 2, 10' C-C (17P)
- ② ASPHALT PAVEMENT
- ③ LAUNDRY BUILDING (12' x 24')

➔ DIRECTION OF TRAFFIC



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SITE

Long Branch Valley

Dutch Bros
 Wells Fargo
 Massage Heights
 Sport Clips
 Jiffy Lube
 AT&T

H-E-B
Under Construction

Specs
 Great Clips
 Torchys
 EVO
 Sleep Number
 GNC
 Dunkin'
 Chase
 IHOP
 Local Men's

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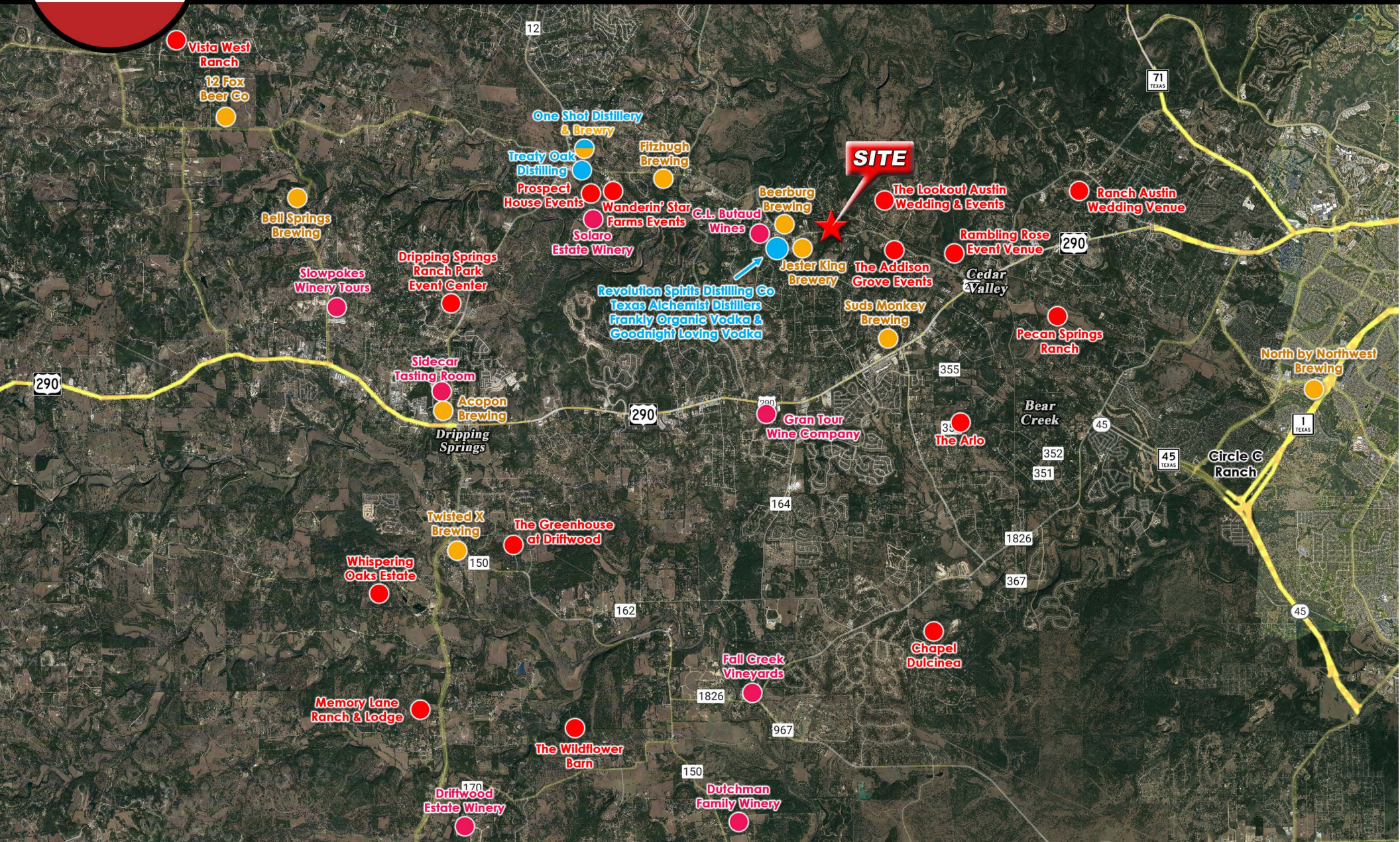
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AUSTIN MSA - DEMOGRAPHICS



KEY FACTS

2,499,236

Population



Average Household Size

35.2

Median Age

\$89,695

Median Household Income

EDUCATION

8%

No High School Diploma



19%
High School Graduate



23%
Some College



51%
Bachelor's/Grad/Pr of Degree

BUSINESS



88,598

Total Businesses



1,042,635

Total Employees

EMPLOYMENT



White Collar



Blue Collar



Services



3.5%
Unemployment Rate

INCOME



\$89,695

Median Household Income



\$48,981

Per Capita Income



\$164,829

Median Net Worth

2023 Households by income (Esri)

The largest group: \$100,000 - \$149,999 (19.4%)

The smallest group: \$15,000 - \$24,999 (5.0%)

Indicator ▲	Value	Diff	
<\$15,000	6.6%	-2.7%	█
\$15,000 - \$24,999	5.0%	-2.3%	█
\$25,000 - \$34,999	5.7%	-2.1%	█
\$35,000 - \$49,999	9.4%	-1.9%	█
\$50,000 - \$74,999	14.5%	-2.6%	█
\$75,000 - \$99,999	13.3%	+0.7%	█
\$100,000 - \$149,999	19.4%	+2.7%	█
\$150,000 - \$199,999	11.5%	+3.3%	█
\$200,000+	14.5%	+4.8%	█

Bars show deviation from 48 (Texas)