

HOSPITALITY OFFERING
FOR SALE

CAMPGROUND FOR SALE - CABIN / RV / TENT

3660 TANGLEWOOD TRL
SPRING BRANCH, TX 78070-
5394



KRISTIN SCHMIDT

830.358.7804

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373 S. SEGUIN AVENUE | NEW BRAUNFELS, TX 78130 | [HTTPS:NCGCRE.COM](https://ncgcre.com)



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PROPERTY DESCRIPTION

The campground sits on 14 acres of land. Electric and Septic available for cabins and RVs. Water provided by Cypress Cove. This sale is based off of the 165,000 NOI providing an 11% Cap rate.

Other sources of income include:

Tent space rentals
Firewood
Laundromat
Cabins
RVs

LOCATION DESCRIPTION

This property is located on a unique bend right where Rebecca and Schultz Creeks meet. The Guadalupe River is 1,020ft from property line. Canyon Lake public boat ramp #11 is just one block from the campground.

PROPERTY HIGHLIGHTS

- 11% Cap Rate
- Water front on the Schultz Creek
- South side of river meets Rebecca Creek
- 14 acers of land
- 34 RV Spaces currently, 56 capacity
- 15 Cabins



OFFERING SUMMARY

Sale Price:	\$1,500,000
Lot Size:	14 Acres
Building Size:	6,000 SF
NOI:	\$156,614.80
Cap Rate:	10.44%

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HOSPITALITY OFFERING FOR SALE

CABINS

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RV'S

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HOSPITALITY OFFERING FOR SALE

TENT CAMP GROUNDS

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INVESTMENT OVERVIEW

Price	\$1,500,000
CAP Rate	10.44%
Cash-on-Cash Return (yr 1)	10.44%
Total Return (yr 1)	\$156,614.80

OPERATING DATA

Gross Income	\$246,320.30
Operating Expenses	\$89,705.50
Net Operating Income	\$156,614.80
Pre-Tax Cash Flow	\$246,320.30

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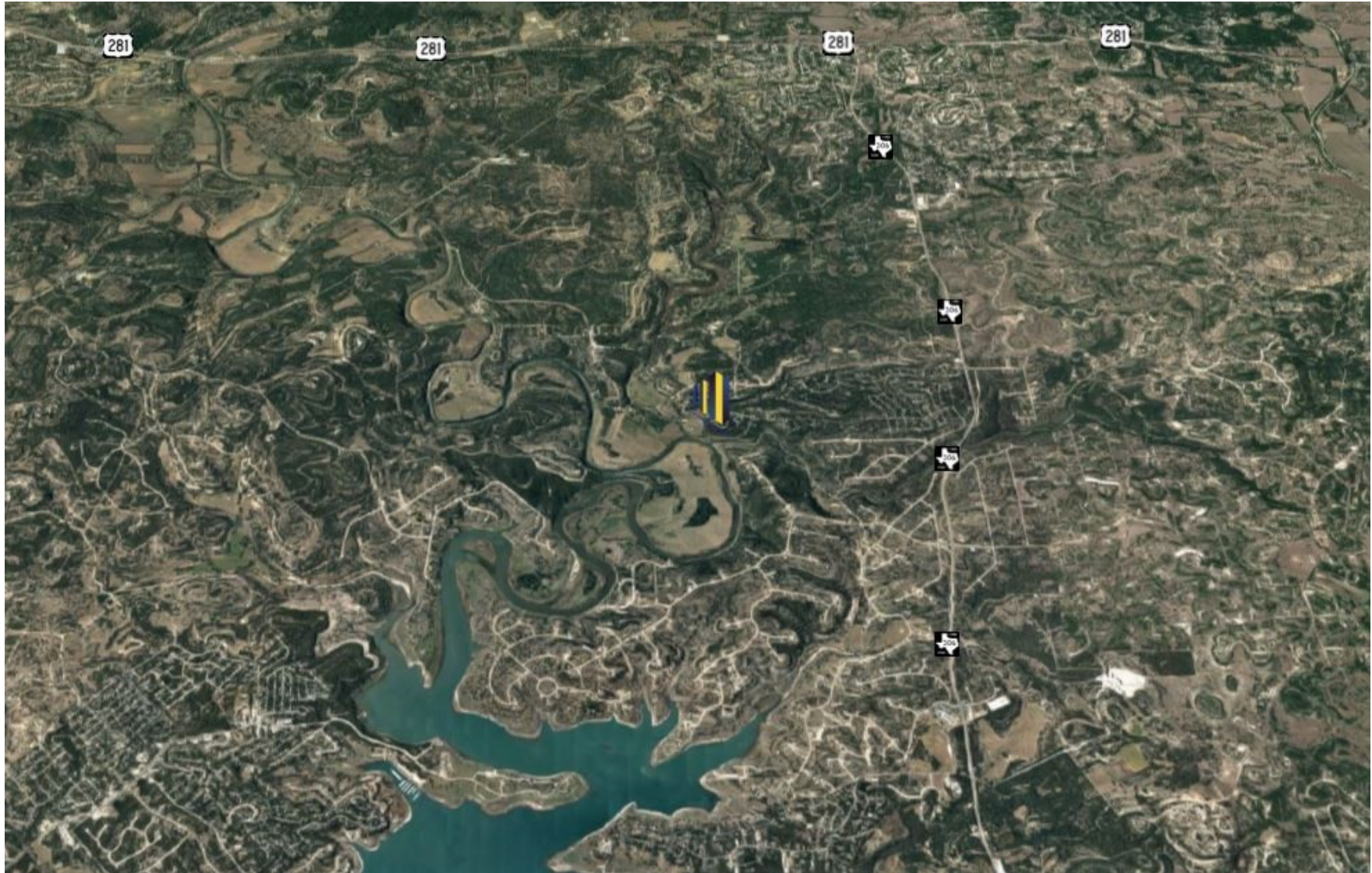
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REGIONAL MAP

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LOCATION MAP

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LOCATION MAP

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AERIAL MAP

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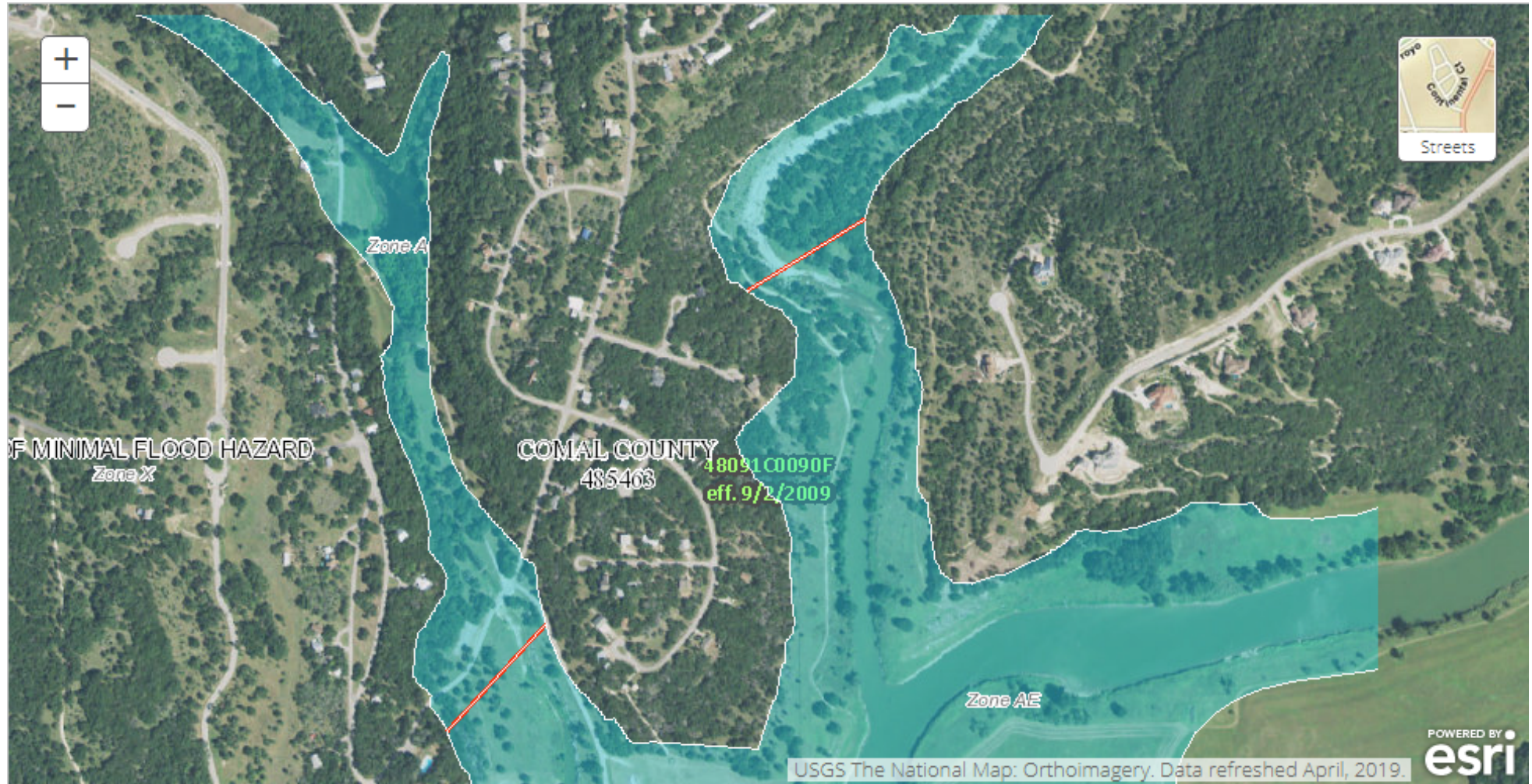
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FLOODPLAIN MAP

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The only party authorized to represent the Owner in connection with the sale of the Property is the NCG Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to the NCG Advisor.

Neither the NCG Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Brochure may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the NCG Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the NCG Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the NCG Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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ADVISOR BIO

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KRISTIN SCHMIDT

Director of Operations

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Direct: 830.358.7804

PROFESSIONAL BACKGROUND

Kristin Schmidt is focused on being an expert in commercial Real Estate. There is true beauty and honor in working the central Texas Hill Country areas.

Before becoming an Advisor, Kristin enjoyed maintaining an entrepreneurial lifestyle. Through her business experiences, she found a passion via Real Estate Investing. She has been involved in real estate since 2015. As a commercial real estate Advisor and the Director of Operations with NCG Commercial Real Estate, she finds true joy in providing excellent work to help create and maintain wealth for her clients and extends her experience and skills to the agents and brokers within the NCG. She holds value in her work and believes in maintaining excellent accuracy to generate quality work for the brokerage as a whole, and for her clients. Her experiences involve many genres of real estate. Her skills with investment properties, passion for retail centers and multifamily investments, market knowledge in a multitude of real estate genres ensure her transaction outcomes, production, and quality of work.

She was born and raised in a military family. As a daughter to a marine, she gained the outstanding skills in organization, precision, communication and adaptability. She happily fulfills many roles; wife, mother, daughter, sister, and will be happy to be your Commercial Real Estate Advisor.

NCG Commercial Real Estate

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interest of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AN AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH — INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction. ● Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o That the owner will accept a price less than the written asking price;
 - o That the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o Any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS A SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interest of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement
- Who will pay the broker for services provided to you, when the payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.