

RV PARK & RENTALS

FOR SALE



RICK CANUP, REALTORS®  
Each office is Independently Owned and Operated

65 SE 1500  
ANDREWS, TX



### PROPERTY INFORMATION



**Beau Tucker, CCIM**  
**The Land Man**  
806.784.3298 direct  
806.470.3944 cell  
BTucker@CBCWorldwide.com

**DESCRIPTION:**

This 2 AC tract of land has 13 RV hookups that are fully occupied and rent for \$400/month each. This property also has a 2,414 SF house that includes a 400 SF addition. The house is currently occupied by property owner and will be vacated after purchase. The house addition is occupied and rents for \$700/month (tenant has rented for past 3 years). Currently, 1/2 AC of this tract is allotted to horses. One horse currently occupies this property for \$200/month.

**LOCATION:**

This property is immediately east of US HWY 385 on SE 1500. This property is located in the southern region of Andrews, TX.

**SF:**

2 AC Tract + 2414 SF House

**PRICE:**

\$800,000 (\$73,200 NOI)

**FLOOD ZONE:**

Unknown

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### ANDREWS FACTS

Andrews has recently experienced, arguably, the greatest period of growth and development in its history due to a rich oil boom. For two consecutive years, Andrews has been the fastest growing micropolitan area (city with 10-50K pop. adjacent to MSA) in Texas surpassing more well-known communities such as Kerrville, Granbury, Fredericksburg, Marshall and Brenham and leading to a national feature on MSNBC. According to the US Census, Andrews' population has grown by 10.8% from 2000-2009.

The prospect for continued long-term growth is positive given the solid foundation which has been laid.



**Coldwell Banker Commercial Rick Canup, Realtors®**

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**CBC Lubbock.com  
CBC Worldwide.com**

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