

CREEKSIDE RV PARK

4740 Highway 69, Kountze, TX 77625

- Located in Hardin County, in sought-after Kountze school district and close to Shopping, Dining, Village Creek & the Big Thicket!
- 14 sites with full hook-ups
- 30/50amp individually metered for electricity
- Located just 25 mins from Beaumont, a top petrochemical industry city in America with \$10B+ in upcoming construction projects
- Pull through main drive, connecting Hwy 69 and Harper Lane
- Highway frontage on US 69 for easy commute
- On-site well, all new
- Fenced dog park
- Roadway & RV sites all limestone base w/ crushed concrete
- Click on attached link below for more information, including plans, survey and certified appraisal:

https://www.dropbox.com/scl/fo/6oxmym60vd7a7x2tim8on/Aln_x_8dXARoMBwCITrgqoM?rlkey=y212bdvgyyctis4x7u6tyo3m3&dl=0



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Proforma

14 x 375 = \$5250/mo_x 80% occupancy = \$4200

Estimated Monthly Expenses:

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|------------------|----------------------------------|
| Wifi | \$175 |
| Taxes | \$200 |
| Electric | \$100 (wifi, well pump & septic) |
| Marketing & Misc | \$125 |
| | <hr/> |
| | \$600 |

Annual income: \$3600 x 12 = \$43,200