



BLUECAT RV RESORT

Hubbard Creek Lake | Breckenridge, Texas 48-Site
Lakefront RV Development Opportunity

Executive Summary

Bluecat RV Resort is a rare development opportunity consisting of a planned 48-site RV resort situated on a premier 6.5-acre peninsula on Hubbard Creek Lake in Breckenridge, Texas. Designed to serve both growing workforce housing demand and recreational travelers, Bluecat benefits from two powerful and independent demand drivers. The development includes 24 waterfront RV sites, 24 native wooded RV sites, walking trails, bathhouse and laundry facilities, recreational amenities, and the conversion of the existing barn into a community gathering space with a large kitchen and expansive lake views.

Property Highlights

- 6.5-acre peninsula on Hubbard Creek Lake
- Purchase Price: \$525,000
- Planned 48-site RV resort
- 24 waterfront RV sites
- 24 shaded native RV sites
- Existing barn converted into a community center
- Mature pine and oak trees
- Direct lake access
- Workforce and recreational occupancy

Dual Demand Strategy

Workforce Housing Demand:

- AI infrastructure and data center development
- Oil and gas activity
- Wind and solar projects
- Industrial and infrastructure development

Recreational Demand:

- Fishing
- Boating
- Family vacations
- Weekend getaways
- Seasonal travelers

Bluecat offers a resort-style experience that attracts both long-term workforce residents and short-term vacation guests.