

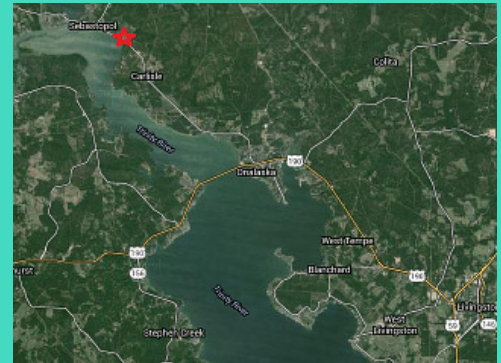


EXCELLENT FOR RESORT, HOTEL, CAMPGROUND

PRIVATE COVE  
ON LAKE  
LIVINGSTON

UP TO APPROXIMATELY 87 TOTAL ACRES

**Century21**  
**COMMERCIAL**  
REALTY PARTNERS



Excellent Resort location with sites for Hotel and existing Camp Ground

Private Boat Ramp, Docks, and 85' pier

Water, Sewer, Electricity

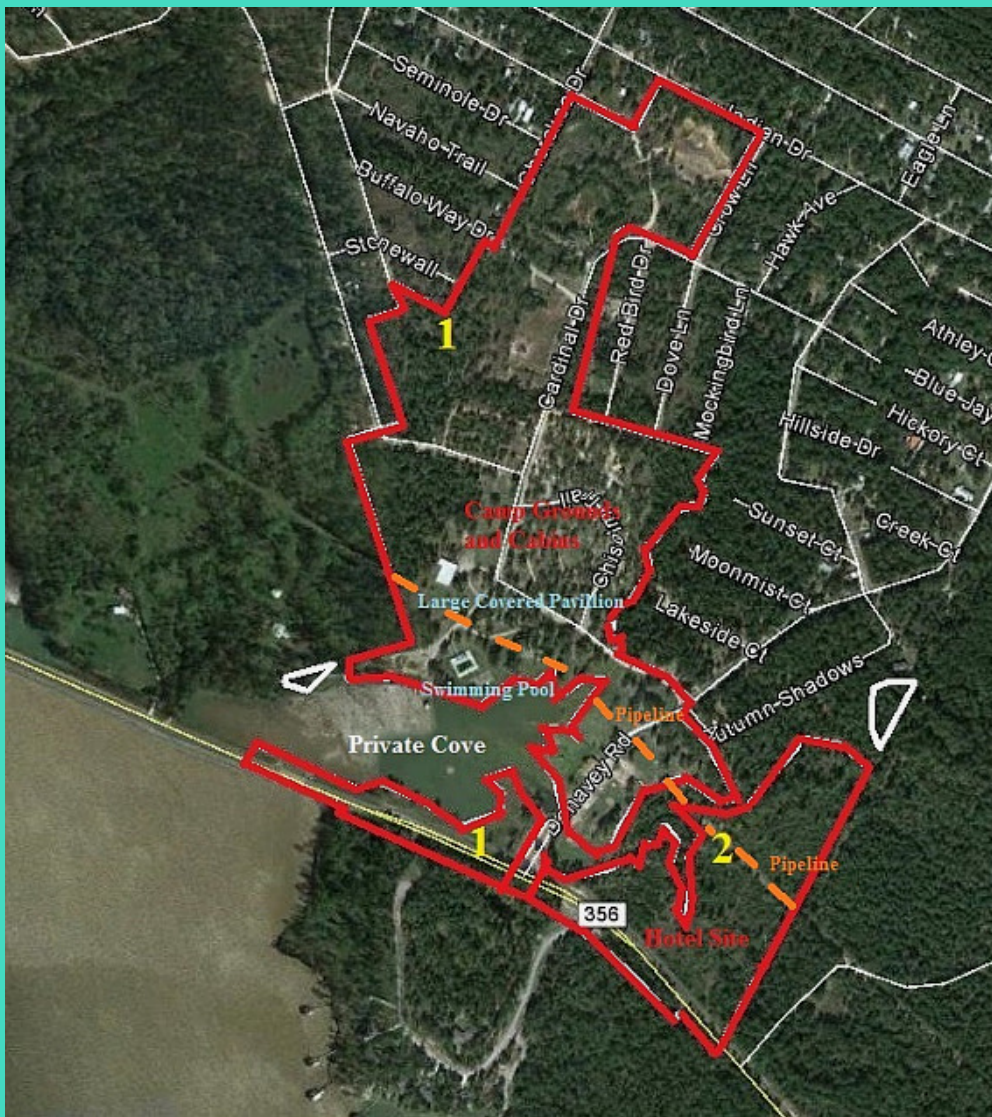
Possible 100 year lease with Water Treatment Facility onsite.

With proposed renovations, an estimated \$6 million annual revenue from the campgrounds.

[BTHORNTON@C21.COM](mailto:BTHORNTON@C21.COM) (281) 731-1522

## Two Possible Sections

Section 1, 71 +/- acres, was developed as a KOA and has : 5 cabins, 87 camping sites (many with water and electricity) 1 Large Pavilion, a camp kitchen, a boat ramp, 85' pier, 2 docks, an Office, second story Apartment, Coin Operated Laundry Room, a playground, and a Pool.



Section 2, 15.5 +/- Acres, is approximately 15 acres on FM 356, a high traffic road joining two townships and perfect for a much needed Hotel/Motel. The lake extends through the cove to the parcel giving access to a possible private boat ramp or beach for the hotel.



The Approximate 87 acres can be purchased as a whole or each section separately. It shares an entrance to an existing neighborhood and has the water treatment facility on the property. The facility does not own the land and a long term lease or sale are future options for the new owner of this excellent location.