LITTLE LUCY RV RESORT

4120 S Highway 281
Lampasas, TX 76550

Lampasas County 67+/-Acres $2,225,000



Texas Ranch Brokers, LLC
313 S Main Street
Burnet, TX 78611

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LITTLE LUCY RV RESORT

Little Lucy RV Resort – Lampasas, Texas
67± Acres | Turn-Key Hill Country RV Resort Investment

Little Lucy RV Resort presents a rare opportunity to acquire a scenic and well-established RV resort in the heart of Central Texas. Located on 67± acres in Lampasas County, the property combines natural beauty, strong infrastructure, and excellent accessibility, making it ideal for investors, RV park operators, or developers seeking an income-producing property with expansion potential.

The centerpiece of the resort is Little Lucy Creek, which runs through the property and serves as a focal point of the park. A dam on the creek creates a beautiful recreational feature for swimming and fishing, providing guests with a relaxing Creekside environment surrounded by mature trees.

The park features numerous mature trees that provide abundant natural shade throughout the property, creating comfortable camping areas and helping guests stay cool during the Texas Hill Country summer heat.

The property is less than one mile from the Lampasas County line and the Lampasas Municipal Airport, offering convenient access for travelers and visitors. Additionally, the resort is within commuting distance of Fort Cavazos (formerly Fort Hood), making it attractive for military personnel, contractors, and long-term RV residents working at the base.

Little Lucy RV Resort currently offers 73 RV sites with 30 and 50 amp power, concrete patios at select sites, and both short-term and long-term accommodations. The park includes numerous amenities designed to provide comfort and convenience for guests.

All information is deemed reliable, but is not warranted by Texas Ranch Brokers, LLC. All information is subject to change with out prior notice.

LITTLE LUCY RV RESORT

Property Infrastructure

- 3 producing water wells
- 5 septic systems
- 73 RV sites
- 30/50 amp electric service
- Full hookup RV sites
- Water and sewer service
- WiFi available throughout the park

Park Amenities

- Concrete patios at select sites
- Creekside campsites along Little Lucy Creek
- Extra-long RV spaces
- Mature trees providing natural shade across the park
- Laundry facility with phone-operated machines
- Private bathrooms and private showers
- Playground area
- Two fenced dog parks
- Pet-friendly environment

Location Highlights

- 67± acres in Lampasas County, Texas
- Little Lucy Creek with dam for swimming and fishing
- Less than 1 mile from Lampasas County line
- Close to Lampasas Municipal Airport
- Within commuting distance of Fort Cavazos (Fort Hood)

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Located in the highly desirable Texas Hill Country recreation corridor With its beautiful creek setting, mature shaded landscape, established infrastructure, and strong regional demand for RV accommodations, Little Lucy RV Resort offers an outstanding opportunity for investors seeking a turn-key operation with room for growth and future expansion.

Contact for more information:

Texas Ranch Brokers, LLC
Jim Lindeman 512-734-6156
313 S. Main Street
Burnet, TX 78611

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LITTLE LUCY RV RESORT

RV RESORT MAP

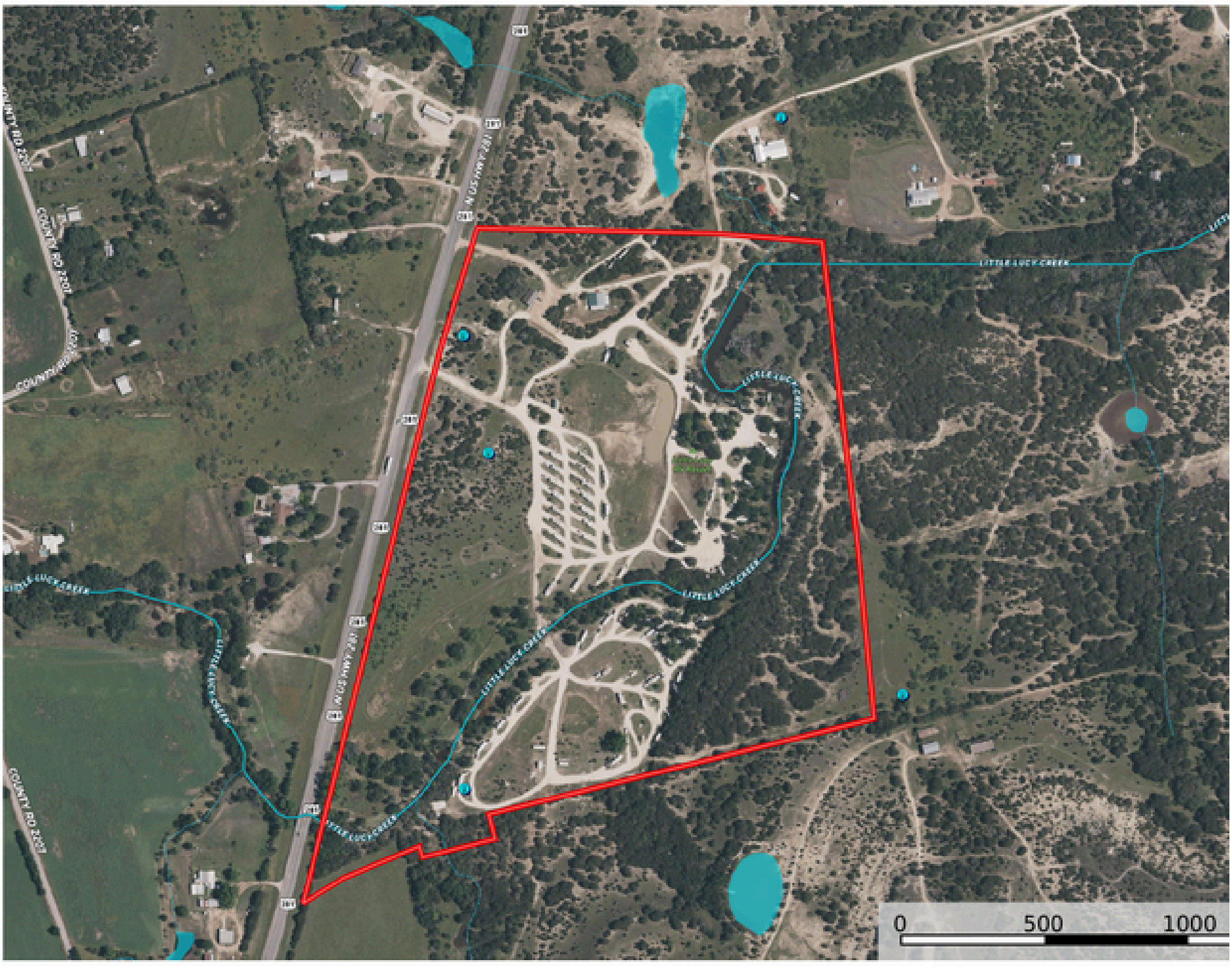


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LITTLE LUCY RV RESORT

SATILLITE MAP

Little Lucy RV Resort
Texas, AC +/-



Boundary · Stream, Intermittent · River/Creek · Water Body · Water Wells

Mike Bacon
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LITTLE LUCY RV RESORT

TOPO MAP



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sources deemed to be reliable.
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as to the completeness or accu

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11-03-2025

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 interests 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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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

AS 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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Texas Ranch Brokers LLC	9003375	info@txranchbrokers.com	(512)756-7715
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Michael Wallace Bacon	273134	mik@txranchbrokers.com	(512)940-8800
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Jim Lindeman	686307	jim@txranchbrokers.com	(512)734-6156
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ _____ Date

LISTING AGENT:



Jim Lindeman : 512-734-6156

Info@TXRanchBrokers.com

THE LEADERS IN HILL COUNTRY FARM & RANCH SALES

PUT US TO WORK FOR YOU

313 S. Main Street, Burnet TX 78611

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