



FOR SALE: A TEXAS RESORT OPPORTUNITY ON THE FRIO RIVER



SEVEN BLUFF
CABINS

SEVEN BLUFF CABINS | CONCAN, TEXAS 4251 COUNTY ROAD 348 (RIVER ROAD)

- 48 acres including 17 cabins, 16 RV sites, swimming pool, +/-5,500sf vacation home, bath house/laundry facility and +/- 1400sf Frio Fergie's retail shop/sundries/tube rental store
- Approx. 73% of acreage available for future development
- Over 1200 feet of private **Frio River frontage**; 35 acre feet of senior water rights on the River
- Income producing property: 2012 RevPAR \$94.20;
- Priced at 10.5 CAP rate based upon projected 2013 performance

OFFERED AT \$6,900,000

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