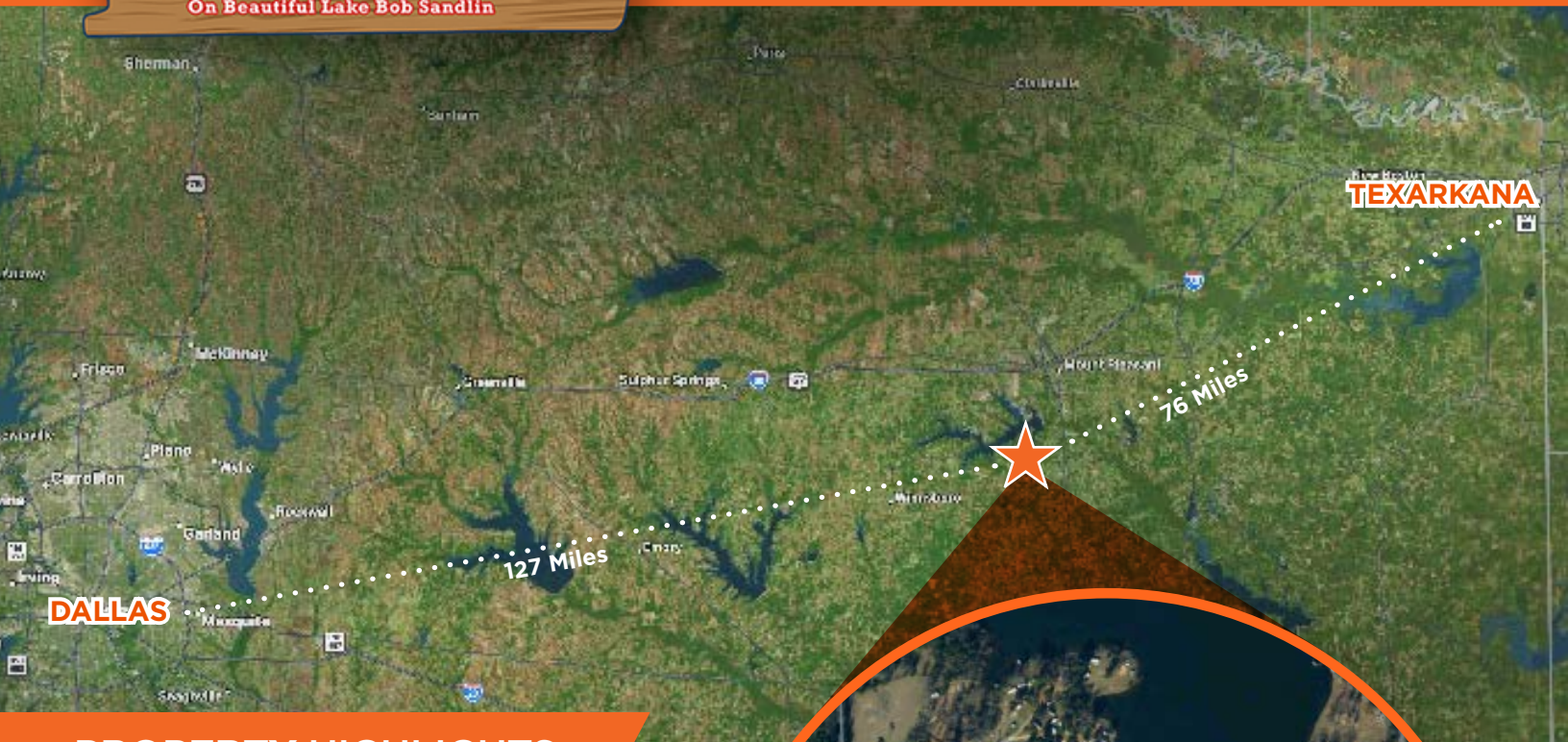




5244 Pistol Mill Rd, Pittsburg, TX 75686



PROPERTY HIGHLIGHTS

- Fully Leased 40 Slip Marina
- Above ground fuel storage and containment for both over the road and marina fuel sales. No underground storage tanks.
- Bait Shop and general store supporting bait, food, souvenir, swimwear, and alcohol sales
- 70 existing RV pads with sewer and electric hookups and boat storage
- 44 +/- acres to fully develop as larger RV Park or Tiny Home neighborhood
- Proximity to Tiny Home manufacturers
- Two hours from Dallas and one hour from Texarkana



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David Eseke
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Cushman & Wakefield

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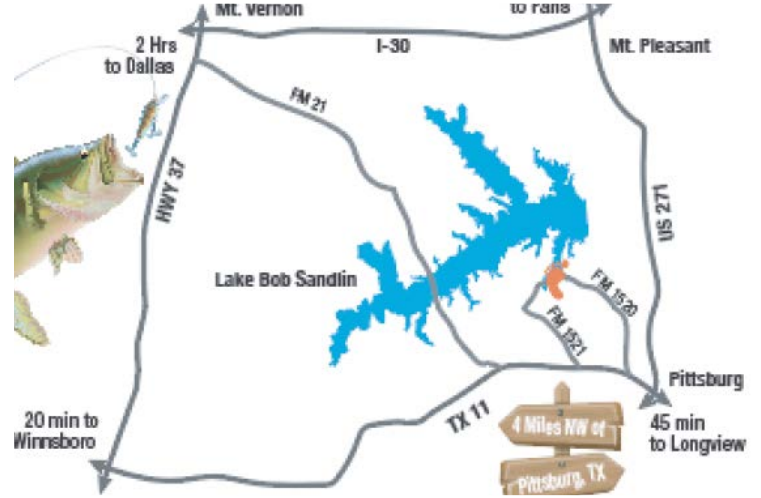
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SITE PLAN



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THE PROPERTY



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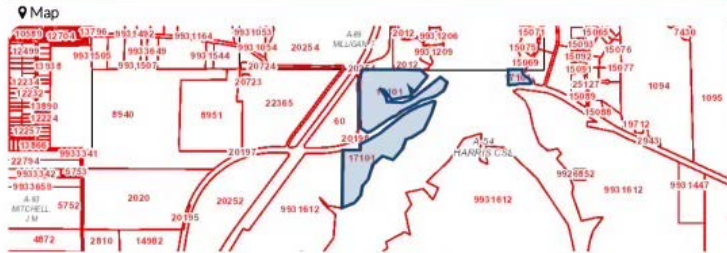


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THE PROPERTY

Camp CAD Property Search

Property ID: 17101 For Year 2023



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