

**Reagan Ridge RV Resort
26690 Ronald Reagan Boulevard
Georgetown, Texas 78633**



Representing the Seller
Joe Linsalata (512) 327-5000

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BROKERAGE IN THE STATE OF TEXAS, SPECIALIZING IN COMMERCIAL REAL ESTATE.**

Reagan Ridge RV Resort
26690 Ronald Reagan Boulevard
Georgetown, Texas 78633

Asking Price: \$6,000,000.00

Financing: Seller prefers all-cash sale. For buyer(s) intending to obtain financing prior to purchase, please disclose upon making an offer.

Number of Units:

- 71 total RV spaces
- 27 covered pads
- 44 remaining spaces with option to cover
- Seller is covering 20 pads, totaling 47 upon completion

Land Area:

- 10.1 acres (per Williamson Central Appraisal District)

Year Built: 2022

Occupancy: Per the Seller, occupancy in the last 6 months was 87%

Gross Building Area: 1,871 SF +/- (per Williamson CAD) - Office: 1,800 SF, Bathroom: 71 SF

Property Description:

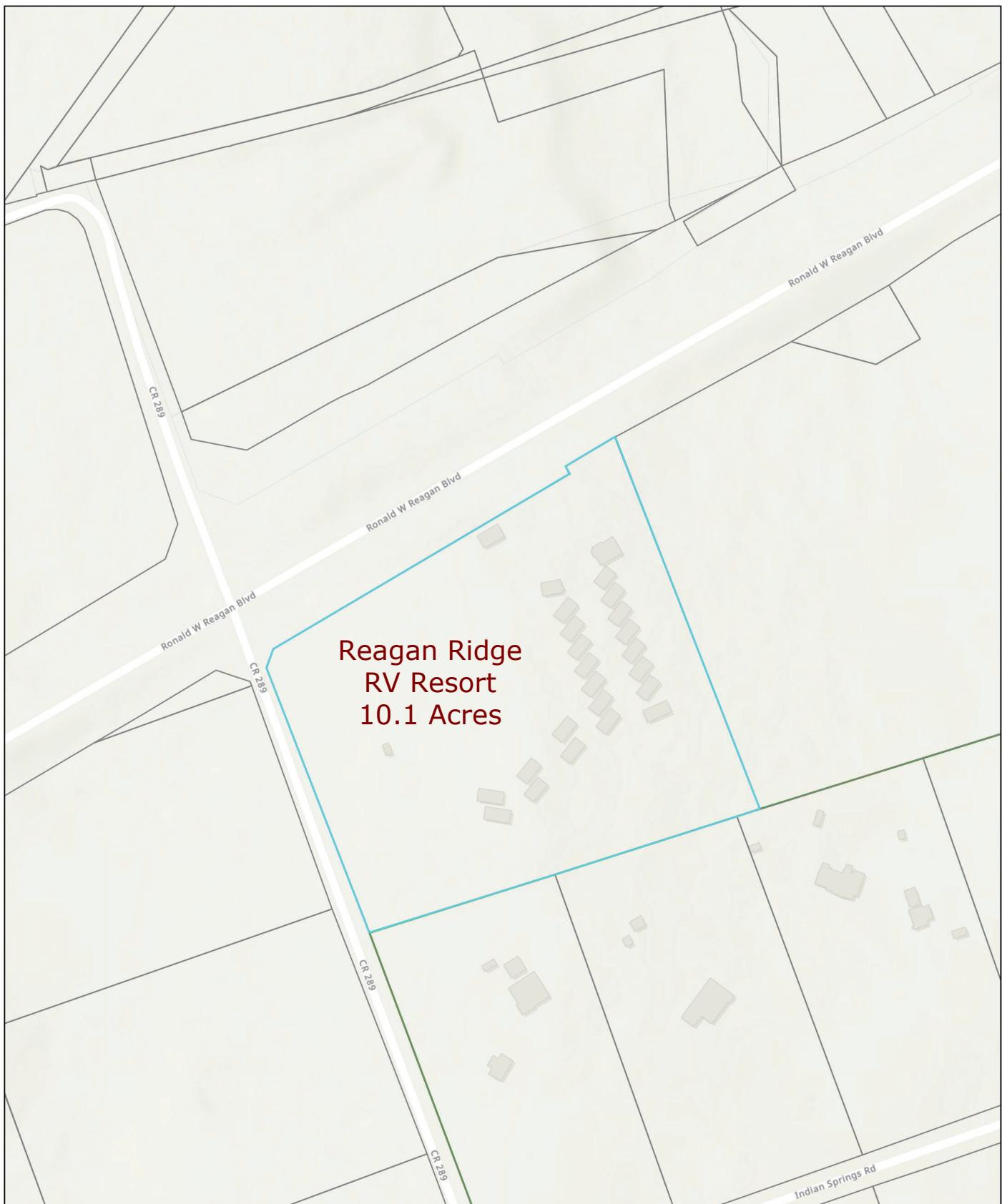
- Designed with elegant resort-style amenities
- Class A, paved streets, concrete pads & parking
- Swimming pool, hot tub, fire pit & covered pavilion
- Open space for future climate-controlled storage units
- Long-term, onsite Property Manager with resident Police Officer

Area Development: The City of Georgetown, Texas, is experiencing tremendous growth with projects such as the 620-acre Heirloom Georgetown Development, new Georgetown Family YMCA building, Pentagron Corporation HQ, and expansion of Shell Road from 1.1 mile 2-lane to 4-lane major arterial road. Projects are expected to break ground in 2026, with many reaching completions by the end of the year.

Location: The property sits in Northwest Georgetown, approximately 18 miles East of 183A Toll Rd., 15 miles West of IH-35 and 40 miles North of vibrant Austin, Texas. Founded in 1848, Georgetown, Texas, is the county seat of Williamson County.

Legal Description: AW0128 - Casanova, D. Sur., ACRES 10.1 Georgetown, Texas, Williamson County

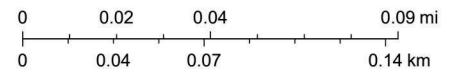
Williamson Central Appraisal District Map



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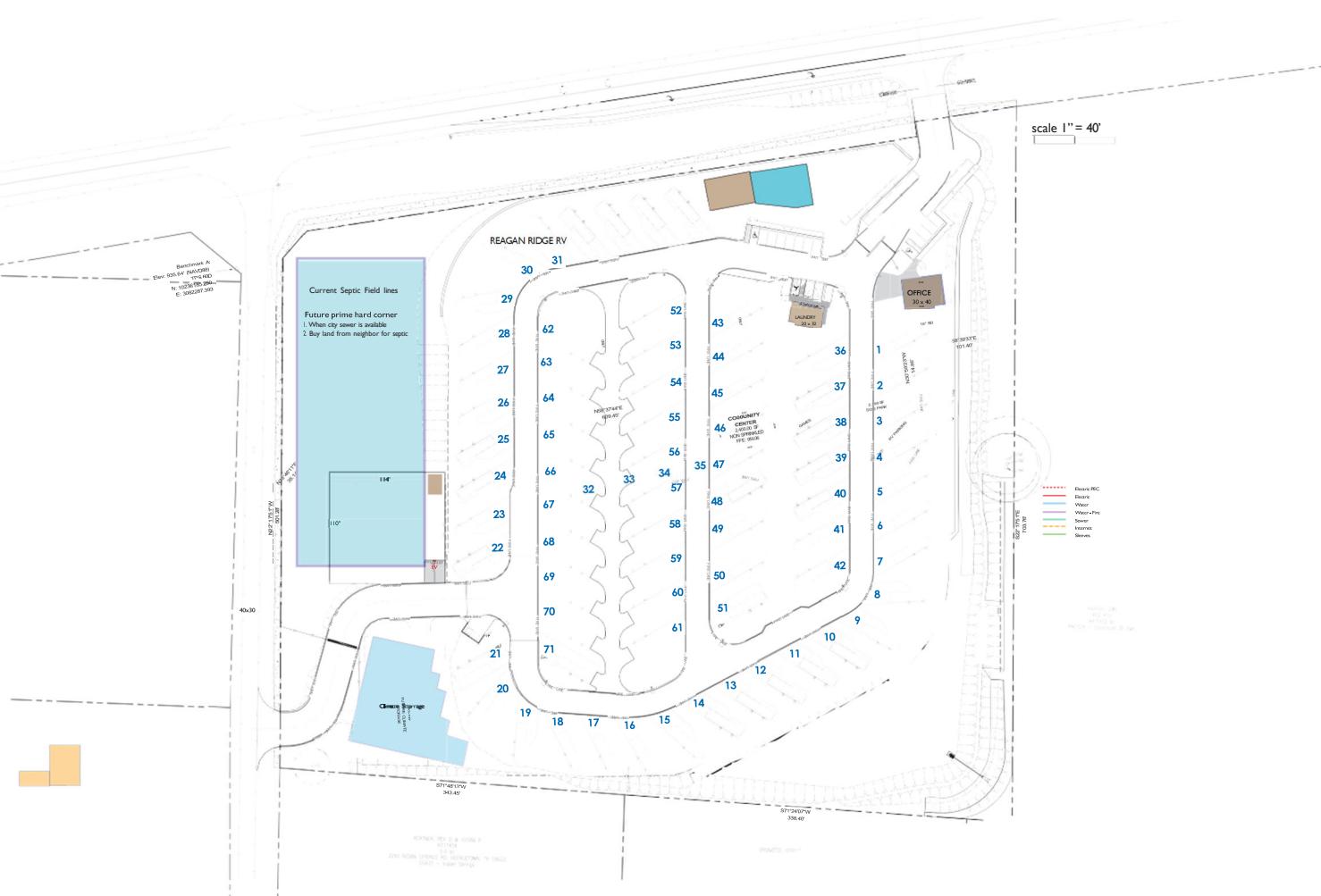
- Parcels
- Subdivision Boundaries
- County Boundary

1:2,257

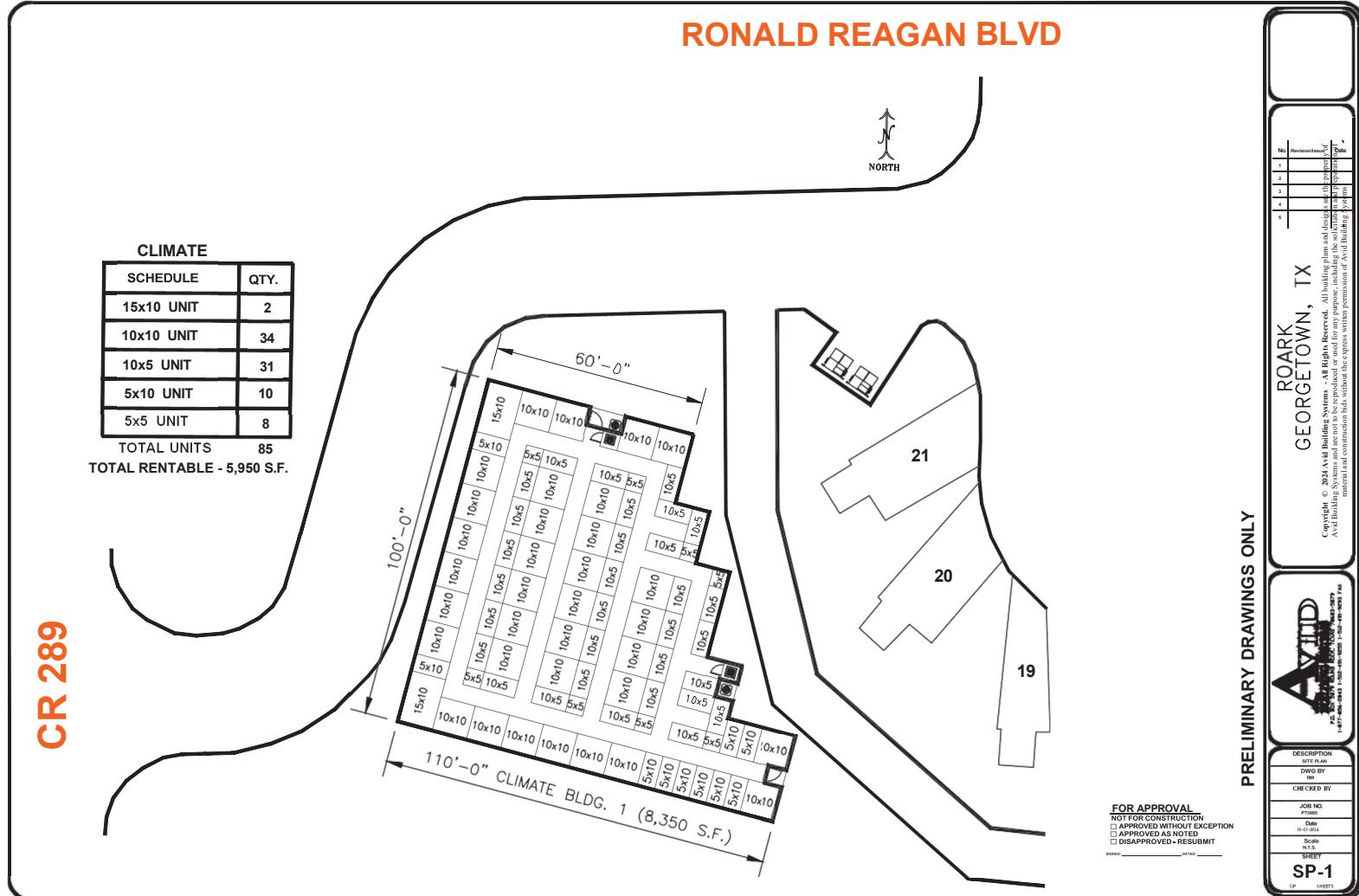


Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatistyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community. Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap

Per Seller reports, the preliminary drawing below reflects an opportunity for expansion, which is currently used for septic lines. Connections to the City of Georgetown sewer lines is approximately 1000 feet at the Nolina Subdivision. Relocating the field lines will potentially allow space for new storage units, or covered pads.



Per the Seller, a preliminary drawing below reflects an opportunity to expand Reagan Ridge RV Resort with 85 Climate-Controlled Self-Storage Units.





LEGEND

PULL-THRU
PULL-THRU
Premium
PULL-THRU
Cover
PULL-THRU
Cover + Premium

- POOL
 - HOT TUB
 - Paved Streets
 - Concrete Patio
 - Concrete Parking
 - Covered Spaces
 - Fast Internet
 - Private Showers
 - Laundry
 - Dog Park
 - Fire Pit
 - EV Charging
 - Vehicle Storage

512-829-0033

ReaganRidgeRV.com
Info@ReaganRidgeRV.com

26690 Ronald Reagan Blvd
Georgetown, TX 78633



CR 289 Indian Springs



RULES & REGULATIONS

*Rules Summary - Complete set of rules are posted on the website.

THESE RULES ARE ESTABLISHED TO MAINTAIN HIGH STANDARDS OF CLEANLINESS, SAFETY AND PEACEFULNESS.
PLEASE OBSERVE THE "GOOD NEIGHBOR" POLICY TO ENSURE A PLEASANT STAY FOR ALL GUEST

CHECK-IN Time: 1 PM - 6 PM
(Check-in at office on arrival)

CHECK-OUT Time: 11 AM

REFUNDS/PRORATING
No prorating or refunds for early departures.

CHILDREN and VISITORS
Children under age 12 must be accompanied by an adult while in the common areas. All visitors must check in at the office and comply with park rules/policies.

NOISE CONTROL
Quiet time 10:00 PM to 8:00 AM.
No generators, fireworks, or loud music.

COMMON COURTESY
Common courtesy shall prevail between all persons in the park. Respect the privacy of guests. Profane, abusive, harassing, threatening language or actions directed at park personnel or guest is unacceptable. Do not walk through occupied sites.

EMERGENCY and SAFETY
No illegal drugs. All weapons shall be kept in compliance with state/federal laws. The discharge or use of firearms is prohibited. The speed limit is 5 mph. All buildings are Smoke-Free and Pet-Free.

SOLICITATION/PEDDLING/ BUSINESS ENTERPRISE
No peddling, soliciting or business enterprise is allowed in the park. Signs for the sale of products or services are not allowed.

VEHICLES and SITE OCCUPANCY
One RV and Two passenger vehicles per site. Additional vehicle or trailers must be parked in reserved parking spaces for an additional fee. RVs over 10 yrs old require approval. No parking on grass or vacant sites. No vehicle repairs or maintenance in the park. Washing RV requires payment of water fee. Subletting or renting of an RV is prohibited. RV should positioned inside of the stone border.

GROUNDS and CLEANLINESS
Cleanliness of the park is important to everyone. All trash should be bagged and taken to the dumpster. Outdoor items should be neat and orderly. Hazardous materials must be discarded properly. Please leave park facilities as you would like to find them.

RV SEWAGE
Texas law mandates the use of a sewer hose seal (threaded connector/rubber donut). Do not place feminine products, grease/fats, diapers, cat litter, paper towels, wet wipes, hazardous substances, syringes, or plastics down the drain/sewer. Use RV toilet paper.

MONTHLY RENT and ELECTRIC BILLS
Monthly rent is prorated and due on the first day each month along with the electric bill.

Management may terminate the occupancy of a defaulting guest for nonpayment of rent or utilities. Mailboxes (at laundry) are available for a fee. Pick up key in the office.

DAMAGES and PERSONAL LIABILITY
Any guest or visitor that willfully or negligently damages or destroys park property, landscaping or equipment will be held liable for the value to repair or replace the damaged property items. The responsible party(ies) may be evicted for willful damage.

PET RULES
Up to two per site allowed. We reserve the right to refuse or require removal of any animal at any time. Cats may not roam freely. Dogs must be on a leash (6 feet or shorter). No pets in Buildings, pavilion or pool area. Pet fences require prior approval. Excessive barking is not allowed. Pet owners must immediately pick up after their pet and deposit waste in a bag and into the designated receptacles. A \$25 fine will be assessed, per occurrence, for improper cleanup. Aggressive animals will not be allowed. You will be asked to leave with no refund if your pet shows any aggressiveness.

PORTABLE GRILLS
Gas/Charcoal grills are allowed. Fire pits allowed with manager approval.

OUTDOOR STRUCTURES
No sheds, porches, decks, tents, tarps or utility buildings allowed.

LAUNDRY
No clotheslines or hanging laundry outdoors. No washing of pet bedding in Laundry.

GUEST PROPERTY
Guests use the facilities at their own risk. Secure your valuables and obtain appropriate insurance. Owner/Management assumes no liability for loss or damage to guest RV or property and/or injury to person, pet, or party arising due to use of resort facilities or caused by others on the premises. Owner or management is not responsible for loss or damage due to fire, accident, theft, wind, weather or catastrophic events.

RIGHT TO REFUSE/VACATE/ DENY ACCESS
Reagan Ridge RV is privately owned. Management reserves the right to refuse services, ask to vacate or deny access to anyone, under any circumstances it deems necessary, in accordance with applicable local, state and federal laws. There will be no refunds.

POLICY CHANGES
From time to time modification of the rules are necessary. This is a summary of the rules. Complete rules are available in the office.

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Georgetown, Tx 78633

(512) 829-0033

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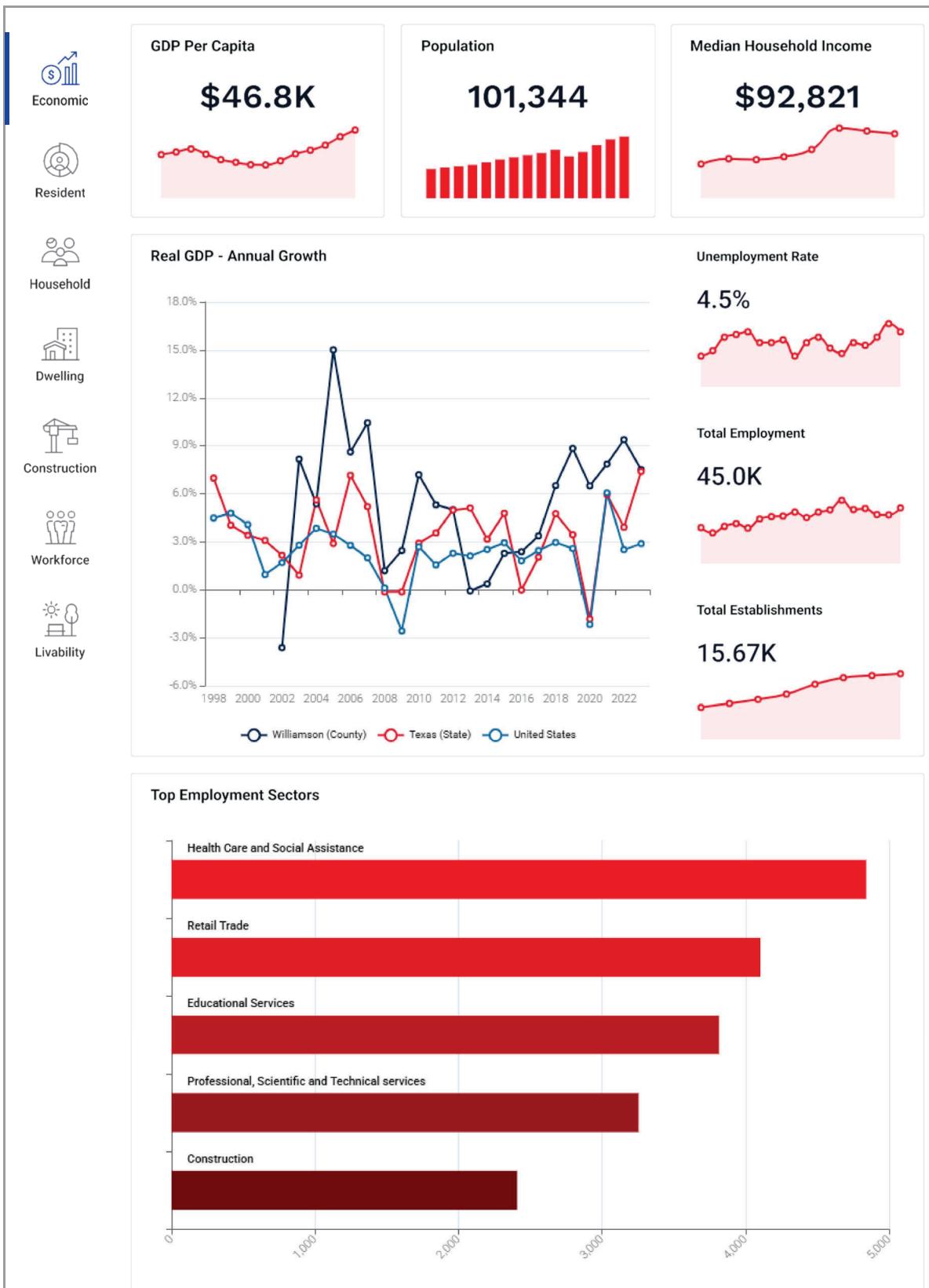


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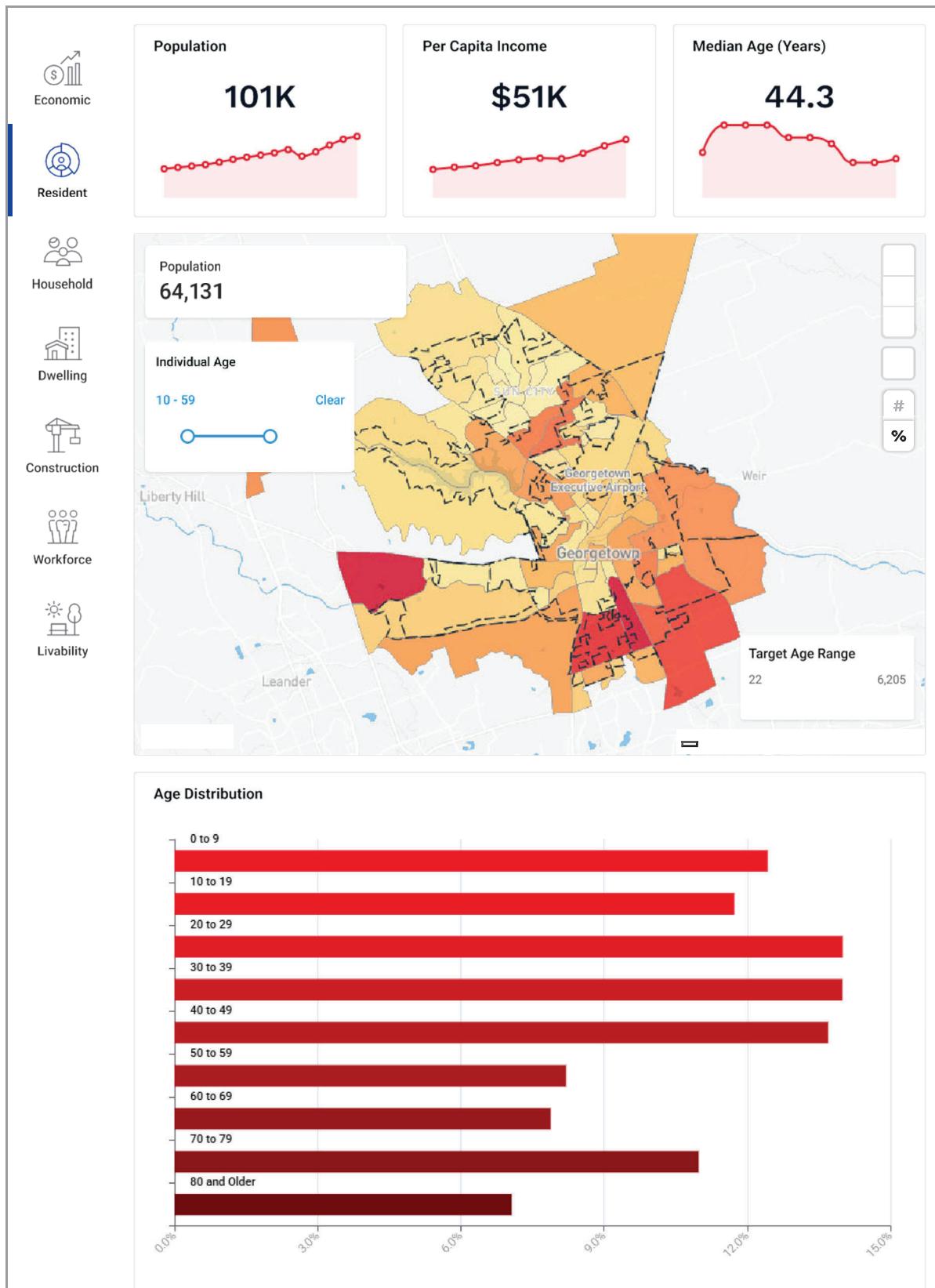


City of Georgetown Demographics

Economic



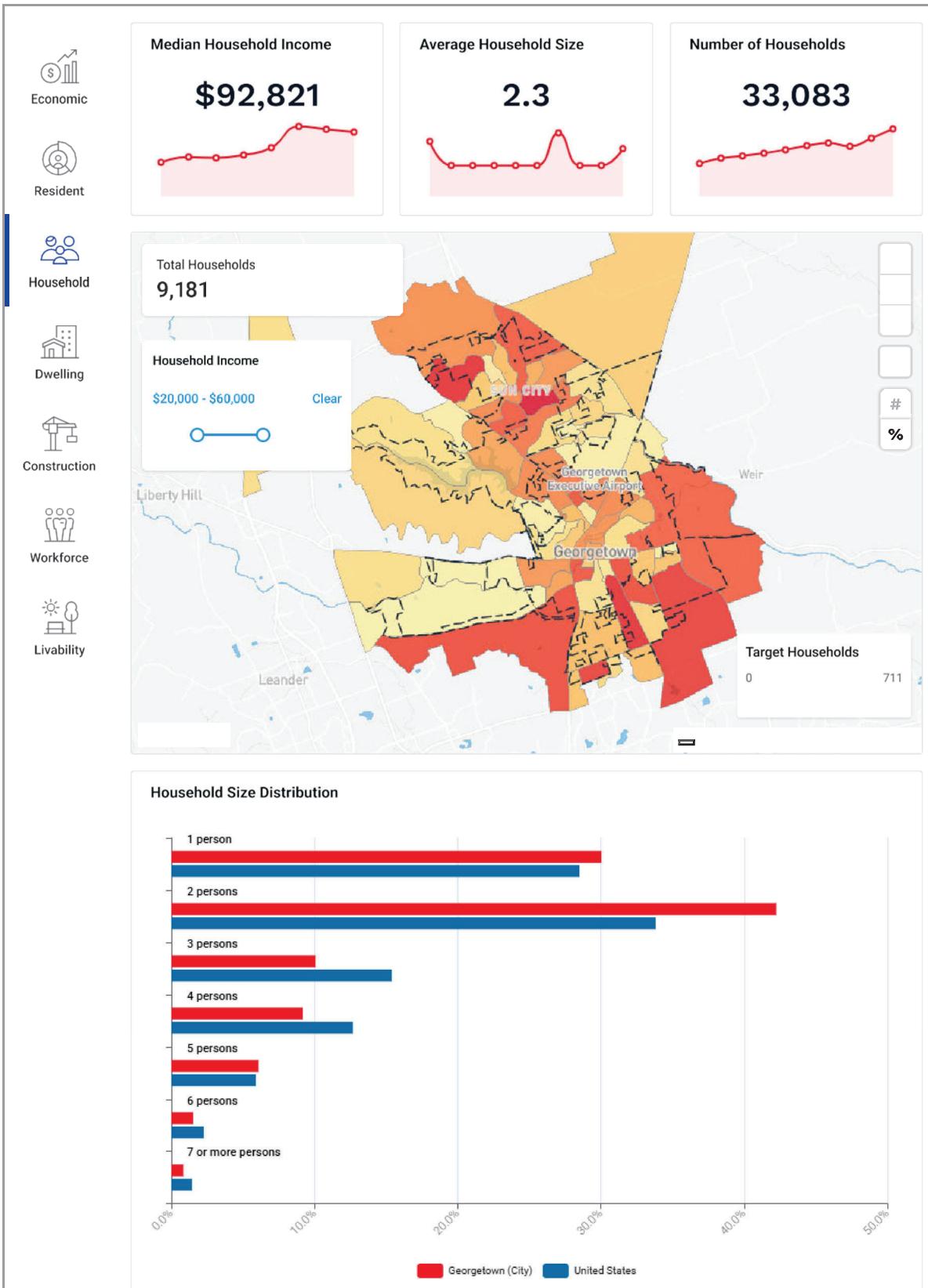
City of Georgetown Demographics Resident



SOURCE: GEORGETOWNTEXAS.GOV

City of Georgetown Demographics

Household



City of Georgetown Demographics

Dwelling

Home Ownership

Owner Renter



Georgetown (City)

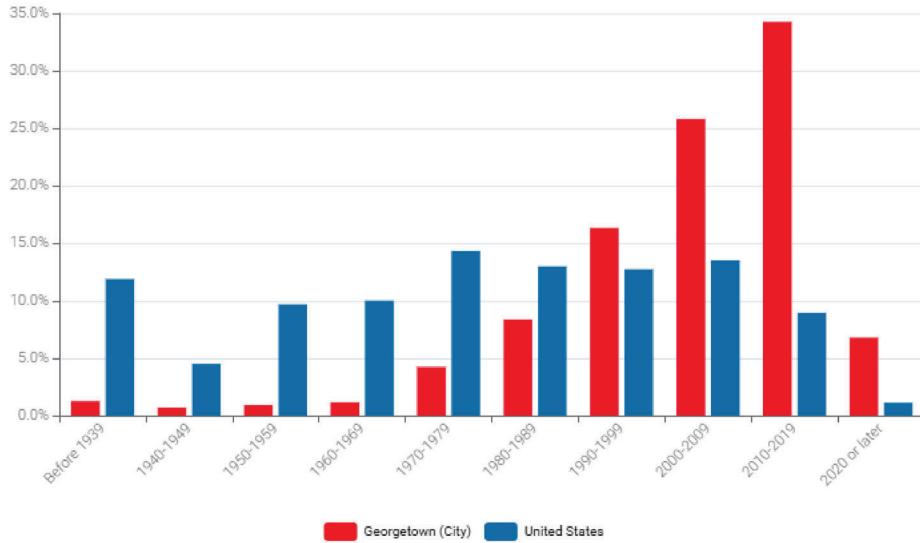


Texas (State)



United States

Dwelling Construction Period



Dwelling Type

Single Detached

2-9 units

10-19 units

>20 units

Other



Georgetown (City) United States

City of Georgetown Demographics Construction

Construction Sector Establishments

1,695



Construction Sector Employment

21,024

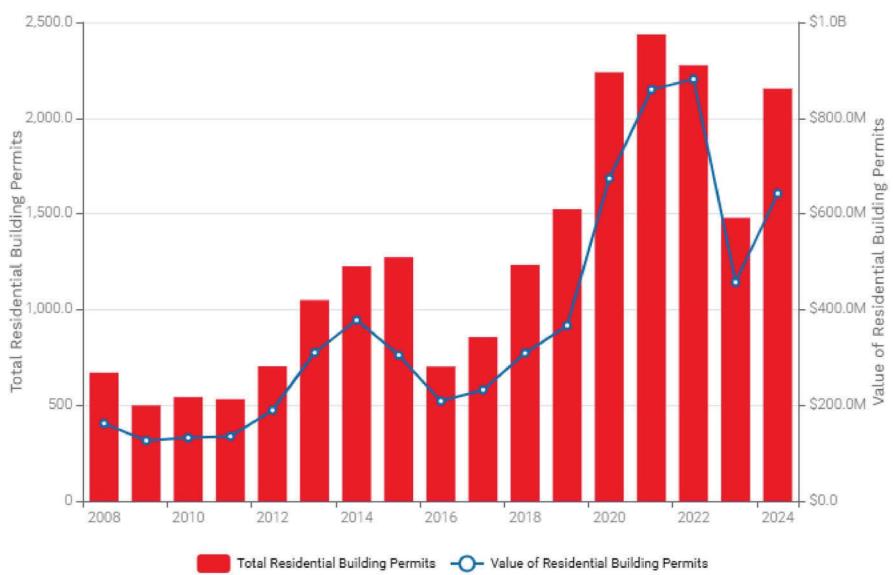


Construction Sector Total Wages

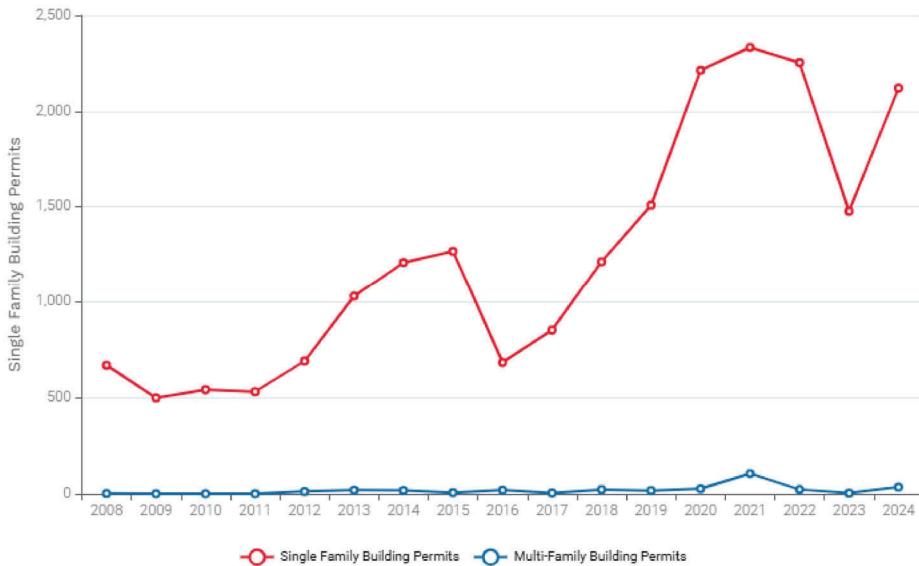
\$1.78



Residential Building Permits



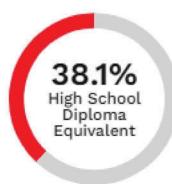
Residential Building Permits by Type



City of Georgetown Demographics

Workforce

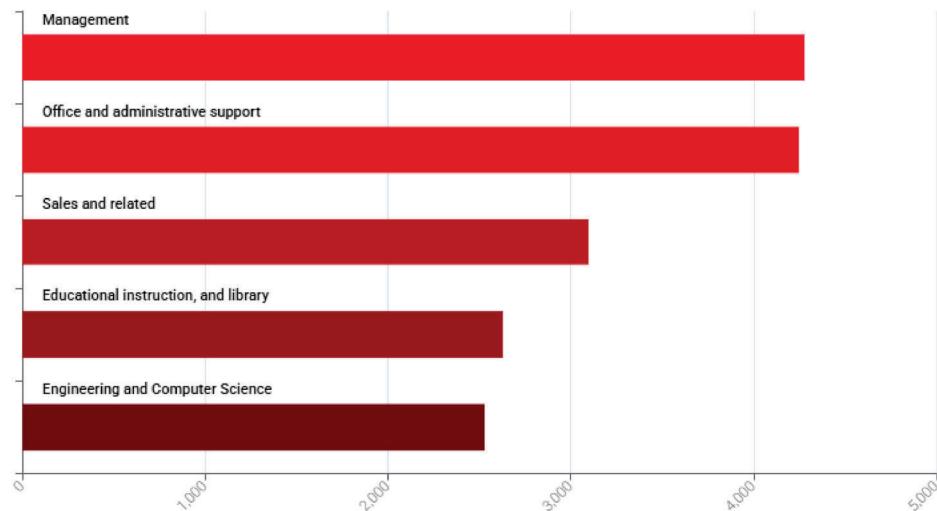
Education Levels



Residents' Industry of Employment



Top Occupations



City of Georgetown Demographics

Livability

Median Property Value

\$399K



Median Monthly Rent

\$1,671

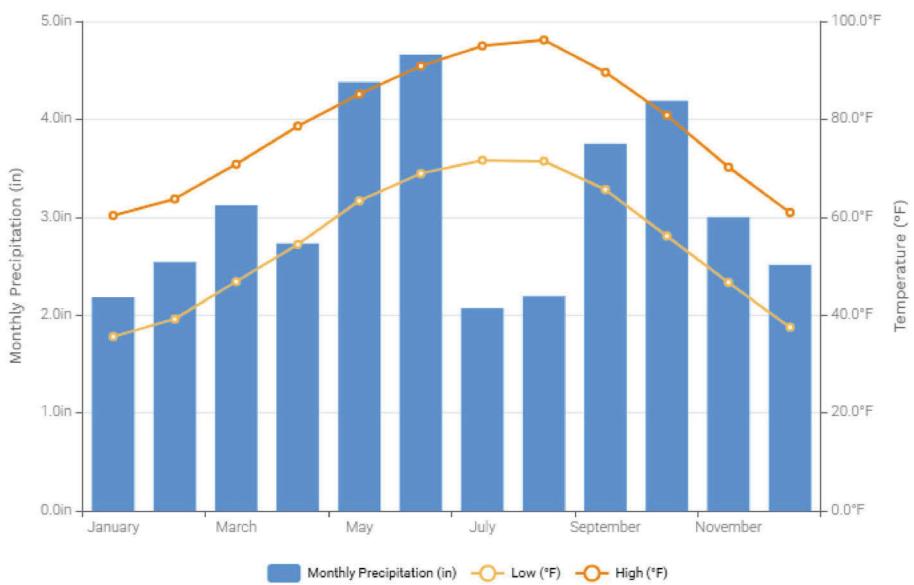


Average Commuting Time

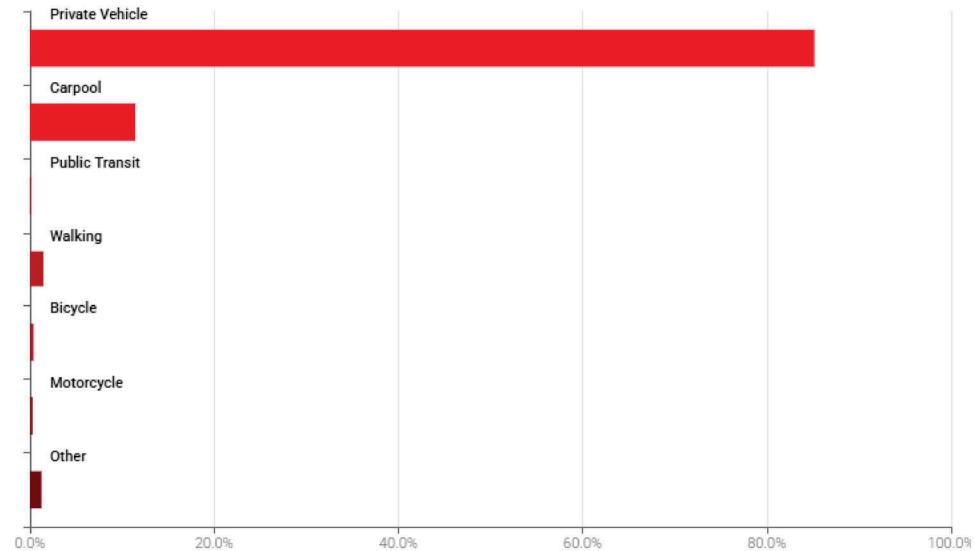
27.6



Climate Summary



Mode of Transport



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Heirloom Georgetown development advances



By [Anna Maness](#) | 1:37 PM Aug 15, 2025 CDT
Updated 1:37 PM Aug 15, 2025 CDT

Heirloom Georgetown will bring 87 acres of commercial and multifamily development, a main street and integrated landscaping. (Rendering courtesy Columnar Investments/Lionheart Places)

[Heirloom Georgetown](#) is one step closer to breaking ground in [early 2026](#) after Georgetown City Council members gave initial approval to development agreements during an [Aug. 12 meeting](#).

About the project

The [620-acre project](#) includes single-family homes and a future 120-acre Georgetown ISD school site. Renderings show plans to introduce a town center, traditional neighborhoods and townhomes to undeveloped land northwest of Georgetown.

According to a presentation from Logan Kimble with [Columnar Investments](#)—the project's owner and developer—Heirloom Georgetown will include:

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Heirloom Georgetown is a 620-acre site set to include a greenbelt with natural preservation areas, a mixture of housing types and amenities.

(Rendering courtesy Columnar Investments/Lionheart Places)

- At least 48 acres of dedicated parkland
- A maximum of 3,600 residential units
- At least 200,000 square feet of commercial space

After feedback from a council workshop [March 25](#), Kimble returned with plans to incorporate Trader Joe's as a "destination retail" site. Kimble said he envisions bringing a similar version of the Georgetown historic square to the west side of the city.

"Everybody talks about [The Domain](#) part two," Kimble said. "That's not what I envision for this at all."



Georgetown Senior Planner Ryan Clark said once completed, Heirloom Georgetown will be similar to Kyle's [Plum Creek](#) development.

As part of the development proposal, Columnar Investments plans to extend Farmer Ranch Boulevard from FM 2338 to Ronald Reagan Boulevard, *Community Impact* [previously reported](#).

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The action taken



Council members approved turning the development into a planned unit development in a 6-1 vote, with District 7 council member Ben Stewart voting against the motion. A second council vote is required before any changes go into effect.

PUDs have negotiated land uses and development standards approved by city councils for a specific piece of property, *Community Impact* [previously reported](#).

While PUDs allow developers greater flexibility outside of the typical zoning standards, they also require that the quality of the development must be equal or better than what would be outlined by standard zoning.

According to [city documents](#), council members will hold a public hearing on Aug. 26 to hear public testimony on turning the development into a public improvement district.

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PIDs are areas governed by the city or county where certain assessments are imposed, to help fund infrastructure improvements for the development, *Community Impact* [previously reported](#).

Next steps

Kimble estimated the entire development could take close to 10 years to construct. The project will be developed from west to east in phases, Kimble [previously told officials](#).

In an Aug. 13 email to *Community Impact*, Kimble said officials were happy to have strong support from City Council and staff.



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"Heirloom is going to be a great addition to the city," Kimble said in the email. "We're not done yet, but this is a big step forward."

By [Anna Maness](#) 

Anna covers Williamson County, Georgetown and higher education in Central Texas. She graduated from Texas A&M in May 2024 with a degree in communication and a minor in journalism. Anna previously held editorial positions at The Battalion, Maroon Life Magazine and Insite Brazos Valley Magazine in Bryan-College Station. In her free time, she enjoys brewing coffee, hiking and hanging out with her husband.

Explore more on this topic and related local coverage

Ask Community Impact 



Thanks for reading!