

RIVER OAKS RESORT/RETAIL

FRIORIVER.COM

49 ENCINO DR., CONCAN, TX 78838



FEATURES

- Flip Flop Pit Stop Convenience Store
- Frio Liquors
- 13 Mini Storage Units
- Resort Style Pool w/Pavilion & Restrooms
- Big Oak Rental Home
- River Road frontage
- 3 Acres TBS
- Concan Water Supply service to all improvements
- Established company name and existing client base
- Website

<https://www.frioriver.com/>

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River Oaks Resort in Concan has provided many years of fun and special vacation memories for countless families and the retail portion of the business is now for sale!

This offering is for a 3 acre parcel with an excellent location and plenty of parking located right on popular River Road. It includes a convenience store and liquor store with plenty of storage, 13 mini storage units, a resort style pool and covered pavilion w/restrooms & pool equipment area, and associated patio and picnic areas. A 2756 sq. ft. rental home fronting River Road is also included. This property is excellent as currently designed, but a new owner has many options available to them for their perceived highest and best use.

\$2,225,000