



River Run Villas Guest Lodge



**1.076
Acres**

River Run Villas is a charming guest lodge nestled in the heart of the Frio River Canyon, just moments away from the pristine waters of the Frio River. This idyllic property is not just a picturesque retreat; it's also a lucrative income producer. With its prime location and the potential for year-round bookings, this enchanting lodge presents a golden opportunity for those seeking both a thriving business venture and a slice of Texas Hill Country tranquility.

Located in Rio Frio, Texas

8378sqft quadplex sits on 1.076 acres with frontage on FM1120

Walking distance to the crystal clear waters of the Frio River

Giant pecan trees are scattered throughout the property

Each of the 4 completely furnished and decorated units are 2 story with private balconies. Villas sleep up to 8-10, contain 2 bedrooms and 2 bathrooms, a full kitchen, fireplace, and central heat and air

Well kept courtyard area is a perfect place for wildlife and bird viewing. Guests can enjoy swimming in the well-maintained 800sqft fenced pool with child proof gate. Bar-B-Que pits and fire pits are in place for each unit. There is also a concrete slab for outdoor activities.

Covered parking for 4 cars, Strong private water well, Well house, Pool house, Several storage buildings

Excellent property manager in place

Nearby towns on the Frio River are hot spots for growing tourism in the Hill Country

Garner State Park is less than 5 minutes away

40 minute drive to San Antonio, 30 minute drive to Uvalde

Property well maintained and managed \$1,350,000 Listing #7

Western Hill Country Realty

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Information About Brokerage Services

Texas law requires all real estate licensees 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.

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 or subagent by the buyer or buyer's agent.

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.

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.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

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.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

TXR-2501

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Information available at www.trec.texas.gov

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Revised

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