

#	MLS #	Address	 Subdivision	 Acres	 P/Acre	 List Price	 Sale Price	 Sale Date	 SP/LP	 CDOM
Listings: Active										
1	TB8489348	153 HORSESHOE BND	OUTDOOR RESORTS RIVER RANCH RV RESORT PH 02	0.06	\$1,666,667	\$100,000				151
2	P4937591	190 LONGHORN DR	OUTDOOR RESORTS RIVER RANCH RV RESORT PH 02	0.06	\$1,833,333	\$110,000				185
3	TB8457369	231 STALLION LN	OUTDOOR RESORTS RIVER RANCH RV RESORT PH 02	0.06	\$1,916,667	\$115,000				250
4	O6425139	124 STALLION LN	OUTDOOR RESORTS RIVER RANCH RV RESORT PH 02	0.06	\$2,249,983	\$134,999				41
5	P4938533	218 HORSESHOE BND	OUTDOOR RESORTS RIVER RANCH RV RESORT PH 02	0.06	\$2,316,667	\$139,000				304
6	TB8528685	187 LONGHORN DR	OUTDOOR RESORTS RIVER RANCH RV RESORT PH 02	0.06	\$2,416,667	\$145,000				42
7	P4938518	206 LONGHORN DR	OUTDOOR RESORTS RIVER RANCH RV RESORT PH 02	0.06	\$2,416,667	\$145,000				124
8	TB8405036	171 APPALOOSA TRL	OUTDOOR RESORTS RIVER RANCH RV RESORT PH 02	0.06	\$2,416,667	\$145,000				405
9	TB8521074	233 STALLION LN	OUTDOOR RESORTS RIVER RANCH RV RESORT PH 02	0.06	\$2,466,667	\$148,000				68

Presented by: Michelle Chandler

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10	TB8471537	174 APPALOOSA TRL	OUTDOOR RESORTS RIVER RANCH RV RESORT PH 02	0.06	\$2,500,000	\$150,000				204
11	TB8347383	253 SADDLE LN	OUTDOOR RESORTS RIVER RANCH RV RESORT PH 02	0.06	\$2,500,000	\$150,000				563
12	TB8526704	185 APPALOOSA TRL	OUTDOOR RESORTS RIVER RANCH RV RESORT PH 02	0.06	\$2,583,333	\$155,000				47
13	TB8521302	145 HORSESHOE BND	OUTDOOR RESORTS RIVER RANCH RV RESORT PH 02	0.07	\$2,214,286	\$155,000				67
14	P4938250	159 HORSESHOE BND	OUTDOOR RESORTS RIVER RANCH RV RESORT PH 02	0.06	\$2,583,333	\$155,000				151
15	TB8380526	376 BEAR TRL	OUTDOOR RESORTS RIVER RANCH RV RESORT PH 03	0.09	\$1,877,778	\$169,000				479
16	TB8521578	234 STALLION LN	OUTDOOR RESORTS RIVER RANCH RV RESORT PH 02	0.06	\$2,916,667	\$175,000				135
17	TB8357694	140 APPALOOSA TRL	OUTDOOR RESORTS RIVER RANCH RV RESORT PH 02	0.10	\$1,850,000	\$185,000				535
18	TB8321702	251 SADDLE LN	OUTDOOR RESORTS RIVER RANCH RV RESORT PH 02	0.06	\$3,165,000	\$189,900				644

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Listings: Active										
19	TB8522212	219 E APPALOOSA TRL	OUTDOOR RESORTS RIVER RANCH RV RESORT PH 02	0.07	\$2,785,714	\$195,000				63
20	TB8522138	264 SADDLE LN	OUTDOOR RESORTS RIVER RANCH RV RESORT PH 02	0.06	\$3,250,000	\$195,000				64
21	TB8395983	374 BEAR TRL	OUTDOOR RESORTS RIVER RANCH RV RESORT PH 03	0.08	\$2,437,500	\$195,000				438
22	P4935644	316 ROAN (GATOR ALLEY) RD	OUTDOOR RESORTS RIVER RANCH RV RESORT PH 03	0.09	\$2,222,222	\$200,000				378
23	TB8458486	422 LONGHORN DR	OUTDOOR RESORTS RIVER RANCH RV RESORT PH 04	0.09	\$2,387,778	\$214,900				245
24	TB8455845	332 BOBCAT LN	OUTDOOR RESORTS RIVER RANCH RV RESORT PH 03	0.08	\$2,998,750	\$239,900				253
25	U8242602	371 BOB CAT LN	OUTDOOR RESORTS RIVER RANCH RV RESORT PH 03	0.09	\$2,665,556	\$239,900				831
26	W7874778	443 WATERWAY DR	OUTDOOR RESORTS RIVER RANCH RV RESORT PH 05A	0.08	\$2,999,988	\$239,999				491
27	TB8529086	312 GATOR ALY	OUTDOOR RESORTS RIVER RANCH RV RESORT PH 03	0.09	\$2,722,222	\$245,000				22

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Listings: Active										
28	TB8465005	359 POSSUM PATH	OUTDOOR RESORTS RIVER RANCH RV RESORT PH 03	0.09	\$2,766,667	\$249,000				201
29	TB8470268	561 WATERWAY DR	OUTDOOR RESORTS RIVER RANCH RV RESORT PH 05A	0.07	\$3,571,429	\$250,000				207
30	D6146343	313 GATOR ALY	OUTDOOR RESORTS RIVER RANCH RV RESORT PH 03	0.10	\$2,690,000	\$269,000				175
31	O6248182	436 WATERWAY DR	OUTDOOR RESORTS RIVER RANCH RV RESORT PH 05A	0.07	\$4,285,714	\$300,000				686
32	TB8397413	568 WATERWAY DR	OUTDOOR RESORTS RIVER RANCH RV RESORT PH 05A	0.07	\$4,500,000	\$315,000				432
33	TB8480698	431 WATERWAY DR	OUTDOOR RESORTS RIVER RANCH RV RESORT PH 05A	0.07	\$5,128,571	\$359,000				172
34	TB8530852	453 WATERWAY DR	OUTDOOR RESORTS RIVER RANCH RV RESORT PH 05A	0.10	\$3,750,000	\$375,000				22
Min				0.06	\$1,666,667	\$100,000				22
Max				0.10	\$5,128,571	\$375,000				831
Avg				0.07	\$2,736,838	\$198,459				267
Med				0.07	\$2,541,667	\$187,450				203

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Listings: Sold										
1	P4931159	207 LONGHORN DR	OUTDOOR RESORTS RIVER RANCH RV RESORT PH 02	0.06	\$1,633,333	\$114,900	\$98,000	03/25/2025	85.3%	203
2	P4933941	257 SADDLE LN	OUTDOOR RESORTS RIVER RANCH RV RESORT PH 02	0.06	\$1,666,667	\$115,000	\$100,000	08/25/2025	87.0%	156
3	U8250669	229 STALLION LN	OUTDOOR RESORTS RIVER RANCH RV RESORT PH 02	0.06	\$1,666,667	\$113,000	\$100,000	07/31/2025	88.5%	559
4	U8249907	212 HORSESHOE BND	OUTDOOR RESORTS RIVER RANCH RV RESORT PH 02	0.06	\$1,666,667	\$112,000	\$100,000	08/22/2025	89.3%	378
5	TB8327492	414 LONGHORN DR	OUTDOOR RESORTS RIVER RANCH RV RESORT PH 04	0.07	\$1,642,857	\$139,000	\$115,000	09/03/2025	82.7%	253
6	U8216221	250 SADDLE LN	OUTDOOR RESORTS RIVER RANCH RV RESORT PH 02	0.05	\$2,300,000	\$129,900	\$115,000	11/21/2024	88.5%	392
7	P4928672	223 LONGHORN DR	OUTDOOR RESORTS RIVER RANCH RV RESORT	0.06	\$1,950,000	\$127,000	\$117,000	02/06/2025	92.1%	343
8	U8244646	202 LONGHORN DR	OUTDOOR RESORTS RIVER RANCH RV RESORT PH 02	0.06	\$1,991,667	\$140,000	\$119,500	06/16/2025	85.4%	367
9	TB8328486	121 STALLION LN	OUTDOOR RESORTS RIVER RANCH RV RESORT PH 02	0.06	\$2,016,667	\$125,000	\$121,000	02/26/2025	96.8%	53

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Listings: Sold										
10	TB8430512	192 LONGHORN DR	OUTDOOR RESORTS RIVER RANCH RV RESORT PH 02	0.06	\$2,133,333	\$144,000	\$128,000	12/29/2025	88.9%	75
11	P4933342	391 LONGHORN DR	OUTDOOR RESORTS RIVER RANCH RV RESORT PH 04	0.06	\$2,166,667	\$135,700	\$130,000	04/15/2026	95.8%	399
12	TB8405927	173 APPALOOSA TRL	OUTDOOR RESORTS RIVER RANCH RV RESORT PH 02	0.06	\$2,250,000	\$147,000	\$135,000	11/21/2025	91.8%	113
13	P4932571	420 LONGHORN LOOP	OUTDOOR RESORTS RIVER RANCH RV RESORT PH 04	0.08	\$1,750,000	\$159,000	\$140,000	01/24/2025	88.1%	71
14	TB8408679	164 HORSESHOE BND	OUTDOOR RESORTS RIVER RANCH RV RESORT PH 02	0.06	\$2,450,000	\$156,000	\$147,000	02/10/2026	94.2%	190
15	TB8494922	161 HORSESHOE BND	OUTDOOR RESORTS RIVER RANCH RV RESORT PH 02	0.06	\$2,500,000	\$175,000	\$150,000	07/21/2026	85.7%	89
16	TB8483711	406 LONGHORN DR	OUTDOOR RESORTS RIVER RANCH RV RESORT PH 04	0.10	\$1,500,000	\$185,000	\$150,000	07/17/2026	81.1%	98
17	P4935588	570 WATERWAY DR	OUTDOOR RESORTS RIVER RANCH RV RESORT PH 05A	0.07	\$2,142,857	\$200,000	\$150,000	07/31/2026	75.0%	320
18	P4936613	232 STALLION LN	OUTDOOR RESORTS RIVER RANCH RV RESORT PH 02	0.06	\$2,666,667	\$179,800	\$160,000	01/16/2026	89.0%	71

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Listings: Sold										
19	TB8342623	264 SADDLE LN	OUTDOOR RESORTS RIVER RANCH RV RESORT PH 02	0.06	\$2,833,333	\$180,000	\$170,000	04/28/2025	94.4%	44
20	TB8413357	432 WATERWAY DR	OUTDOOR RESORTS RIVER RANCH RV RESORT PH 05A	0.07	\$2,857,143	\$235,000	\$200,000	09/30/2025	85.1%	16
21	TB8316808	577 WATERWAY DR	OUTDOOR RESORTS RIVER RANCH RV RESORT PH 05A	0.07	\$3,142,857	\$249,800	\$220,000	03/27/2025	88.1%	125
22	TB8422591	565 WATERWAY DR	OUTDOOR RESORTS RIVER RANCH RV RESORT PH 05A	0.07	\$3,214,286	\$251,000	\$225,000	12/31/2025	89.6%	97
23	J981809	559 WATERWAY DR	OUTDOOR RESORTS RIVER RANCH RV RESORT PH 05A	0.07	\$3,500,000	\$260,000	\$245,000	11/25/2024	94.2%	33
24	TB8507296	291 BEAR TRL	OUTDOOR RESORTS RIVER RANCH RV RESORT PH 03	0.08	\$3,625,000	\$315,000	\$290,000	06/30/2026	92.1%	28
Min				0.05	\$1,500,000	\$112,000	\$98,000		75.0%	16
Max				0.10	\$3,625,000	\$315,000	\$290,000		96.8%	559
Avg				0.07	\$2,302,778	\$170,338	\$151,063		88.7%	186
Med				0.06	\$2,154,762	\$151,500	\$137,500		88.7%	119
58		Total Listings	Average for all:	0.07	\$2,557,227	\$186,822	\$151,063		88.7%	234
			Median for all:	0.06	\$2,443,750	\$172,000	\$137,500		88.7%	180

	Min	Max	Avg	Med
Quick				
Statistics				
List Price	\$100,000	\$375,000	\$186,822	\$172,000
Sale Price	\$98,000	\$290,000	\$151,063	\$137,500
Sale / List	75.0%	96.8%	88.7%	88.7%

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