

# Suttle and Company Real Estate

**Prop #10**  
**River Run Villa Condos, 4 Units, 1.076 Ac**  
**Rio Frio, Tx 78879**



*"Your Real Estate Professionals"*



## Attributes

- Great Location
- Well
- Currently Nightly Rental
- Access off Hwy 1120



## Suttle and Company Real Estate

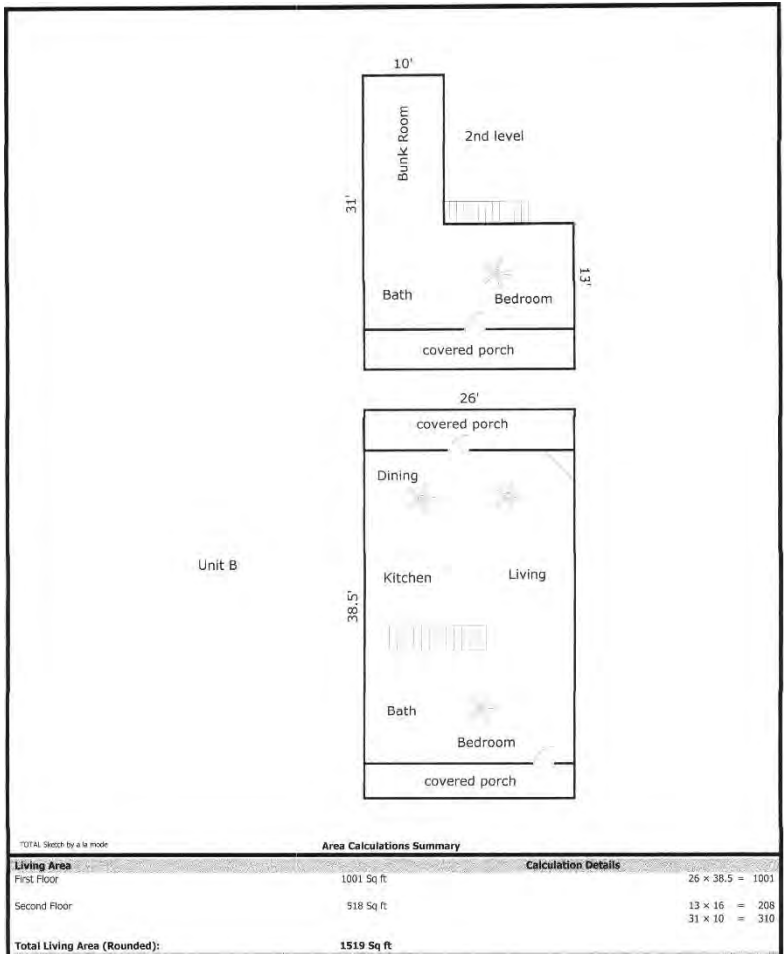
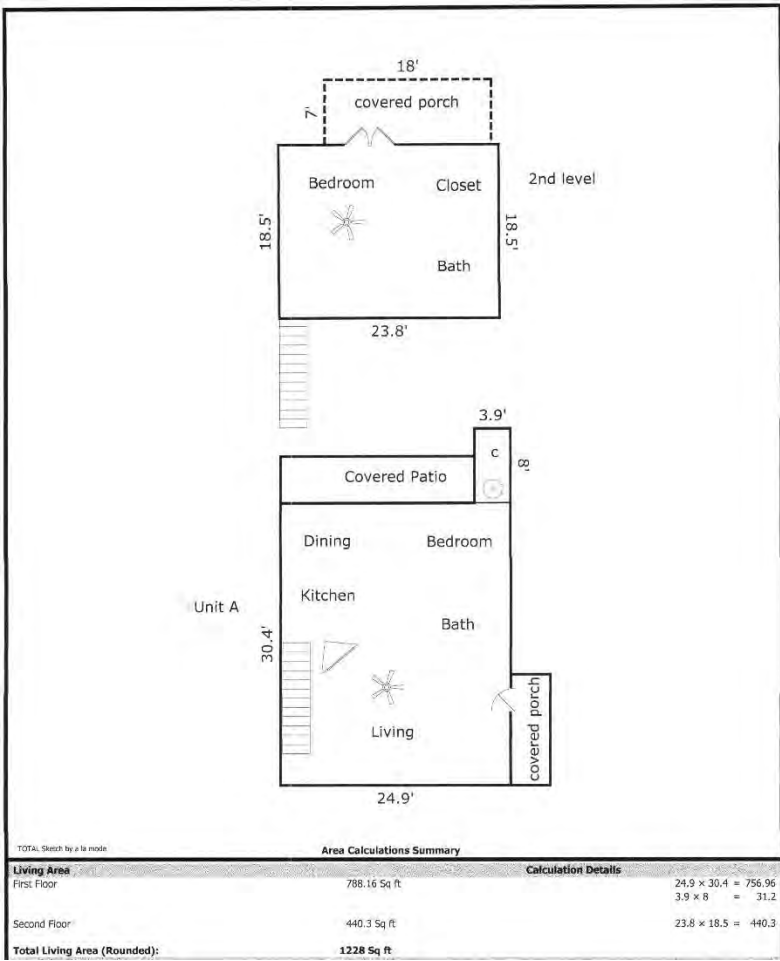
1260 Hwy 83 South  
P.O. Box 606  
Leakey, Tx. 78873

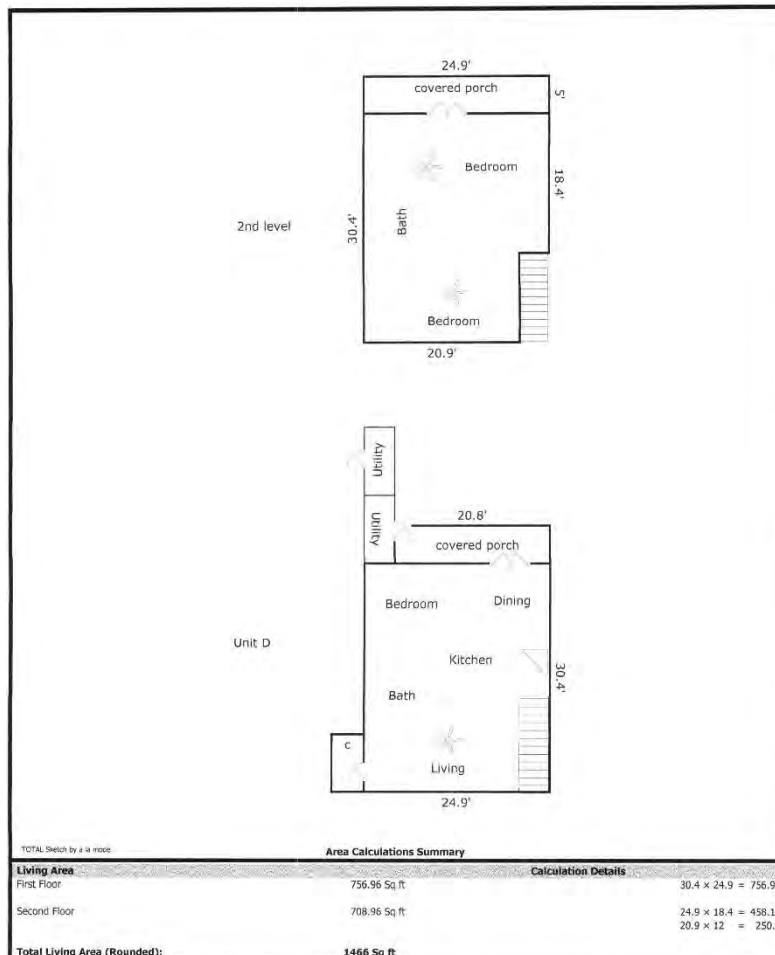
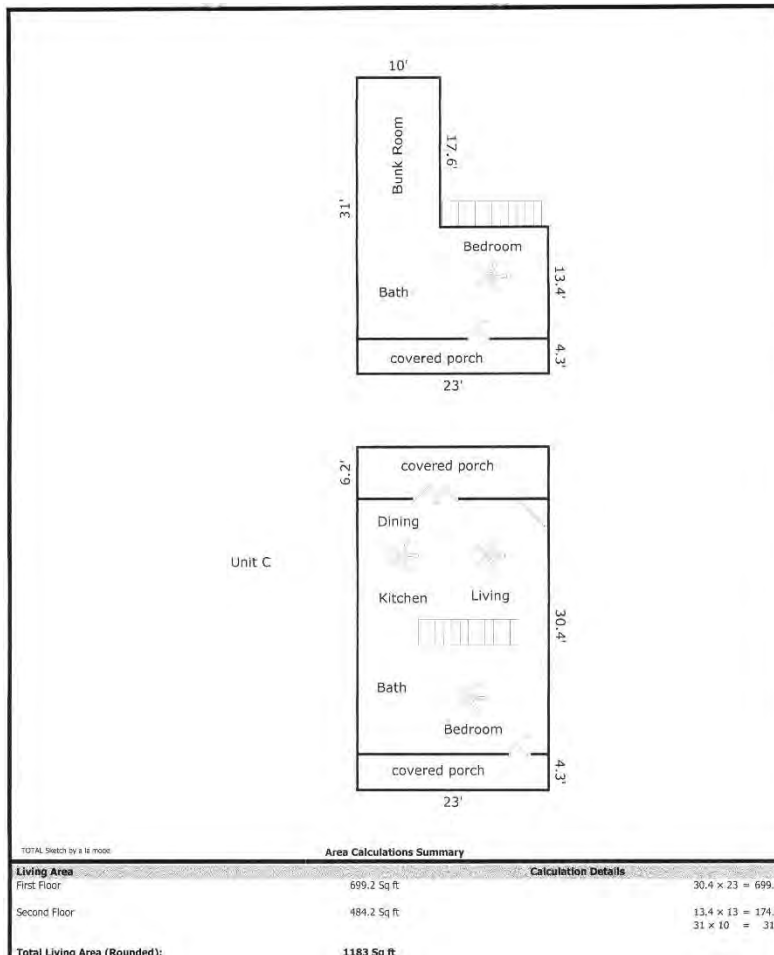
Phone: 830/232-5242  
Fax: 830/232-4283

Email: [suttle Realty@hctc.net](mailto:suttle Realty@hctc.net)  
[www.SuttleandCompany.com](http://www.SuttleandCompany.com)

This is the offering of the River Run Villas, a 4-unit condominium located on a 1.076 ac & just a very short walk from the Frio River crossing of FM 1120 in Rio Frio Texas. This property is currently a nightly rental project in the popular Frio River, Con Can, Garner State Park area. Each unit has 2 bedrooms, 2 baths, a fireplace, loft & sqft range from 1183 to 1519. The kitchens feature laminate countertops, all electric appliances and each of the units are and in good condition. A total of 4 modern units share an inground pool and ample outdoor space for enjoying the kiddos, beautiful pecan trees, summer breeze and each unit has a barbecue pit. This property is a short drive from Happy Hollow which is a favorite tubing destination. This is a great investment opportunity.

List: \$1,350,000





# River Run Villas

Real County, Texas, 1.076 AC +/-



-  Boundary
-  Wetlands
-  Riparian
-  Stream, Intermittent
-  River/Creek
-  Water Body

Dub Suttle

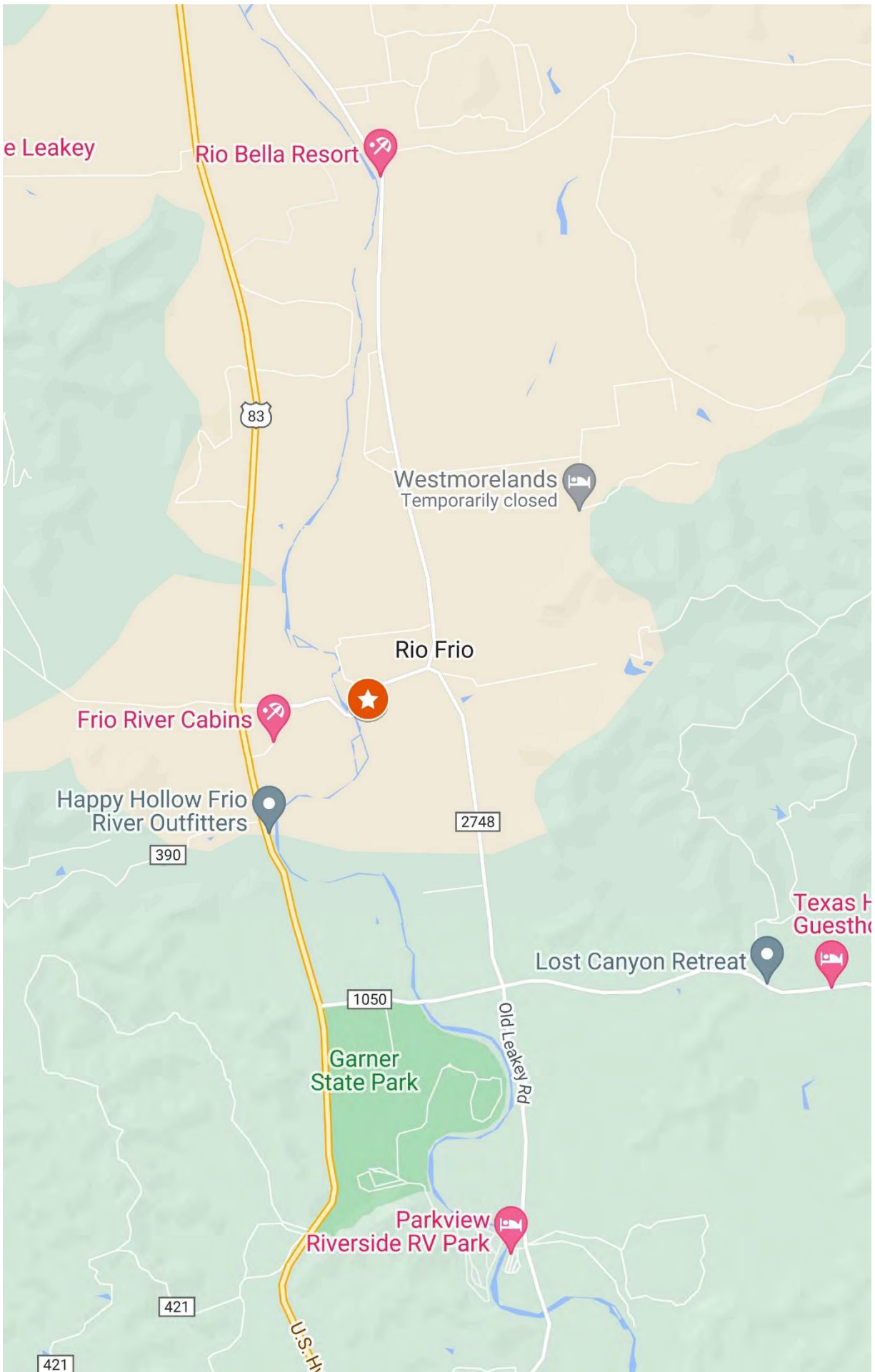
P: 8302325242

dubsuttle@hctc.net

Box 606



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e Leakey

Rio Bella Resort

83

Westmorelands  
Temporarily closed

Rio Frio

Frio River Cabins

Happy Hollow Frio  
River Outfitters

390

2748

Texas H  
Guesth

Lost Canyon Retreat

1050

Garner  
State Park

Old Leakey Rd

Parkview  
Riverside RV Park

421

U.S.-H

421