BETO'S FOOD PARK

Now Leasing Vendor Pads · Opening Early 2027



Concept rendering of the finished park



Concept site plan · 11 trailer pads, stage, dance floor, covered pavilions and vendor market

Pricing on the next page · betosfoodpark@gmail.com · (512) 270-8913

304 Mesa Dr, Del Valle, TX 78617

BETO'S FOOD PARK

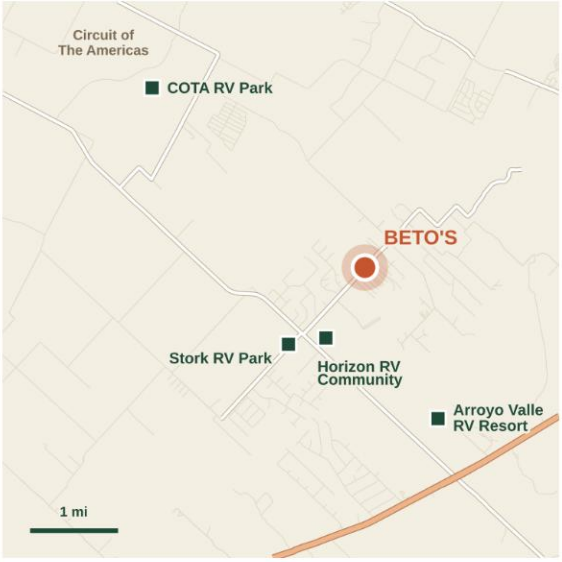
Why Beto's · Opening Early 2027

> **Customers are already here. Beto's sits in the middle of RV parks, race-weekend crowds and new rooftops, and its own open-air market brings shoppers in every day.**

Your Neighbors: RV Parks All Around Us

Long-term RV residents, traveling crews and race fans looking for a good meal close to home.

RV PARK	DISTANCE
Stork RV Park	**1 mi**
Horizon RV Community	**1 mi**
Arroyo Valle RV Resort 183 sites	**3 mi**
COTA RV Park	**4 mi**
Austonia RV Resort 100+ sites	**8 mi**



What Brings Traffic

Daily
Open-air market on site
Farmers, artisans and flea market vendors bring shoppers in every day, and shoppers get hungry.

5 mi
Circuit of The Americas
Race weekends, concerts and big events bring crowds to the area all year.

½ mi
New homes going in
A large home development less than half a mile away.

4 lanes
FM 812 widening
FM 812 is being widened to four lanes, expected late 2027 into 2028.

2× / mo
Park event nights
Live music, a stage and a dance floor bring crowds in, with extended hours.

22,000
Residents within 5 miles
About 4 in 10 households have kids, with 3.4 people per home.

Distances are approximate road miles from 304 Mesa Dr. Site counts from public park listings. Residents and households: U.S. Census Bureau ACS 2020–2024.

Come see it for yourself. Text us to schedule a site walk.

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Vendor Pad Pricing Guide · Opening Early 2027

A family-friendly food and service trailer park on the FM 812 corridor in Bastrop County. 11 numbered pads (see site map), each about 30' x 12' with its own individually metered 50-amp electric hookup. Food trailers and service trailers (barbers, salons, retail) welcome.

Monthly Pad Rates

PAD TIER	WHAT FITS	PER MONTH
Small	Carts and trailers up to a 16' box	**$1,200**
Standard	Trailers with a 17' to 22' box	**$1,400**
Large	Trailers with a 23'+ box, up to 30' overall including the tongue	**$1,600**
Premium Location	Pads 1–4 facing Mesa Drive · waived if you sign before grand opening	**+$150**

Tiers apply to food and service trailers alike and are set by box length. Your full setup, including the tongue, smoker, tables and outdoor equipment, must fit within the pad.
Rates reflect current pad rates in the FM 812 corridor, adjusted for the park's amenities and traffic count.

Included With Every Pad

- Park marketing and social media promotion
- Online ordering and pickup station
- Park event nights about twice a month, with extended hours
- Used cooking oil collection (on-site bins, no cost to you)
- Covered seating areas
- Customer restrooms
- Security cameras
- Water
- Trash service
- Wi-Fi

Billed Separately

- **Electric:** every pad is individually metered and billed monthly at cost for your actual usage
- **Gray water:** join the Park's Monday pickup route with our licensed hauler, about $115 per trailer per pickup, paid directly to the hauler. Or use your commissary or another licensed hauler. No on-site dumping.

Terms

- Reserve your pad with a $500 refundable deposit, applied to your first month when you sign
- Sign your vendor license within 7 days of reserving
- 12-month vendor license agreement; your rate is fixed for the full term
- Rates are reviewed yearly at renewal based on park performance
- First month's fee and a security deposit equal to one full month's pad fee due at signing
- Trailer photo and specs (box length, overall length, amp draw) required with your application
- Equipment drawing more than 50 amps needs approval before signing
- Menus are curated so vendors don't compete on the same items

Vendor Requirements

- Bastrop County mobile food unit permit (food vendors)
- Texas sales and use tax permit
- General liability insurance of $1M per occurrence / $2M aggregate, naming the Park as additional insured
- Fire extinguisher suited to your equipment (Class K where you fry)
- Any license your service requires (barber, cosmetology, other)
- Open at least 5 days a week. Park hours: 6 a.m.–10 p.m. Mon–Thu, 6 a.m.–midnight Fri–Sun, up to 2 a.m. on event nights

Founding Vendor Opening Ramp

Sign before opening and pay 50% of your pad fee in month 1 and 75% in month 2.

That's $900–$1,200 back in your first two months, and no premium on Pads 1–4.

Early signers get first pick of pad locations.

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Posted rates may change before you sign. Once signed, your rate is locked for the term set in your vendor license agreement.

BETO'S FOOD PARK

Vendor Concepts We're Recruiting · Opening Early 2027

We're curating the lineup so every vendor has its own lane and customers have a reason to stay. Below are the concepts we're looking for for our 11 pads, next to an open-air market that runs every day. We chose them from U.S. Census data on the families who live around the park.

Who's Coming

22,000	4 in 10	+22%
residents within 5 miles (about 90,000 within 10)	households have kids; 3.4 people per home	Bastrop County growth, 2020 to 2025

Source: U.S. Census Bureau, American Community Survey 2020–2024 and 2025 estimates; rings measured from 304 Mesa Dr.

The Lineup We're Building

	CONCEPT	WHAT WE'RE LOOKING FOR
MEXICAN FAVORITES		
1	**Taqueria**	Street tacos, al pastor, quesadillas, gorditas
2	**Birria**	Quesabirria, consomé, birria ramen
3	**Mariscos**	Cocteles, ceviche, aguachile, tostadas
4	**Antojitos & Raspas**	Elotes, mangonadas, raspas, aguas frescas, paletas, Tostilocos
BREAKFAST & COFFEE		
5	**Coffee & Breakfast**	Coffee, breakfast tacos, morning brisket plates
6	**Specialty Drinks**	Iced drinks, café de olla, horchata lattes, pan dulce
FAMILY CROWD-PLEASERS		
7	**Burgers & Fries**	Smash burgers, loaded fries, kids' meals
8	**Wings & Southern**	Wings, fried catfish, Southern sides
9	**Pizza**	By the slice and whole pies for the table
10	**Desserts**	Churros, fresas con crema, funnel cake, mini donuts, ice cream
SOMETHING DIFFERENT		
11	**Central American**	Pupusas, baleadas
12	**Boba & Asian Fusion**	Boba teas, teriyaki bowls, egg rolls

Each concept gets its own menu lane, so you won't be competing with the trailer next to you on the same items.

What Sells Here

- Menu boards in English and Spanish
- A few value items and family combos for big tables
- Kid-friendly options and sweets
- Pickup-friendly items for commuters heading home

Don't See Your Concept?

- Pitch us anyway. We'll consider any concept that adds something new to the lineup.
- Service trailers (barbers, salons, retail) are welcome too.

Claim Your Lane Before It's Taken

Once a concept is signed, that lane is closed. Early signers get first pick of pad locations.

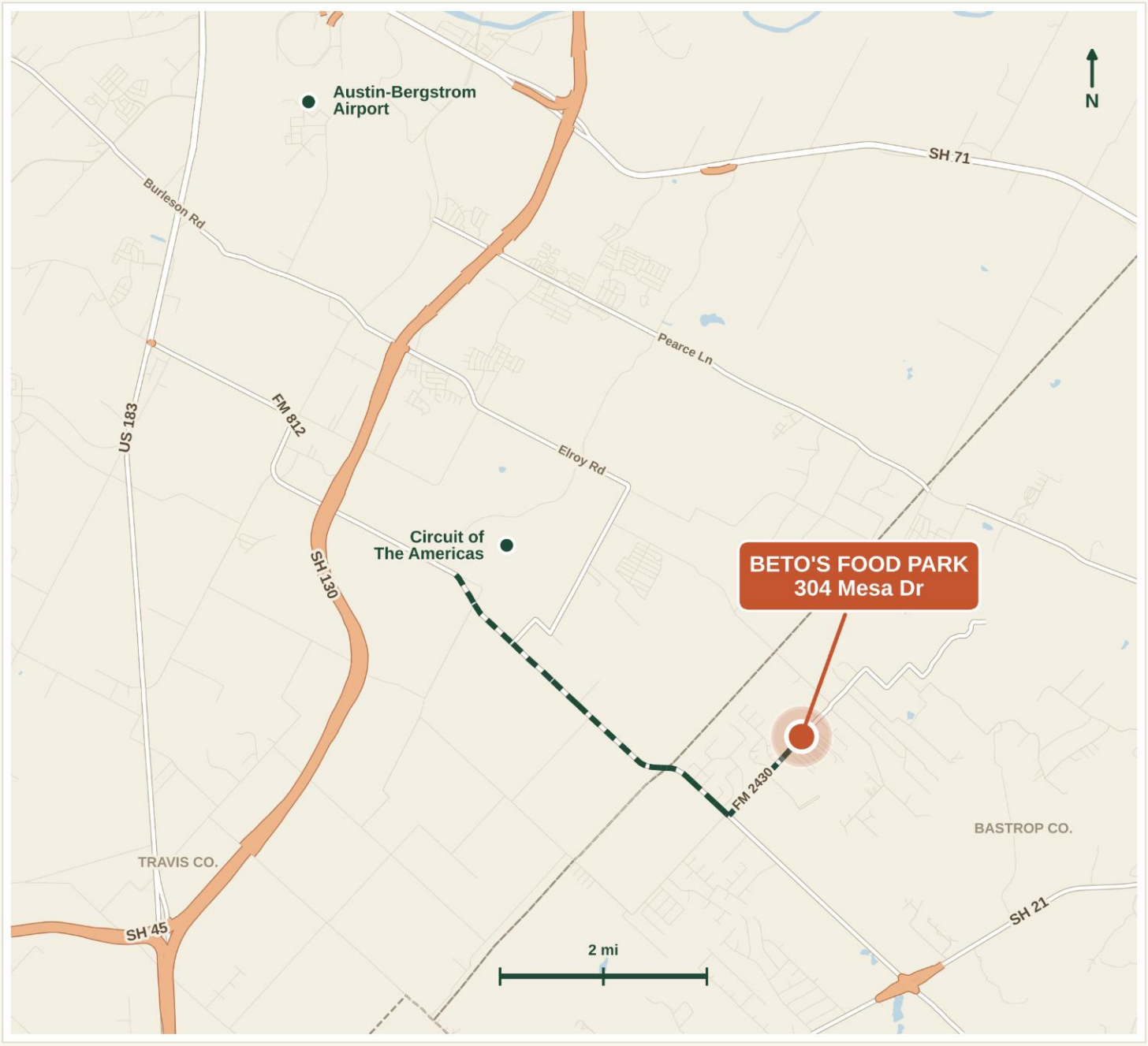
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Concept list reflects current recruiting priorities and may change as pads fill. See the Vendor Pad Pricing Guide for rates and terms.

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Location Map · Opening Early 2027



Getting Here

From SH 130: exit FM 812 and head east past Circuit of The Americas. Turn left on FM 2430. We're at Mesa Dr.

From SH 21: take FM 812 north, then turn right on FM 2430.

Approximate Driving Distance

Circuit of The Americas	**5 mi**
SH 130 & SH 71	**7 mi**
Austin-Bergstrom Airport	**10 mi**
Tesla Giga Texas	**11 mi**
Downtown Austin	**17 mi**
Downtown Bastrop	**20 mi**

Scan for directions

Map: U.S. Census Bureau TIGER/Line roads. Distances are approximate road miles.

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