

FOR SALE

CORNER OAKS RV PARK
17915 HOUSTON ST.
ALGOA, TEXAS 77511

PROPERTY DESCRIPTION

Corner Oaks RV Park is a turnkey RV investment property in Algoa, Texas, comprising six (6) RV pads within a thoughtfully improved site layout designed for efficient operations and tenant use. The property features widened RV pads, concrete drives, expanded crushed-concrete parking, dedicated concrete pads suitable for storage sheds, and an abundance of greenspace and mature trees that enhances usability and tenant appeal. These improvements support flexible vehicle accommodation and contribute to a functional, low-maintenance asset with tenant demand and turnover consistent with the RV park asset class.

HIGHLIGHTS

ASKING PRICE: \$225,000

RV PADS: 6

ELECTRIC: 30-AMP CONNECTIONS

MARKET RENTS: \$475/MONTH

PARCEL ID: R230995, R230986

WEBSITE: CORNEROAKSRVPARK.COM



5 STAR TRACY PROPERTY GROUP

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INVESTMENT HIGHLIGHTS

TURNKEY RV PROPERTY

- WELL-MAINTAINED SIX (6) PAD RV ASSET WITH A FUNCTIONAL LAYOUT DESIGNED FOR EFFICIENT OPERATIONS AND EASE OF OWNERSHIP.



RECENT SITE IMPROVEMENTS

- PRIOR OWNERSHIP COMPLETED PAD WIDENING, CONCRETE DRIVE ACCESS, PARKING IMPROVEMENTS, AND SITE ENHANCEMENTS, REDUCING NEAR-TERM CAPITAL NEEDS.

LOW-MAINTENANCE OPERATIONS

- SIMPLE INFRASTRUCTURE AND EFFICIENT SITE DESIGN SUPPORT HANDS-ON OR SEMI-ABSENTEE OWNERSHIP WITHOUT OPERATIONAL COMPLEXITY.



ATTRACTIVE PHYSICAL SETTING

- ABUNDANT GREENSPACE, MATURE TREE COVERAGE, AND ADEQUATE PAD SPACING ENHANCE TENANT APPEAL AND LONG-TERM USABILITY.



LIMITED MARKET SUPPLY

- SMALL, STABILIZED RV PROPERTIES ARE INFREQUENTLY AVAILABLE IN THIS SUBMARKET, CREATING A UNIQUE INVESTMENT OPPORTUNITY.

FLEXIBLE OWNERSHIP PROFILE

- OWNER-MANAGED WITH NO ON-SITE STAFF, SUITABLE FOR BOTH LOCAL AND OUT-OF-AREA INVESTORS.

FINANCIALS

REVENUE

- EACH OF THE SIX RV PADS IS PROJECTED AT A MARKET RENT OF \$475 PER MONTH, RESULTING IN STABILIZED GROSS RENTAL INCOME OF \$2,850 PER MONTH, OR \$34,200 ANNUALLY.

OPERATING EXPENSES

- STABILIZED OPERATING EXPENSES ARE ESTIMATED AT \$10,741 ANNUALLY, BASED ON HISTORICAL OPERATING DATA AND NORMALIZED FOR TYPICAL ONGOING MAINTENANCE. EXPENSE COMPONENTS INCLUDE:
 - A. REAL ESTATE TAXES: \$3,417
 - B. MAINTENANCE AND REPAIRS: \$4,879
 - C. WELL, SEPTIC, TRASH SERVICE: \$2,589. ELECTRIC SUBMETERED.

TOTAL OPERATING EXPENSES

REPRESENT APPROXIMATELY 32% OF GROSS INCOME, CONSISTENT WITH SIMILAR SMALL-SCALE RV INVESTMENTS.

NET OPERATING INCOME

- AFTER DEDUCTION OF OPERATING EXPENSES, THE PROPERTY GENERATES A STABILIZED NET OPERATING INCOME (NOI) OF \$23,315 ANNUALLY.

VALUATION METRICS

- AT THE PROPOSED LIST PRICE OF \$225,000, THE STABILIZED NOI REFLECTS A CAPITALIZATION RATE OF APPROXIMATELY 10.50%. THIS PRICING EQUATES TO A VALUE OF APPROXIMATELY \$37,200 PER RV PAD, WHICH IS CONSIDERED COMPETITIVE FOR A TURNKEY, SMALL-SCALE RV INVESTMENT IN THE LOCAL MARKET.

