

*the Real Estate Ranch*

# MARTIN CENTER RV PARK - 301 W Bell St, Stanton, TX 79782



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# SUBJECT PROPERTY: -301 W Bell St, Stanton, TX 79782 (48 Acres)



## OFFERING SUMMARY

Sales Price	\$5,400,000.00
Year Built	1968
Building Sq Ft	N/A
Lot Size	48 Acres
Zoning	In the County

## PROPERTY OVERVIEW: RV PARK

### MARTIN CENTER RV PARK

This May Be The Best Investment in West Texas a 48 Acre Full RV Park On City Water & Sewer w/ So Many Amenities. Lets Dive into this First with a bit of History: The 9-hole "Phoenix" Course Opened in 1968 aka Martin County Country Club Golf Club has an onsite driving range with 3 practice Greens, still in good shape for Park Tenants. It has a Dirt Racetrack as Well with Raised Sidewalls to get that extra push. There is an Ocean of Water Underneath at the Height of Martin Co Oil Boom Water was purchased from Park at \$25,000-\$40,000 a day, The Owner has designed & moved Dirt for a Lazy River, Launch Pad, & Pond. So The Actual RV Park Sits on 16.5 Acres w/ Sparkling Cement Inground Pool, Washateria / Laundry Room, County Maintained Softball / Baseball Field, Tommy Walker Memorial Hiking / Walking Park, Lounge, Management Office, Cart barns, Lockers, & a Great Entertainment Clubhouse (Currently being used by Owner). The Park has 111 Spots @ \$750 & 8 Executive Spots @ \$850 (These have a Yard). With Plenty of Room to Expand. Also Comes with a 3 / 2 Bath Remodeled Owners Mobile Home. This Place Would be a Serious Value Add.

#### Property Overview

• Total Land: 48 acres •

RV Park Size: 16.5 acres (developed rv spaces) •

Location: 301 W Bell St, Stanton, TX 79782 (Between Big Spring & Midland in the heart of the Permian Basin) •

Website: permianbasinrvpark.com Current RV Park (16.5 Acres) •

111 Standard Sites @ \$750/month • 8 Executive Sites (w/ yard) @ \$850/month •

Total Monthly Revenue (at 100% occupancy):  $(111 \times \$750) + (8 \times \$850) = \$83,250 + \$6,800 = **\$90,050/\text{month}** \rightarrow \$1,080,600/\text{year}$  (gross)

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# PROPERTY PLAT:



## LOCATION OVERVIEW

Location: 301 W Bell St, Stanton, TX 79782  
(Between Big Spring & Midland in the heart of the Permian Basin)

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## PROPERTY OVERVIEW:

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- Current RV Park (16.5 Acres)
- 111 Standard Sites @ \$750/month
- 8 Executive Sites (w/ yard) @ \$850/month
- All sites include:
- 30/50-amp full hookups
- City water & sewer
- High-speed fiber Wi-Fi
- 100+ HD satellite TV channels • Free laundry access

### Key Amenities (All Included in Rent)

- Sparkling in-ground cement pool
- Washateria / Laundry room (free)
- County-maintained softball/baseball field
- Tommy Walker Memorial Hiking/Walking Park
- Entertainment clubhouse (currently owner-used)
- On-site management office + 24/7 staff
- Cart barns & lockers
- Additional Highlights

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# PROPERTY OVERVIEW:

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- 1. 9-Hole Golf Course ("Phoenix" – est. 1968)
- On-site driving range + 3 practice greens
- Still operational for tenants
- Huge upside: Reactivate as revenue stream (greens fees, memberships)
- 2. Dirt Racetrack with raised sidewalls Ready for events (motocross, truck pulls, etc.)
- 3. Water Rights / Infrastructure • Massive aquifer below property • Historical sales: \$25K–\$40K/day during oil boom • Pre-designed lazy river, pond, and launch pad (dirt moved)
- 4. Expansion Land: ~31.5 acres undeveloped • Room for 100+ additional RV sites, cabins, glamping, etc.
- 5. Owner's Residence: 3-bed / 2-bath remodeled mobile home (included)
- Smart Investment
- Oilfield proximity → steady long-term demand
- City utilities (rare for rural RV parks)
- Fully amenitized (no add-on fees = higher retention)
- Multiple revenue streams possible: • Golf reactivation
- Water sales (oilfield) • Event hosting (race track, clubhouse)
- Expansion (Phase 2 sites) • Owner & Manager live on-site → tight operations

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# FINANCIAL SNAPSHOT

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## Financial Snapshot (Current)

Metric 	Amount 
Gross Annual Revenue (100%)	<b>\$1,080,600</b>
Price	<b>\$5,400,000</b>
Cap Rate (est. NOI needed)	~15–18% (industry avg. for RV parks)
Price per Site	~\$4

*Note: No operating expenses provided.  
Typical RV park NOI margins: 50–70%.*

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