

HIGHWAY 90 RV RESORT

88-Pads with High Occupancy & Expansion Potential

710 E Main St, Liberty, TX 77575




EXCLUSIVELY LISTED BY:

PRIMARY CONTACT



Colton Christ
Associate

 **713.275.9613**

 colton.christ@partnersrealestate.com



Landan Dory
Senior Vice President

Please email all inquiries to
highway90@partnersrealestate.com

HIGHWAY 90 RV RESORT

ADDRESS

710 E MAIN ST

CITY, STATE, ZIP

LIBERTY, TX 77575

LAND ACRES

7.28



EXECUTIVE SUMMARY

Highway 90 RV Resort, located in Ames, Texas, offers an ideal investment opportunity with its blend of modern amenities, high occupancy, and excellent location. Spanning a well-developed site along Highway 90, this 88-pad RV park caters to a diverse clientele, including long-term residents, vacationers, and project workers. Each site features spacious, 30x70 full-hookup pads with 20, 30, or 50-amp electrical options. Park amenities include a newly remodeled clubhouse, game room, dog park, and high-quality restrooms and showers. The property is set up to accommodate monthly, weekly, and nightly guests. Strategically situated, Highway 90 RV Resort provides easy access to nearby cities and industrial areas, appealing to those seeking a balance of convenience and relaxation. The property's location and infrastructure make it attractive to potential buyers aiming to capitalize on its occupancy rates and stable income stream. Additional land for expansion provides an avenue for growth, allowing a new owner to further develop or add amenities such as EV chargers or additional storage facilities.

For inquiries please contact highway90@partnersrealestate.com





OFFERING DETAILS



LIST PRICE
\$1,400,000



PRICE PER PAD
\$15,909



NET OPERATING INCOME
\$130,405



CAP RATE
9.31%



OPERATING EXPENSE RATIO
55.92%



TOTAL RV SPACES
88



LOT SIZE
7.28 AC



ESTABLISHED
2018



STRATEGIC LOCATION

Located directly on Highway 90, this park offers easy access to nearby cities of Dayton, Liberty, and Beaumont as well as proximity to refinery and plant work.

EXPANSION POTENTIAL

There is additional space for boat and RV storage as well as the opportunity to add EV chargers in front of the park for individuals traveling between East Texas and Houston.

PARK OWNED RVs

The 22 park-owned RVs at Highway 90 RV Resort consistently achieve full occupancy, offering tenants a move-in-ready option and yielding higher monthly rental income, providing steady cash flow and enhanced revenue.

MUNICIPAL WATER & SEWER

Highway 90 RV Resort's connection to municipal water and sewer provides reliable, low-maintenance utility services, reducing operational costs and ensuring a steady infrastructure to meet guests' needs without the added burden of private system upkeep.

ENHANCED MARKETING

With a focused marketing strategy, a new owner could unlock the park's full potential, attracting a steady flow of long-term residents, traveling workers, and vacationers—an area of growth that has not been totally utilized by current ownership.

HIGHWAY 90 RV PARK AERIAL



PROPERTY INFORMATION



PROPERTY INFORMATION

SITE INFORMATION 88 RV Pads | 22 Park Owned RVs

NIGHTLY RATES \$30-\$40

WEEKLY RATES \$140-\$160

MONTHLY RATES \$475-\$495

AMENITIES Dog Park, On-Site Laundry, Office Area, Picnic Area, Restrooms & Showers, Remodeled Clubhouse

INFRASTRUCTURE

PAD SITE SURFACE Crushed Gravel

ROAD SURFACE Crushed Gravel

PAD DIMENSIONS 30x70

PARKING SPOTS PER SITE 1

WATER Municipal

WATER METERING Master

ELECTRIC TXU

ELECTRIC METERING Master

AMP OPTIONS 20, 30, & 50 amp

SEWER Municipal

HOOKUPS Full

TRASH -

BATHROOM/SHOWERS 2 Bathrooms and 2 Showers

OPERATIONS

ON-SITE MANAGEMENT Currently 2 employees at the park

BOOKING METHOD Online Application & Reservation

BILLING METHOD Online

ACCOUNTING SOFTWARE Quickbooks & PropertyWare

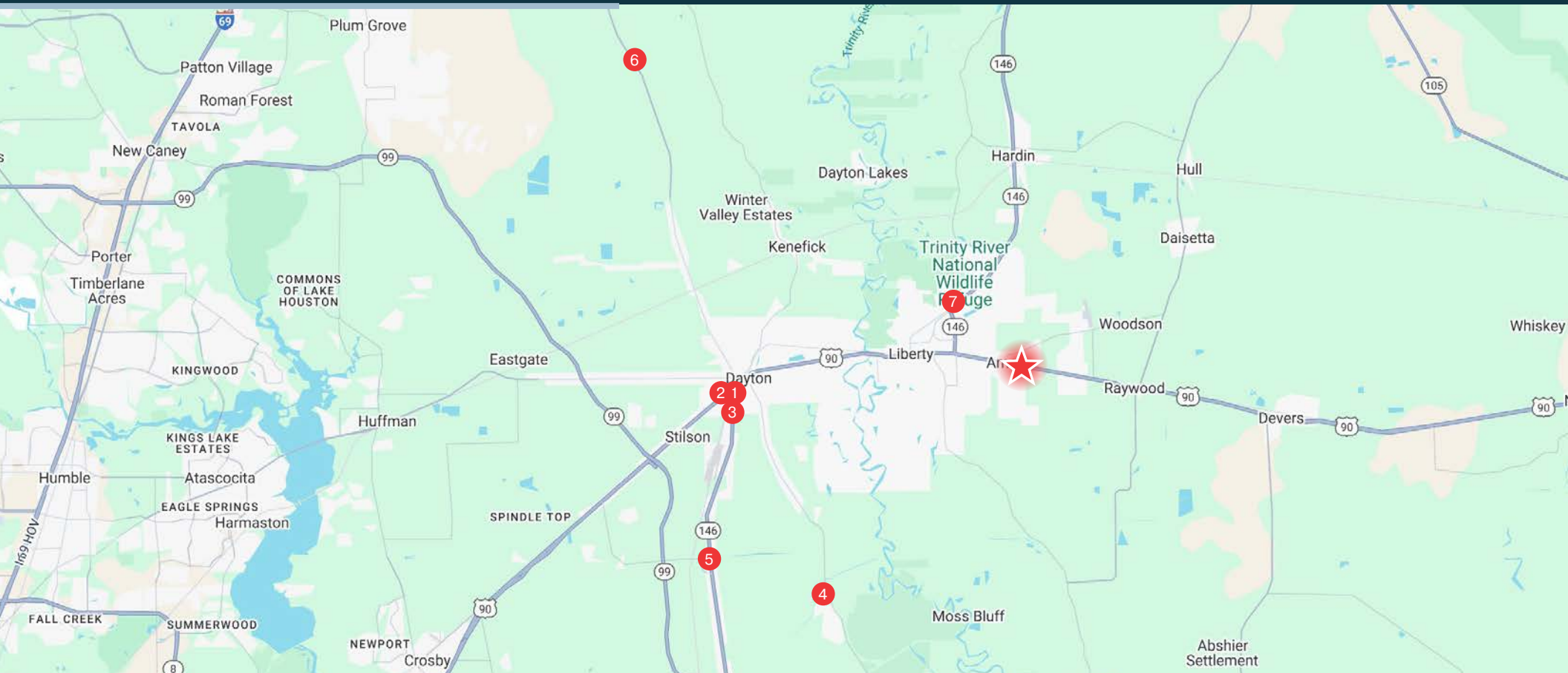
ATTRACTIONS Proximity to local refineries and plants.

MARKETING/ADVERTISING Non-paying google ads and website

PROFIT & LOSS STATEMENT

INCOME	MONTHLY	ANNUAL
Effective Gross RV Rental Income	\$19,309.58	\$231,715.00
Laundry	\$50.17	\$602.00
Rental House	\$1,333.33	\$16,000.00
RV POU Income	\$3,960.50	\$47,526.00
TOTAL	\$24,653.58	\$295,843.00
EXPENSES	MONTHLY	ANNUAL
Utilities	\$6,267.50	\$75,210.00
Cable & Internet	\$177.67	\$2,132.00
Property Taxes	\$2,381.08	\$28,573.00
Insurance	\$844.92	\$10,139.00
Repairs and Maintenance	\$405.75	\$4,869.00
Trash Service	\$293.83	\$3,526.00
Maintenance/Landscaping	\$97.00	\$1,164.00
Marketing and Advertising	\$104.50	\$1,254.00
Supplies	\$74.83	\$898.00
Property Management	\$171.50	\$2,058.00
Clean Bathroom/Laundry Room	\$387.67	\$4,652.00
Credit Card Service Fees	\$752.00	\$9,024.00
Professional Fees	\$150.75	\$1,809.00
Postage and Delivery	\$14.00	\$168.00
Property Related Expenses	\$1,663.50	\$19,962.00
TOTAL EXPENSES	\$11,958.25	\$165,438.00
NET OPERATING INCOME	\$12,695.33	\$130,405.00

MARKET COMPARABLES



	PARK NAME	SPACES	DISTANCE	MONTHLY	WEEKLY	NIGHTLY	UTILITIES	AMENITIES
★	Highway 90 RV Resort	88	-	\$475- \$495	\$140-\$160	\$30-\$40	YES	Clubhouse or Community Center;Laundry On Site;Recreation Room or Game Room;Water Feature (Pond, lake, river or ocean);Wifi / Internet;Pet Friendly
1	Goose Creek RV Park	28	9.68 miles	\$425	\$180	\$40	YES - plus electric	Laundry On Site;Wifi / Internet;Pet Friendly;Cable TV availability
2	All In One RV Park	65	9.78 miles	\$465	-	-	YES	Dog Park or Pet Area;Laundry On Site;Security Features;Wifi / Internet
3	Dayton Pines RV Park	46	9.81 miles	\$435	\$185-\$195	\$45-\$49	YES - plus electric	Dog Park or Pet Area;Dump Station;Laundry On Site;Playground Area;Water Feature (Pond, lake, river or ocean);Wifi / Internet
4	Texas Palms RV Park	89	9.87 miles	\$475	\$250	\$45	YES - plus electric	Clubhouse or Community Center;Dog Park or Pet Area;Laundry On Site;Picnic & BBQ Grill Area;Restrooms & Showers
5	The Hitching Post RV Park	60	12.28 miles	\$450- \$625	\$160-\$210	\$35-\$55	YES	Covered Pad Sites;Laundry On Site;Office Area;Restrooms & Showers;Security Features;Pet Friendly
6	Country Pines RV Park	23	16.31 miles	\$400	\$200	\$45	YES - plus electric	Dog Park or Pet Area;Laundry On Site;Wifi / Internet
7	Wood Ranch Estates (MHP)	16	3.13 miles	\$830	-	-	YES - plus electric	Laundry On Site;Pet Friendly

AERIAL OVERVIEW

DEMOGRAPHICS



POPULATION

	3 MILES	5 MILES	10 MILES
2024 Population	8,427	20,018	46,132
2029 Population Projection	11,035	26,161	59,185
Median Age	38.2	37.6	37.4



HOUSEHOLD

2024 Households	3,031	7,166	15,024
2029 Household Projection	3,930	9,281	19,428
Avg Household Income	\$66,286	\$81,247	\$80,473
Median Household Income	\$49,436	\$57,351	\$59,431



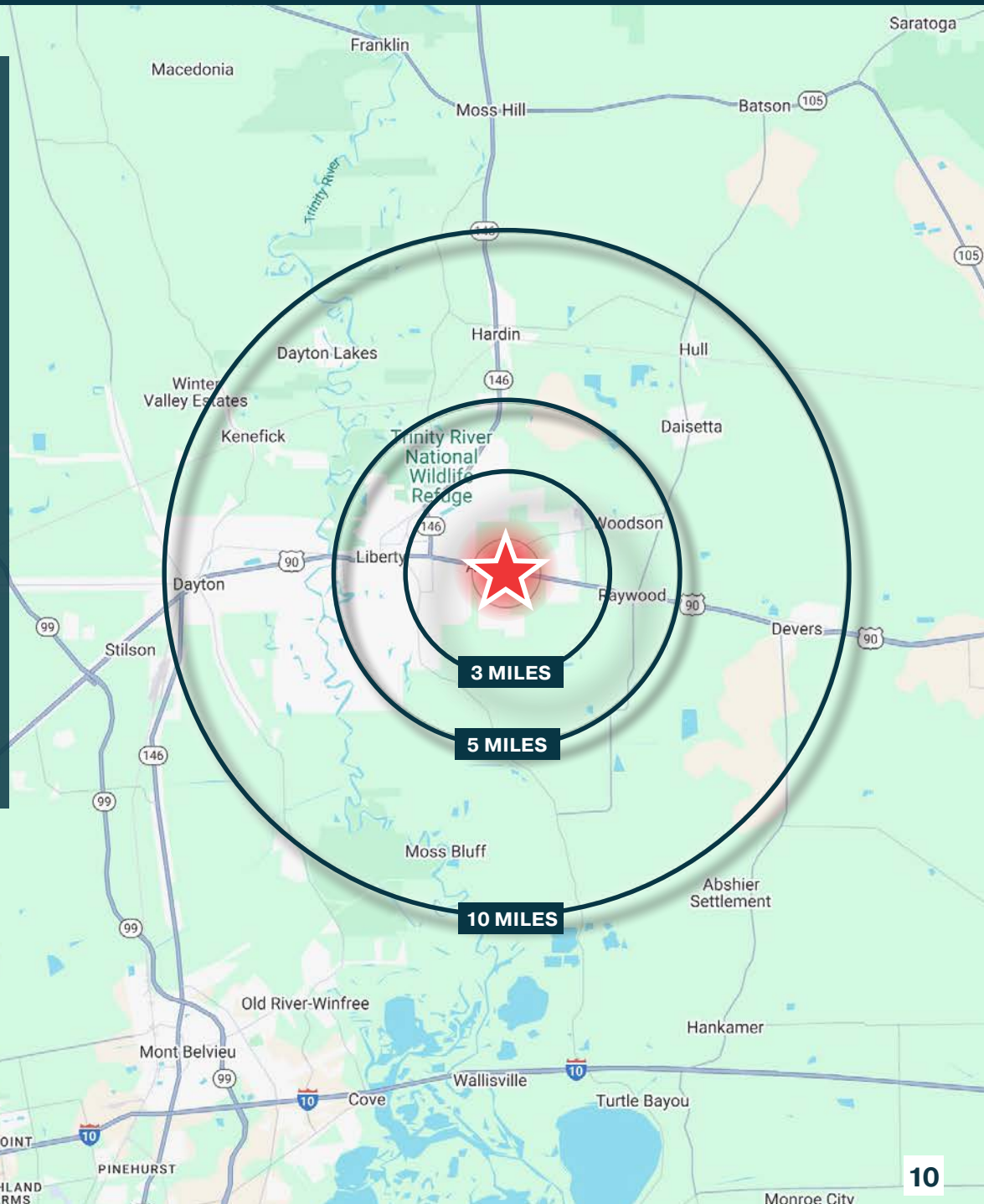
DAYTIME EMPLOYMENT

Employee	4,391	6,782	10,870
Business	596	954	1,373

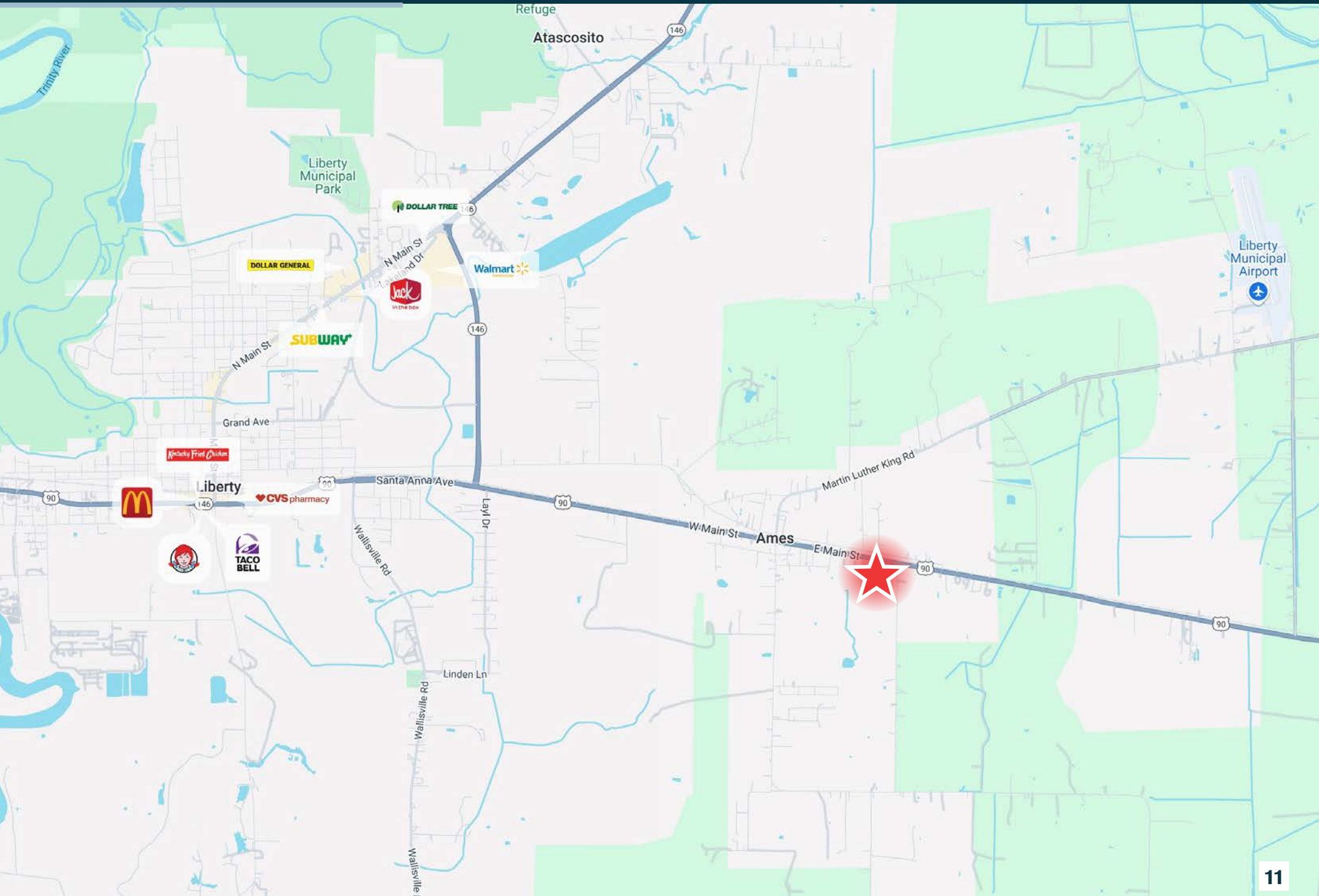
Source: Costar

DISTANCES

BEAUMONT: 35 MILES
HOUSTON: 45 MILES



AERIAL OVERVIEW





Highway 90 RV Resort

710 E Main St, Liberty, TX 77575



Colton Christ
Associate

tel 713.275.9613
colton.christ@partnersrealestate.com



Landan Dory
Senior Vice President

tel 512.647.1548
landan.dory@partnersrealestate.com

www.partnersrealestate.com



PARTNERS REAL ESTATE | AUSTIN | DALLAS | HOUSTON | SAN ANTONIO

DISCLAIMER

This offering memorandum is for general information only. No information, forward-looking statements, or estimations presented herein represent any final determination on investment performance. While the information presented in this offering memorandum has been researched and is thought to be reasonable and accurate, any real estate investment is speculative in nature. Partners and/or their agents cannot and do not guarantee any rate of return or investment timeline based on the information presented herein.

By reading and reviewing the information contained in this offering memorandum, the user acknowledges and agrees that Partners and/or its agents do not assume and hereby disclaim any liability to any party for any loss or damage caused by the use of the information contained herein, or errors or omissions in the information contained in this offering memorandum, to make any investment decision, whether such errors or omissions result from negligence, accident or any other cause.

Investors are required to conduct their own investigations, analysis, due diligence, draw their own conclusions, and make their own decisions. Any areas concerning taxes or specific legal or technical questions should be referred to lawyers, accountants, consultants, brokers, or other professionals licensed, qualified or authorized to render such advice.

In no event shall Partners and/or its agents be liable to any party for any direct, indirect, special, incidental, or consequential damages of any kind whatsoever arising out of the use of this offering memorandum, or any information contained herein. Partners and/or its agents specifically disclaim any guarantees, including, but not limited to, stated or implied potential profits, rates of return, or investment timelines discussed or referred to herein.