

# END OF THE ROAD RV PARK

133 Wheeler Street · Stockdale, TX 78160 · 11.93 Acres

**\$299,000**

LIST PRICE

**\$38,400**

LAST YR GROSS

**11.93**

ACRES

**10**

FULL-HOOKUP PADS

**~11**

ACRES UNDEVELOPED

**It has done \$38,400. Today it's half full.**

A built, income-producing RV park that **grossed \$38,400 last year** and is currently running at **5 of 10 pads** — on roughly one acre, with **about eleven undeveloped acres behind it**. The infrastructure is already in the ground: ten pads with power, water and sewer, gravel drives, a fenced and gated entry, a dog park. Tenants pay their own electric, so the owner's expense load stays light. Occupancy fluctuates; the gap between what this park has proven it can do and what it's doing right now is the opportunity — and it costs nothing new to close.

## PROVEN VS. IN PLACE

|                              | LAST YEAR       | TODAY           |
|------------------------------|-----------------|-----------------|
| Occupied sites               | ~10 of 10       | 5 of 10         |
| <b>Gross Income</b>          | <b>\$38,400</b> | <b>\$18,000</b> |
| Taxes / insurance            | -\$1,930        | -\$1,930        |
| Water & trash                | -\$3,120        | -\$1,560        |
| Internet                     | -\$1,680        | -\$1,680        |
| Operating Expenses           | \$6,730         | \$5,170         |
| <b>Net Operating Income</b>  | <b>\$31,670</b> | <b>\$12,830</b> |
| <b>Cap rate at \$299,000</b> | <b>10.59%</b>   | <b>4.29%</b>    |

*Gross figures are owner-reported and unaudited; buyer to verify. Electric is tenant-paid and is not an owner expense. Last-year expenses apply the current expense lines with water and trash scaled for full occupancy. Occupancy and income fluctuate seasonally.*

## WHAT'S ALREADY BUILT

- ◆ 10 RV pads — power, water and sewer to each
- ◆ Tenant-metered electric — no owner utility spread
- ◆ Gravel pads and interior drives
- ◆ Fenced perimeter, gated entry and signage
- ◆ Dog park on site
- ◆ ~11 acres undeveloped — open and expandable
- ◆ No zoning — wide latitude on future use

RECOVERABLE NOI

**\$18,840/yr**

vs. last year's proven performance — no construction needed



# Where The Upside Is

Four ways to look at the same asset. The first two are history — what the park actually did last year, and what it is doing right now at half occupancy. The third is simply a return to last year's occupancy at today's rent. The fourth assumes those pads rent at a rate that still sits **below** what comparable Texas parks advertise.

| SCENARIO                                                                                  | GROSS    | EXPENSES | NOI      | CAP RATE      |
|-------------------------------------------------------------------------------------------|----------|----------|----------|---------------|
| <b>Today — In Place</b><br><i>5 of 10 pads at \$300/mo · owner-reported</i>               | \$18,000 | \$5,170  | \$12,830 | <b>4.29%</b>  |
| <b>Last Year — Proven</b><br><i>owner-reported gross of \$38,400 at ~full occupancy</i>   | \$38,400 | \$6,730  | \$31,670 | <b>10.59%</b> |
| <b>Pads Filled at \$300</b><br><i>10 of 10 at today's rent · no construction required</i> | \$36,000 | \$6,730  | \$29,270 | <b>9.79%</b>  |
| <b>Filled at \$400/mo</b><br><i>still below area advertised monthly rates</i>             | \$48,000 | \$6,730  | \$41,270 | <b>13.80%</b> |

Gross figures are owner-reported and unaudited. Occupancy and income fluctuate seasonally. Expense figures apply the current expense lines with water and trash scaled for occupancy. The final two rows are illustrative projections, not guarantees or predictions of future performance, and depend on occupancy and rents the buyer must underwrite independently.

## RATE CONTEXT

|                               |                         |
|-------------------------------|-------------------------|
| This park, in place           | <b>\$300 / mo</b>       |
| Rural Texas parks, advertised | <b>\$450–600 / mo</b>   |
| San Antonio metro, advertised | <b>\$800–1,200 / mo</b> |
| Distance to San Antonio       | <b>~45 min</b>          |

Area advertised rates gathered from published park listings, not a formal rent survey. Rates vary with amenities and whether electric is included; at this park electric is tenant-paid.

## THE 11 ACRES

The undeveloped balance is the larger part of this story. With **no zoning** in place, the land carries unusually few constraints on what comes next — and utilities are already brought to the developed corner. Buyers should confirm all uses with Wilson County and the City of Stockdale, and verify utility capacity for any expansion.

**MORE RV SITES**  
Extend the pad rows onto infrastructure already here.

**CABINS**  
Add nightly or extended-stay units at a higher rate per pad footprint.

**MOBILE HOMES**  
Convert acreage to longer-tenure, lower-turnover placements.

**STORAGE**  
Boat, RV and household storage — low-labor income on open ground.

**WAREHOUSE**  
Flex or contractor space serving the surrounding energy corridor.



Information herein is from sources deemed reliable but is not guaranteed by the broker, and is subject to errors, omissions, change of price, prior sale or withdrawal without notice. Income, expense and occupancy figures are owner-reported, unaudited, and have not been independently verified; purchasers must conduct their own due diligence and verify all figures, acreage, utility capacity, permitted uses, and any applicable development or agricultural rollback tax considerations. Capitalization rates reflect owner-reported figures at the stated asking price; projected scenarios are illustrative only and are not guarantees or predictions of future performance. Nothing herein is tax, legal or investment advice. TREC Information About Brokerage Services and Consumer Protection Notice available upon request. Ryan Parker, Broker, Collab-RT Realty LLC, TREC Broker License #9011168. Offered without regard to race, color, religion, sex, handicap, familial status, national origin, sexual orientation, or gender identity. Equal Housing Opportunity.