

# Conroe RV Park

## RV park at South Loop 336 Highlights

- 17.935 Acres property in one of the most commercial and consolidated areas in Conroe, Texas.
- Loop 336, 3083 rd. and 105 rd. are one of the most connected way the north of Houston & also well located near to 45 Hwy north and Conroe airport.
- It will be build & develop for lease in 3 different areas of real estate Residential with 114 Rv sites, Commercial with 18,000 sf. Of retail sp and Services with a 4 MPD's gas station and Convenience store.

### LEASES Income

- 114 Rv Park space (34'x70) – \$400.00 net lease at 80% occupancy with monthly income of \$36,480.00 and 10% increase base rate every 2 years. Earnings \$437,000.00
  - 18,000 sf Building for Commercial use – \$16.00 sf lease with a monthly income of \$24,000.00 and 10% increase base rate every 5 years. earnings \$288,000.00
  - 5,000 sf Building for a convenience store and gas station (Franchise) – 10-year lease with a monthly income of \$8,000.00 and 10% increase base rate every 5 years. This property will generate, and extra income source do the traffic. earnings \$96,000.00
- ☑ All Leases will be NNN and minimum term 5 Years, with a TOTAL earnings of \$4' 105,000.00



### Scope:

- Build 114 RV's spaces
- Build one gas station with 4 MPD + 5,000 SF C Store
- 2 Shopping Centers of 9,000 SF each

### Tract

+/- 16.7 acres = aprox 726,145 SF



# 336 Southeast Center

## Estimated Benefits

<b>GRAND TOTAL PROJECT + LAND COSTS</b>	\$ 2,933,419	\$ 1,791,600	\$ 3,050,601	\$ 7,775,620
<b>ESTIMATED BENEFITS:</b>				
Yearly Income	114 RV's	If Leased	\$ 16	
Property Market Value (\$400 net @80%, \$8k /month, \$16 PSF + NNN)	\$ 437,760	\$ 96,000	\$ 288,000	\$ 821,760
	8% Cap Rate	Market Price	7.5% Cap Rate	
Market Value (8% Cap, Market, 7.5% Cap)	\$ 5,472,000	\$ 2,600,000	\$ 3,840,000	\$ 11,912,000
<b>GROSS EARNINGS</b>	\$ 2,538,581	\$ 808,400	\$ 789,399	\$ 4,136,380
Brokerage + Closing Costs (4+1%)	\$ 273,600	\$ 130,000	\$ 192,000	\$ 403,600
<b>NET EARNINGS</b>	\$ 2,264,981	\$ 678,400	\$ 789,399	\$ 3,732,780
	77.21%	37.87%	25.88%	48.01%

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# Estimated Investment

	A	B	C	
	114 RV's	Gas & C Store	Shopping Centers	
Land Size in Acres	13.2	1.2	2.3	16.7
Land Size in SF	574,992	52,272	100,188	727,452
Land Cost Prorated by Project	\$ 790,419	\$ 71,856	\$ 137,725	\$ 1,000,000
Schematic Design	\$ 2,000	\$ 2,000	\$ 2,000	\$ 6,000
Construction Documents (Civil & Architectural)	\$ 24,000	\$ 30,000	\$ 20,000	\$ 74,000
Landscaping Design	\$ 5,000	\$ 3,000	\$ 3,000	\$ 11,000
Permintting:includes trips and meetings	\$ 20,000	\$ 16,000	\$ 6,000	\$ 42,000
TOTAL DESIGN FEES	\$ 51,000	\$ 51,000	\$ 31,000	\$ 133,000
				\$ -
Civil Construction Plans	\$ 28,000	\$ 18,000	\$ 12,000	\$ 58,000
Soil and Eviromental report	\$ 2,500	\$ 2,500	\$ 2,500	\$ 7,500
TDLR Plan submittal	\$ 2,000	\$ 2,000	\$ 2,000	\$ 6,000
Boundary survey & Topographic survey	\$ 2,000	\$ 2,000	\$ 2,000	\$ 6,000
Cat 1A, cond II standard Land Survey	\$ 2,000	\$ 2,000	\$ 2,000	\$ 6,000
Cat 6, Cond II Topographic & Utility Survey	\$ 3,000	\$ 3,000	\$ 3,000	\$ 9,000
TOTAL CIVIL DESIGN FEES	\$ 39,500	\$ 29,500	\$ 23,500	\$ 92,500
Land trees trimming and preparation	\$ 12,000	\$ 12,000	\$ 12,000	\$ 36,000
TOTAL DESIGN & ENGINEERING + LAND PREPARATION	\$ 91,000	\$ 71,000	\$ 59,000	\$ 221,000
GRAND TOTAL DESIGN AND ENG. FEES+ LAND PREP.	\$ 881,419	\$ 142,856	\$ 196,725	\$ 1,221,000
	A	B	C	Grand Total
<b>ESTIMATED PROJECT INVESTMENTS:</b>				
Total Leaseable/Sellable Square Foot	114 RV's	5,000	18,000	
Foundation & utilities (\$6,000 per site on RV's & \$2 psf on gas and retail)	\$ 684,000	\$ 104,544	\$ 200,376	\$ 988,920
Driveways and concrete (\$12k per site on RV + \$141k /acre for gas and retail)	\$ 1,368,000	\$ 169,200	\$ 324,300	\$ 1,861,500
Construction Cost	\$ -	\$ 1,375,000	\$ 1,764,000	\$ 3,139,000
Leasing expenses and Commissions (8%)	\$ -	\$ -	\$ 115,200	\$ 115,200
TI's Allowances \$25/SF	\$ -	\$ -	\$ 450,000	\$ 450,000
Gas equipment and tanks	\$ -	\$ -	\$ -	\$ -
Sub- Total Project Investments:	\$ 2,052,000	\$ 1,648,744	\$ 2,853,876	\$ 6,554,620
GRAND TOTAL PROJECT + LAND COSTS	\$ 2,933,419	\$ 1,791,600	\$ 3,050,601	\$ 7,775,620



# Demographics & Traffic

SWC of South Loop 336 & FM 3083

<b>Population</b>	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>
2019 Total Population:	<b>1,271</b>	<b>24,296</b>	<b>75,763</b>
2024 Population:	<b>1,482</b>	<b>28,000</b>	<b>87,177</b>
Pop Growth 2019-2024:	<b>16.60%</b>	<b>15.25%</b>	<b>15.07%</b>
Average Age:	<b>36.3</b>	<b>33.7</b>	<b>34.8</b>
<b>Households</b>			
2019 Total Households:	<b>451</b>	<b>7,541</b>	<b>25,045</b>
HH Growth 2019-2024:	<b>16.63%</b>	<b>15.09%</b>	<b>14.99%</b>
Median Household Inc:	<b>\$48,333</b>	<b>\$44,778</b>	<b>\$45,126</b>
Avg Household Size:	<b>2.8</b>	<b>3.2</b>	<b>2.9</b>
2019 Avg HH Vehicles:	<b>2</b>	<b>2</b>	<b>2</b>
<b>Housing</b>			
Median Home Value:	<b>\$156,451</b>	<b>\$135,699</b>	<b>\$148,353</b>
Median Year Built:	<b>2004</b>	<b>1996</b>	<b>1991</b>

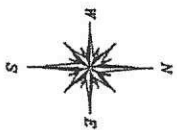
<b>Traffic</b>				
Collection Street	Cross Street	Traffic Vol	Year	Distance
Piney Point Rd	FM 3083 Rd NE	510	2014	0.04 mi
Piney Point Dr	-	1,620	2018	0.04 mi
FM 3083 Rd	S Loop 336 E SE	7,950	2018	0.04 mi
FM 3083 Rd	S Loop 336 E SE	6,576	2014	0.05 mi
Ave M	FM 3083 Rd W	559	2018	0.42 m

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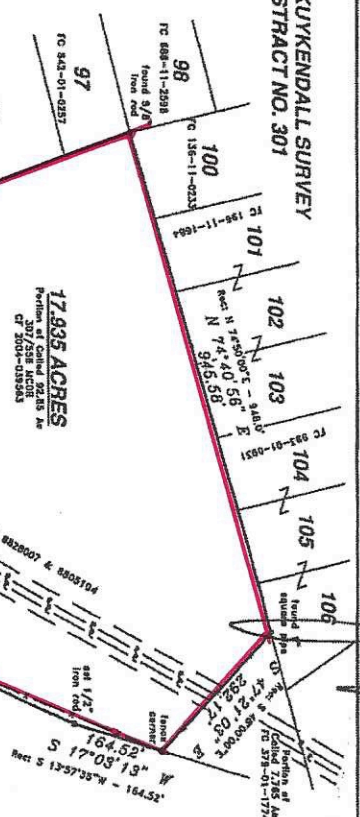
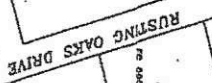
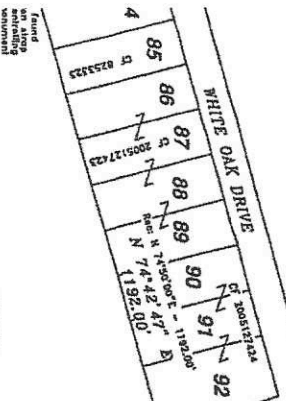
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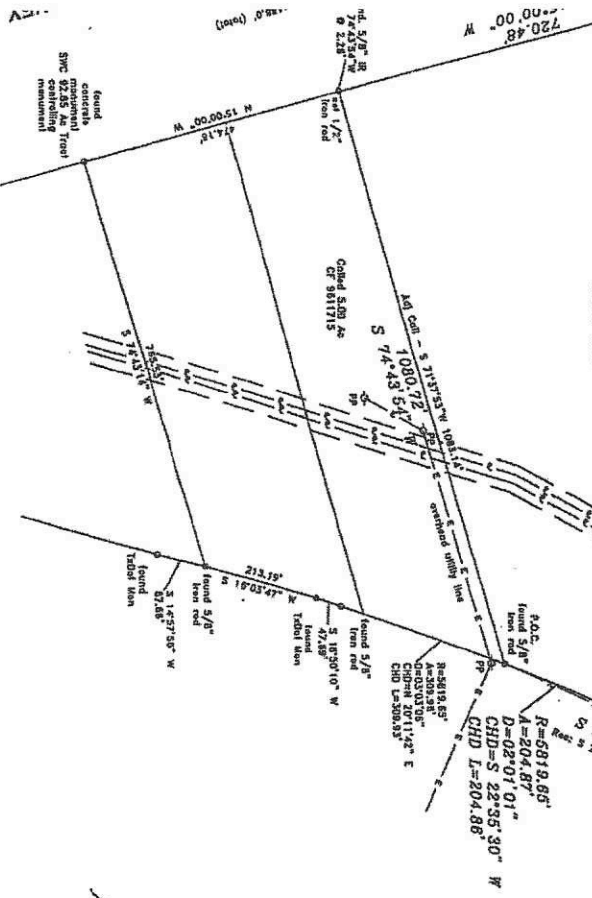
**ROBERT KUYKENDALL SURVEY  
ABSTRACT NO. 301**



**PINEY POINT SUBDIVISION  
(UNRECORDED SUBD.)**



**23.000  
ACRES**  
Remainder Portion  
Portion of Robert Kuykendall Survey  
Abstract No. 301  
of 2004-2025



**SOUTH LOOP 336**

**ADJUDICATOR**  
SHERIFF, TEXAS  
COUNTY CLERK  
COUNTY CLERK

BEING a 17.935 acre tract of land situated in the Robert Kuykendall Survey, Abstract No. 301, of 1953-1958, in the County of Tarrant, State of Texas, being a portion of a called 28.65 acre tract as described on said tract record in volume 507, page 218 of the State Records of Tarrant County, Texas.

Record date on above survey was filed upon in part and in whole from a Commission for Title Insurance issued by the following qualified provider:  
CITITITLE  
Company of Texas  
Effective date: 5 December 2012

Notes:  
1) plat survey granted by North Oil and Building Company to Robert Kuykendall, Abstract No. 301, of 1953-1958, in the County of Tarrant, State of Texas, being a portion of a called 28.65 acre tract as described on said tract record in volume 507, page 218 of the State Records of Tarrant County, Texas.  
2) easement granted to East Texas Utility Company recorded in volume 507, page 218 of the State Records of Tarrant County, Texas.  
3) 50' wide right-of-way easement granted to Common Kodak Company, et al. 8823104, shown herein.

Tract shown herein is located in 3008 3/4, area outside the 500-year flood plain, according to Federal Emergency Management Agency Flood Insurance Rate Map Community Panel No. 48396 0185 F 141810N 12/19/94.

This survey substantially complies with the current Texas Society of Professional Surveyors Standard Form and Conditions for a Cadastre I, A, Condition II Survey.

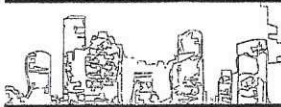
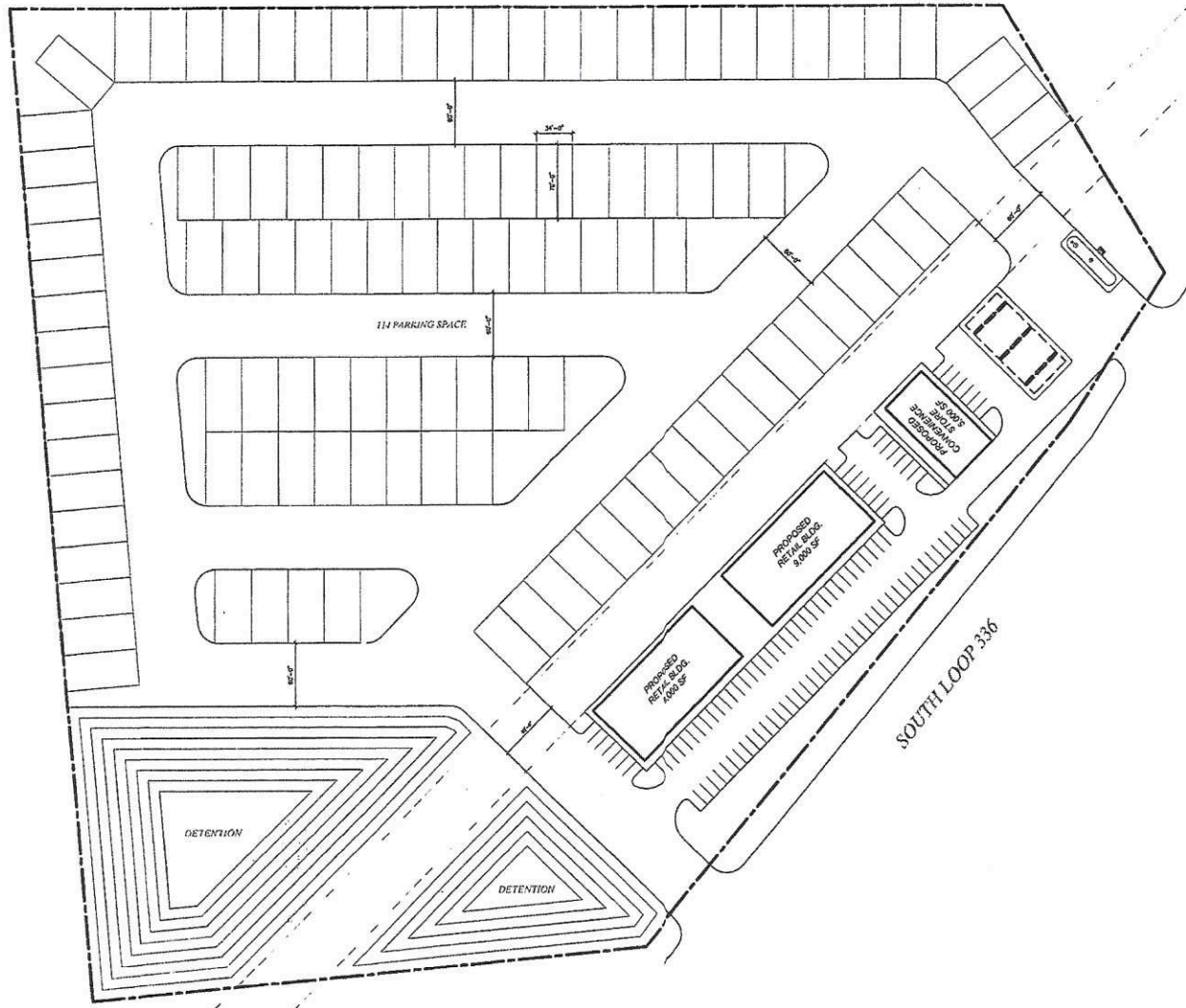
ALEXANDER MCCOWAN SURVEY

Digitized by: 07 August 2023  
Metadata: 07 January 2015



THIS TRACT IS TO BE A  
SURVEY OF THE  
COUNTY OF TARRANT  
STATE OF TEXAS





**Urban Area Co**  
commercial & urban planning

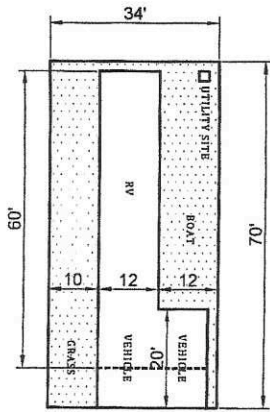
**content:**  
PRELIMINARY  
SITE PLAN

SOUTH LOOP 336  
CONROE, TX.

Development Synopsis					
Land Area	Building Area	Parking Required	Parking Provided	Parking Ratio	Density %

Approved by: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



TYPICAL RV SITE LAYOUT

