

WEST END RV PARK

Value-add 80-Space RV Park with Seller Financing Available

375 Garner-Adell Rd, Weatherford, TX 76088




EXCLUSIVELY LISTED BY:

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WEST END RV PARK

ADDRESS

375 GARNER- ADELL RD

CITY, STATE, ZIP

WEATHERFORD, TX 76088

LAND ACRES

6.69 AC

PARCEL NUMBER

58200

COUNTY

PARKER

EXECUTIVE SUMMARY

West End RV Park presents a prime value-add opportunity in a growing market just west of Fort Worth. While the park is well-established, there are numerous improvement opportunities for the buyer to unlock its full potential. Enhancements could include upgrading the communal clubhouse, implementing a strategic marketing plan to increase occupancy, and adding desirable amenities such as laundry facilities, high-speed Wi-Fi, and on-site staff to elevate guest satisfaction. The park features 80 RV site hookups, offering a serene, creek-front atmosphere ideal for long-term residents seeking a private, tucked-away living environment.

For inquiries please contact westendrvpark@partnersrealestate.com





OFFERING DETAILS



LIST PRICE
\$880,000



PRICE PER PAD
\$11,000



OCCUPANCY
15%



TOTAL RV SPACES
80



LOT SIZE
6.69 AC

PRO FORMA DETAILS



NET OPERATING INCOME
\$129,574



CAP RATE
14.72%



OPERATING EXPENSE RATIO
50.93%

PRO FORMA PROFIT & LOSS STATEMENT

INCOME	2024	PRO FORMA	NOTES
Gross Rental Income	\$84,000.00	<i>\$259,200.00</i>	\$450 rents at 60% occupancy
Laundry	\$0.00	\$2,000.00	Adding Washer/dryer
TOTAL	\$84,000.00	\$261,200.00	

EXPENSES	2024	PRO FORMA	NOTES
Electric	\$16,800.00	<i>\$57,120.00</i>	Currently \$1400/month with 14 tenants *Estimate is 3.4x current
Water	\$4,800.00	\$16,320.00	\$400/month *Estimate is 3.4x current
Cable & Internet	\$0.00	<i>\$3,000.00</i>	\$250/month
Trash	\$1,800.00	\$1,800.00	\$150/month
Property Taxes	\$7,267.00	\$7,267.00	-
Insurance	\$0.00	\$1,200.00	\$100/month
Repairs and Maintenance	\$0.00	<i>\$5,000.00</i>	Estimate Repairs
Maintenance/Landscaping	\$0.00	<i>\$4,000.00</i>	Estimated mowing/maintenance
Payroll/Labor	\$0.00	<i>\$25,920.00</i>	10% of revenue
Marketing and Advertising	\$0.00	<i>\$10,000.00</i>	Estimated marketing
TOTAL EXPENSES	\$30,667.00	\$131,627.00	

NET OPERATING INCOME	\$53,333.00	\$129,573.00	
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*Italicized = Added or adjusted revenue/expense

PRO FORMA FINANCIAL ANALYSIS

WEST END RV PARK	CURRENT	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
Number of Spaces	80	80	80	80	80	80
Occupied Spaces	14	35	50	55	58	60
Occupancy Rate	18%	44%	63%	69%	73%	75%
Weighted Average Monthly Rent	\$500-\$600	\$450	\$450	\$460	\$475	\$500
INCOME	CURRENT	2024	2025	2026	2027	2028
RV Rental Income	\$84,000.00	\$261,200.00	\$270,000.00	\$303,600.00	\$330,600.00	\$360,000.00
EXPENSES	CURRENT	2024	2025	2026	2027	2028
Total Expenses	\$30,667.00	\$131,627.00	\$136,061.60	\$152,993.71	\$166,599.87	\$181,415.47
Operating Expense Ratio	36.51%	50.39%	50.39%	50.39%	50.39%	50.39%
NET OPERATING INCOME	CURRENT	2024	2025	2026	2027	2028
Total	\$53,333.00	\$129,573.00	\$133,938.40	\$150,606.29	\$164,000.13	\$178,584.53





VALUE ADD OPPORTUNITY

West End RV Park offers significant value-add opportunities through strategic rate adjustments, targeted park improvements, and enhanced marketing efforts to boost occupancy and drive revenue growth

ACCESS TO CREEK

Guests at the park can enjoy scenic views along Rolling Creek, with opportunities for fishing and observing local wildlife, enhancing their outdoor experience

GROWING MARKET

Strategically positioned between Weatherford and Mineral Wells, the park benefits from its prime location in two rapidly growing markets west of Fort Worth, TX

ADJUSTABLE RENTAL RATES

Offers immediate occupancy improvement achievable through adjusted rental rates

SELLER FINANCING AVAILABLE

The owner is offering attractive seller financing terms, more favorable than traditional bank financing. For detailed terms and conditions, please inquire directly

AMENITY UPSIDE

The park features a community clubhouse with a gathering space, an apartment/office, and bathroom facilities, including showers, all currently unused. By revitalizing this space, adding washer/dryer facilities for guests, and making it available to residents, the future business could greatly enhance the park's amenities and boost resident satisfaction

RV PARK AERIAL



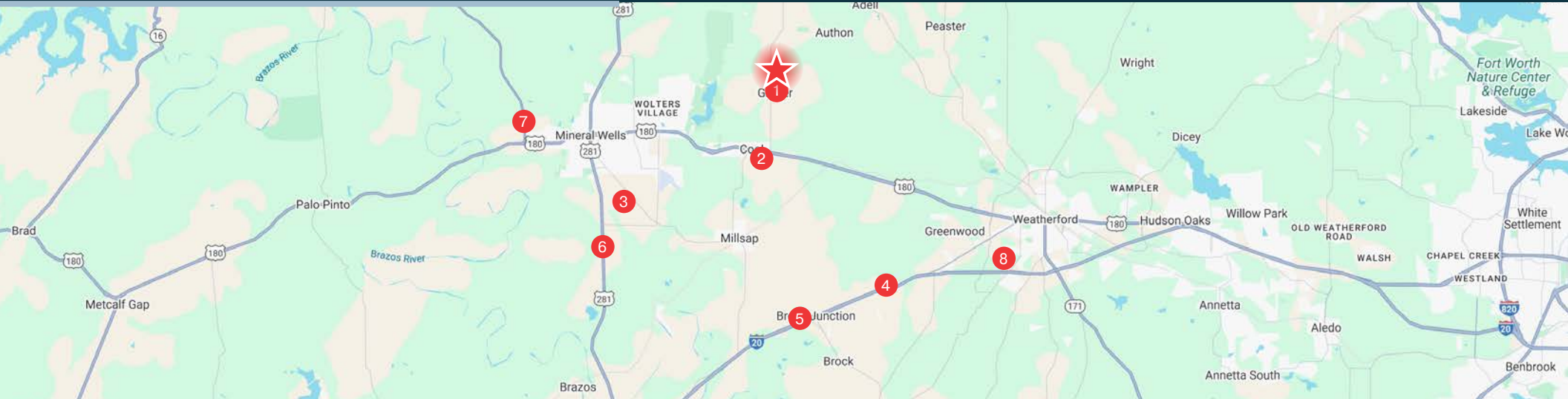
PROPERTY INFORMATION



PROPERTY INFORMATION

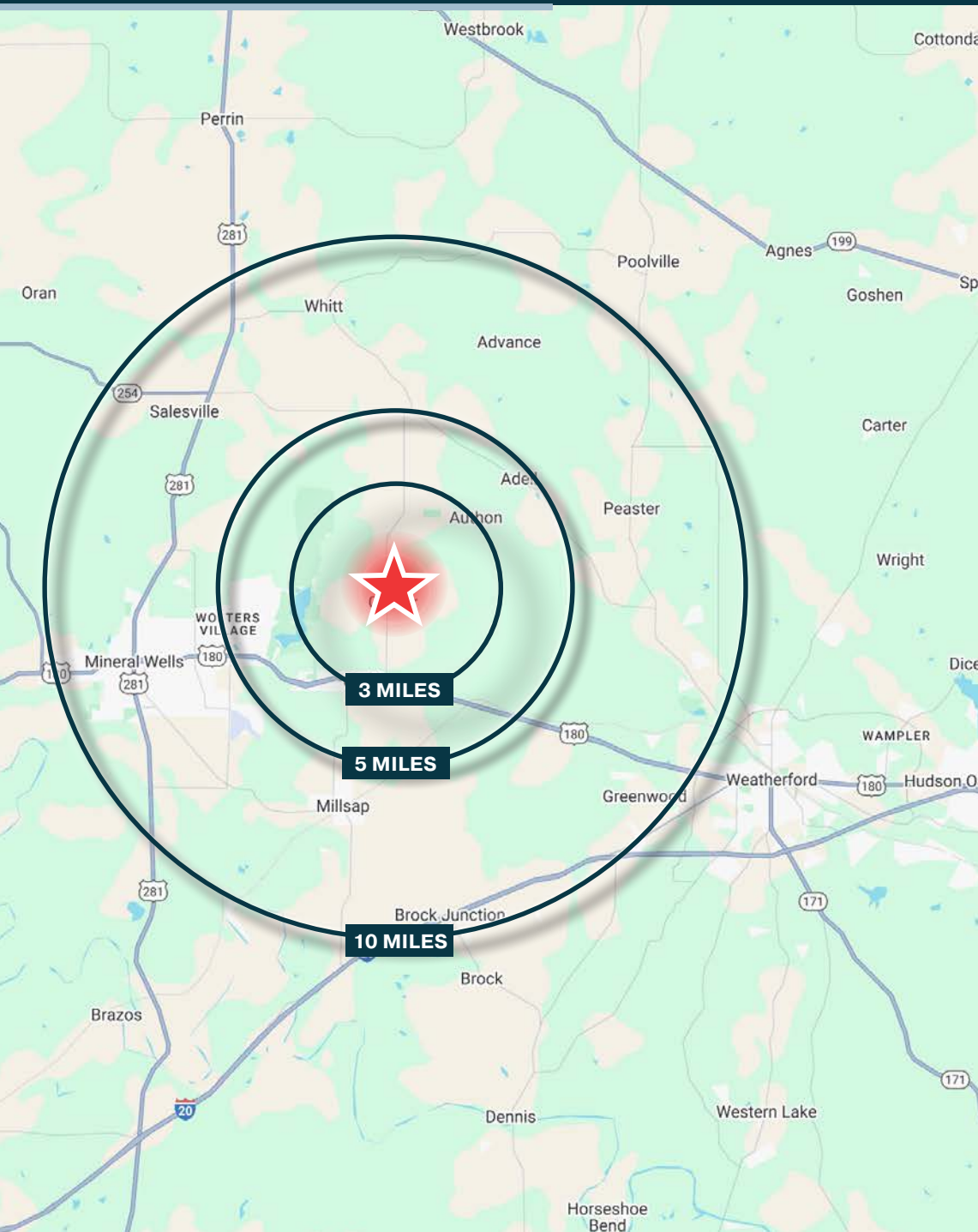
SITE INFORMATION	80 Site Hookups
MONTHLY RATES	\$600
AMENITIES	Clubhouse, restrooms, showers, creek access
INFRASTRUCTURE	
PAD SITE SURFACE	Crushed Gravel
ROAD SURFACE	Crushed Gravel
PARKING SPOTS PER SITE	2
WATER	Public
WATER METERING	Master Metered
ELECTRIC	Tri-Country
ELECTRIC METERING	Master Metered
AMP OPTIONS	30/50
SEWER	Septic
HOOKUPS	Full
TRASH	Progressive Waste Solutions - \$150/month
BATHROOM/SHOWERS	2 Bathrooms, 2 Showers
OPERATIONS	
BILLING METHOD	Cash
ATTRACTIONS	Weatherford/Mineral Wells, nearby construction projects, pipeline, oil/gas

MARKET COMPARABLES



PARK NAME	UNIT MIX	DISTANCE	RATES	UTILITIES INCLUDED	AMENITIES
West End RV Park	80 RV Spaces	-	\$600 - Monthly No weekly or daily rates	Water & Sewer Electric is billed separately	Clubhouse or Community Center; Restrooms & Showers; Water Feature
Rolling Creek RV Park	34 RV Spaces	0.10 miles	\$50-\$55 Daily \$135-\$165 Weekly \$400-\$500 Monthly	Water & Sewer Electric is billed separately	Pet Friendly
Quiet Country RV Park	95 RV Spaces	3.03 miles	\$65-\$100 Daily \$250-\$400 Weekly \$425-\$675 Monthly	Water, Sewer, Trash and Wifi Electric is billed separately	Clubhouse or Community Center; Dog Park or Pet Area; Laundry On Site; Playground Area; Pool; Restrooms & Showers; Wifi / Internet
Hog Mountain RV Ranch	114 RV Spaces 5 cabins	7.71 miles	\$55-\$60 Daily \$250-\$4325 Weekly \$350-\$650 Monthly	Water, Sewer & Trash Electric is billed separately	Dog Park or Pet Area; Laundry On Site; Restrooms & Showers
Tired Traveler RV Park	75 RV Spaces	9.32 miles	\$50 Daily \$250 Weekly \$500 Monthly	Water, Sewer, Trash and Wifi Electric is billed separately	Dog Park or Pet Area; Laundry On Site; Pool; Restrooms & Showers; Wifi / Internet
Oak Creek RV Park	124 RV Spaces	9.68 miles	\$65 Daily \$350 Weekly \$650-\$795 Monthly	Water, Sewer, Trash, Cable and Wifi Electric is billed separately	Clubhouse or Community Center; Fitness Center or Gym; Playground Area; Pool; Restrooms & Showers; Wifi / Internet; Pet Friendly; Cable TV availability; Recreational activities
Texas Star RV Resort	57 RV Spaces	9.71 miles	\$50 Daily \$225 Weekly \$475 Monthly	Water, Sewer, Trash and Wifi Electric is billed separately	Fitness Center or Gym; Laundry On Site; Picnic & BBQ Grill Area; Playground Area; Pool; Restrooms & Showers; Wifi / Internet
Pine Valley RV Resort	73 RV Spaces	10.32 miles	\$45 Daily \$250 Weekly \$400 Monthly	Water, Sewer, Trash and Wifi Electric is billed separately	Laundry On Site; Restrooms & Showers; Wifi / Internet; Pet Friendly
Westwood Too RV Park	96 RV Spaces	11.55 miles	\$45 Daily \$175 Weekly \$450 Monthly	Water, Sewer, Trash and Wifi Electric is billed separately	Dog Park or Pet Area; Dump Station; Laundry On Site; Office Area; Wifi / Internet

AERIAL OVERVIEW



DEMOGRAPHICS

POPULATION

	3 MILES	5 MILES	10 MILES
2024 Population	1,157	2,812	34,437
2029 Population Projection	1,476	3,518	39,932
Median Age	44.1	43	40.2

HOUSEHOLD

2024 Households	457	1,101	12,935
2029 Household Projection	583	1,377	14,944
Avg Household Income	\$112,476	\$109,313	\$83,029
Median Household Income	\$85,606	\$83,129	\$64,099

DAYTIME EMPLOYMENT

Employee	197	1,162	10,492
Business	21	120	1,334

Source: Costar

DISTANCES

MINERAL WELLS: 10 MILES
FORT WORTH: 45 MILES



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