

Brazos Outdoor Center

1191 County Road 316, Rainbow, TX 76077



OFFERING MEMORANDUM

Price Reduced - Seller Financing Available

Brazos Outdoor Center

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 - Demographics

Exclusively Marketed by:

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01

Executive Summary

Investment Summary

OFFERING SUMMARY

ADDRESS	1191 County Road 316 Rainbow TX 76077
COUNTY	Somervell
MARKET	Somervell
LAND ACRES	2.84
YEAR BUILT	2016
APN	1025
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

PRICE	\$1,395,000
OCCUPANCY	100%
NOI (2024 Projection)	\$98,506
NOI (Pro Forma)	\$100,582
CAP RATE (2024 PROJECTION)	7.06%
CAP RATE (PRO FORMA)	7.21%
CASH ON CASH (2024 PROJECTION)	5.50%
CASH ON CASH (PRO FORMA)	5.87%
GRM (2024 PROJECTION)	7.17
GRM (PRO FORMA)	6.25

PROPOSED FINANCING

Seller Finance	
LOAN TYPE	Amortized
DOWN PAYMENT	\$558,000
LOAN AMOUNT	\$837,000
INTEREST RATE	6.50%
LOAN TERMS	10
ANNUAL DEBT SERVICE	\$67,820
LOAN TO VALUE	60%
AMORTIZATION PERIOD	25 Years

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2023 Population	90	1,141	3,172
2023 Median HH Income	\$95,404	\$61,969	\$73,198
2023 Average HH Income	\$110,485	\$85,717	\$93,200



Property Description

- Located along the scenic Brazos River, Brazos Outdoor Center is a charming, privately owned campground and river concession offering a peaceful getaway for outdoor enthusiasts. The center features riverfront tent camping and RV sites, making it an ideal destination for those seeking a relaxing riverside retreat.

As the only local bait shop and river shuttle service on the Brazos River, Brazos Outdoor Center provides everything needed for a day of fun on the river. Guests can enjoy year-round opportunities for tubing, kayaking, canoeing, and fishing in this picturesque setting. The property also boasts the area's only Texas Parks and Wildlife public access fishing site equipped with restrooms and showers.

The center includes a well-stocked general store, offering groceries, fishing gear, and camping essentials. With 900 feet of visibility from Highway 67, it's conveniently located just 1 hour and 20 minutes from the Dallas-Fort Worth airport, making it an easy escape from the city.

In addition to riverfront activities, Brazos Outdoor Center offers shuttle services to local bars, restaurants, and nearby areas, including transportation to and from DFW airport, ensuring a seamless and enjoyable experience for all guests.

Property Details

- **RV Sites:**
 - 8 full-hookup RV sites with 30/50/110 amp power
 - 1 full-hookup RV site with 30 amp service
 - 1 RV site with no water or sewer, featuring 110 amp power
 - 1 attached drive-thru bay RV site with full hookups and 30/50 amp service
- **Apartment:**
 - 1 bed / 1 bath apartment with full kitchen, living room, dishwasher, washer/dryer, covered porch with concrete deck, and an outdoor shower—perfect for owner or staff accommodation.

Utilities

- **City Water**
 - Three septic tanks
 - All electric, gas lines have been ran to the property with a tank set
 - Gravel roads

Facilities & Amenities

- **16x24 utility shed (future laundry facility)**
 - Two restrooms, each with a toilet, shower, sink, hand dryer, and auto-ventilation
 - Two outdoor showers with hot water
 - Guard shack (has washer/dryer hookups)
 - Gated entry with fully-fenced property, key fob access, and Wi-Fi security cameras
 - General Store selling food, ice, and camping essentials
 - 900 feet of highway visibility and 300 feet of riverfront

Sale Price Includes

- **One 22-passenger bus and one 14-passenger bus for shuttling guests**
 - Four additional equipment trailers for storage and transportation
 - One golf cart for on-site transportation
 - 30 kayaks, 50 brand new paddles, 18 canoes, 150 tubes, and cooler tubes for water activities
 - Life jackets for all guests
 - LED display sign visible from the highway
 - Generator, air compressor, and 750# per day ice maker/freezer
 - All general store/retail inventory included with the sale

Additional Notes

- **Expansion opportunity to add 5 additional RV spaces with water and electric only**
 - Seller financing available for qualified buyers
 - Sellers are reviewing all offers



02

Property Description

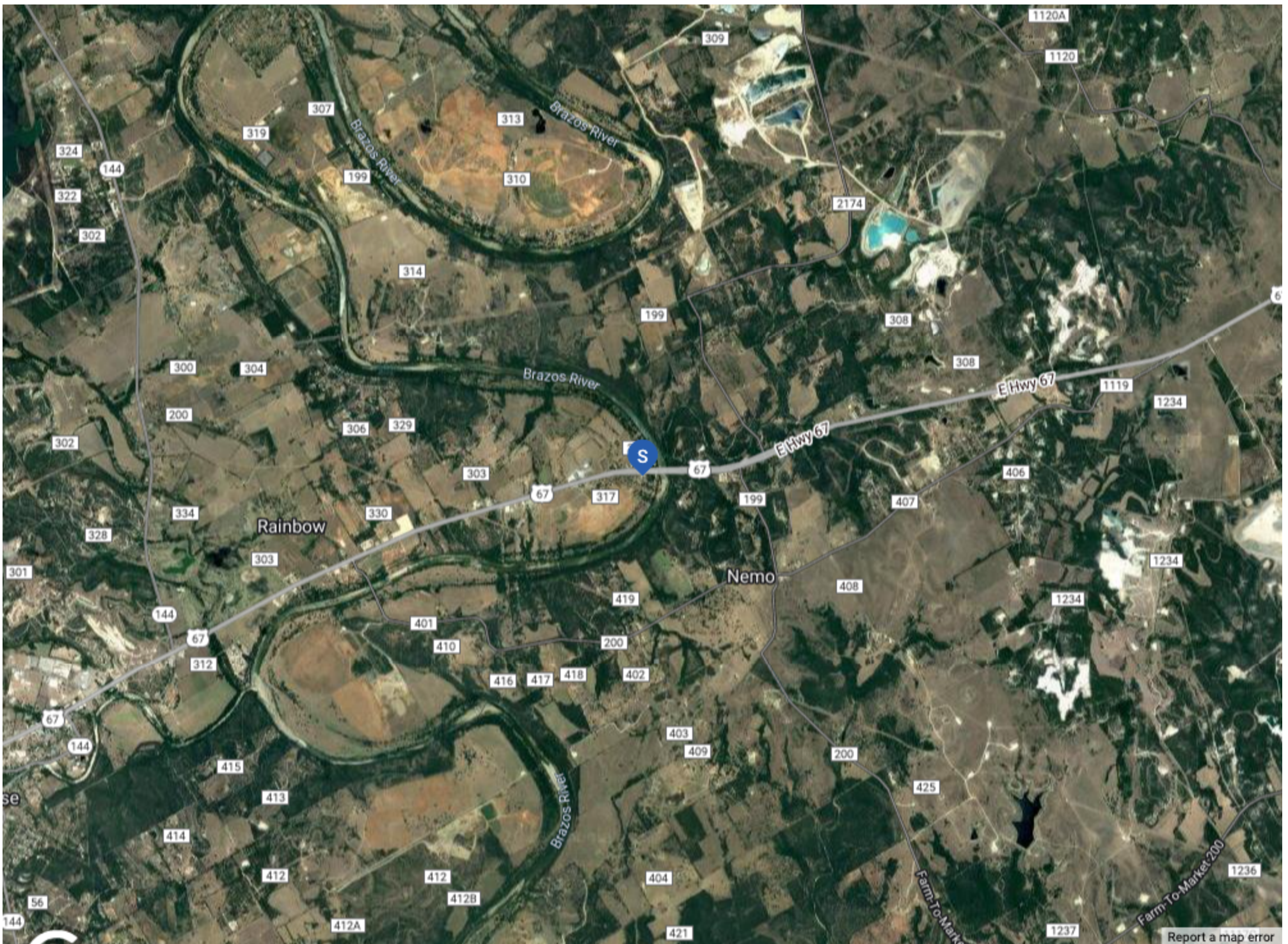
Property Features

Aerial Map

GLOBAL

LAND ACRES	2.84
# OF PARCELS	2
YEAR BUILT	2016





Report a map error



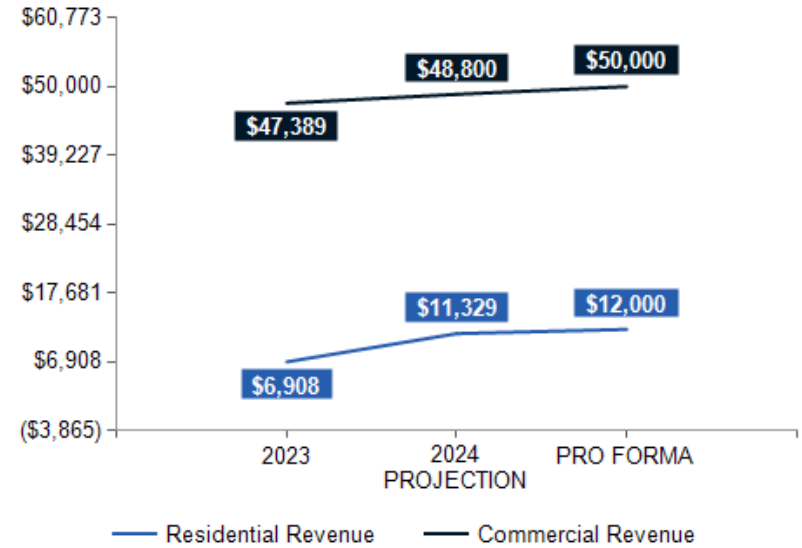
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Financial Analysis

- Income & Expense Analysis
- Multi-Year Cash Flow Assumptions
- Cash Flow Analysis

GROSS REVENUE TREND

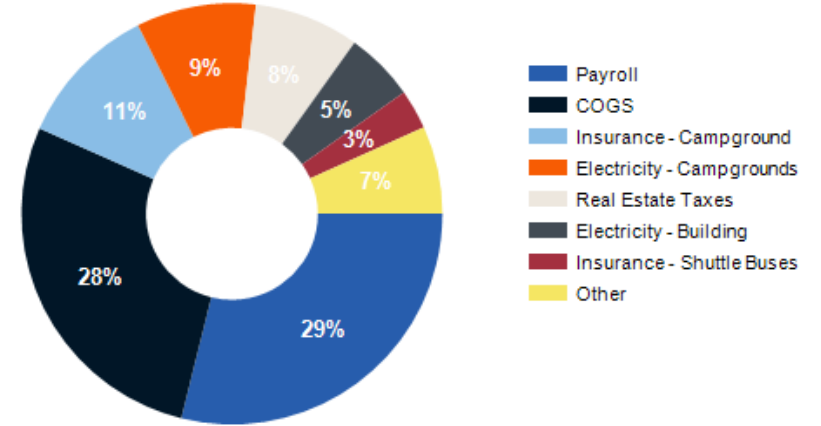
INCOME	2023	2024 PROJECTION	PRO FORMA
Campsites	\$6,908	\$11,329	\$12,000
RV Sites	\$47,389	\$48,800	\$50,000
Day Use Fees	\$16,347	\$25,720	\$26,000
Canoes	\$7,225	\$11,064	\$12,000
General Store	\$11,509	\$23,476	\$25,000
Kayaks	\$9,825	\$18,156	\$20,000
Shuttle Service	\$6,550	\$26,976	\$30,000
Tubes	\$7,805	\$18,996	\$20,000
Ice	\$675	\$1,121	\$1,250
TPWD	\$9,000	\$9,000	\$9,000
Apartment Rental			\$18,000
Effective Gross Income	\$123,233	\$194,638	\$223,250
Less Expenses	\$51,206	\$96,132	\$122,668
Net Operating Income	\$72,027	\$98,506	\$100,582
Annual Debt Service	\$67,820	\$67,820	\$67,820
Cash flow	\$4,207	\$30,686	\$32,762
Debt Coverage Ratio	1.06	1.45	1.48



EXPENSES	2023	2024 PROJECTION	PRO FORMA
Real Estate Taxes	\$8,879	\$7,769	\$8,000
Insurance - Campground	\$6,263	\$10,574	\$11,000
Insurance - Shuttle Buses	\$2,839	\$2,916	\$3,000
Management Fee			\$22,325
Fees & Subscriptions	\$4,600	\$650	\$1,000
Electricity - Building	\$3,696	\$5,122	\$5,200
Electricity - Campgrounds	\$8,171	\$8,816	\$9,000
COGS		\$26,693	\$26,693
Internet	\$2,017	\$2,350	\$2,400
General Store Telephone	\$2,345	\$360	\$450
Trash	\$2,205	\$2,646	\$3,000
Water	\$475	\$475	\$600
Payroll	\$9,716	\$27,761	\$30,000
Total Operating Expense	\$51,206	\$96,132	\$122,668
Annual Debt Service	\$67,820	\$67,820	\$67,820
% of EGI	41.55%	49.39%	54.94%

DISTRIBUTION OF EXPENSES

2024 PROJECTION



GLOBAL

Price **\$1,395,000**

INCOME - Growth Rates

Campsites	3.00%
RV Sites	3.00%
Day Use Fees	3.00%
Canoes	3.00%
General Store	3.00%
Kayaks	3.00%
Shuttle Service	3.00%
Tubes	3.00%
Ice	3.00%
TPWD	3.00%
Apartment Rental	3.00%

EXPENSES - Growth Rates

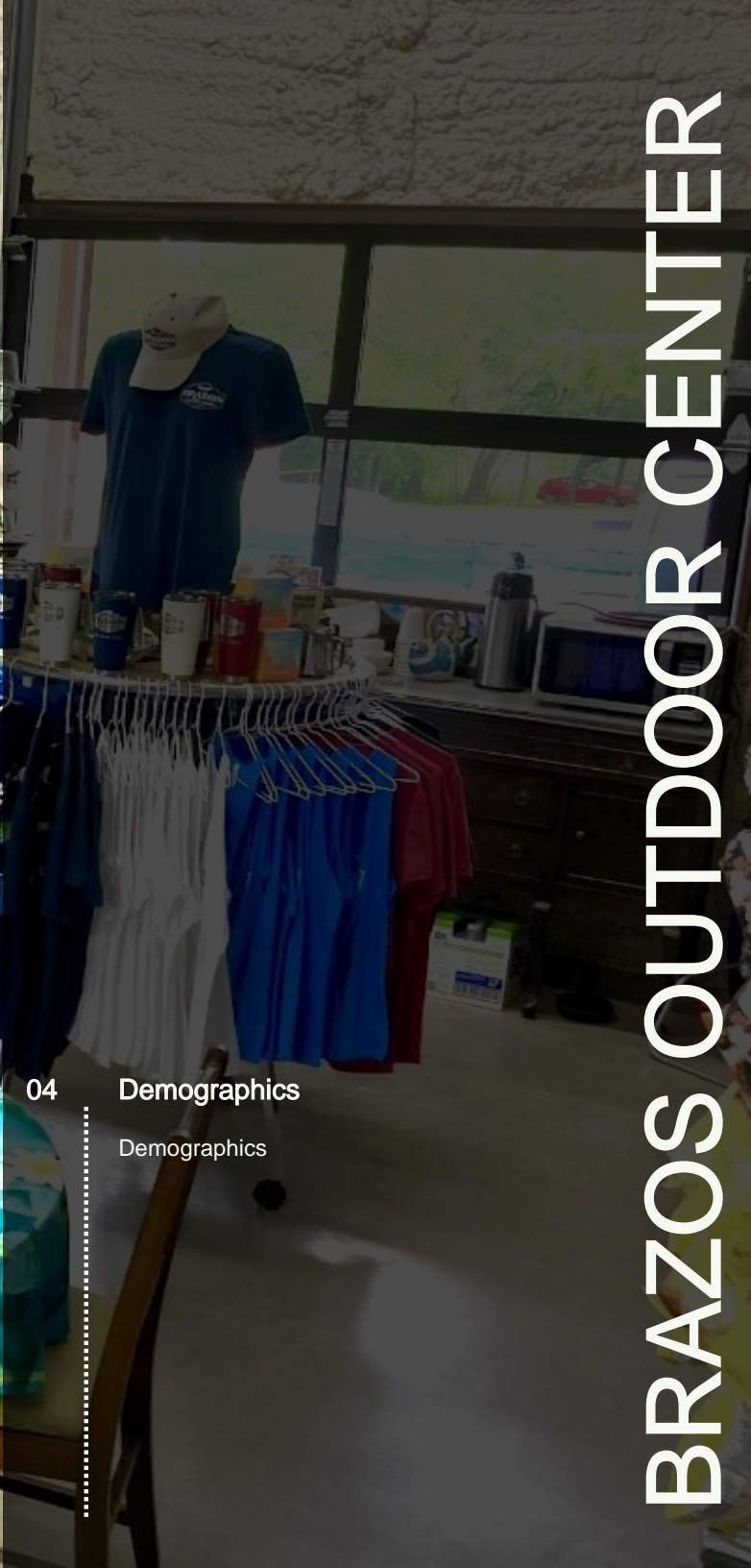
Real Estate Taxes	2.00%
Insurance - Campground	2.00%
Insurance - Shuttle Buses	2.00%
Fees & Subscriptions	2.00%
Electricity - Building	2.00%
Electricity - Campgrounds	2.00%
COGS	2.00%
Internet	2.00%
General Store Telephone	2.00%
Trash	2.00%
Water	2.00%
Payroll	2.00%

PROPOSED FINANCING

Seller Finance	
Loan Type	Amortized
Down Payment	\$558,000
Loan Amount	\$837,000
Interest Rate	6.50%
Loan Terms	10
Annual Debt Service	\$67,820
Loan to Value	60%
Amortization Period	25 Years



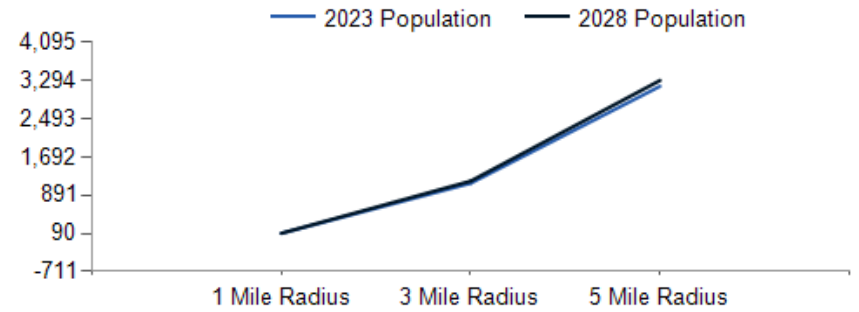
Calendar Year	2024 Projection	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Gross Revenue										
Campsites	\$11,329	\$12,000	\$12,360	\$12,731	\$13,113	\$13,506	\$13,911	\$14,329	\$14,758	\$15,201
RV Sites	\$48,800	\$50,000	\$51,500	\$53,045	\$54,636	\$56,275	\$57,964	\$59,703	\$61,494	\$63,339
Day Use Fees	\$25,720	\$26,000	\$26,780	\$27,583	\$28,411	\$29,263	\$30,141	\$31,045	\$31,977	\$32,936
Canoes	\$11,064	\$12,000	\$12,360	\$12,731	\$13,113	\$13,506	\$13,911	\$14,329	\$14,758	\$15,201
General Store	\$23,476	\$25,000	\$25,750	\$26,523	\$27,318	\$28,138	\$28,982	\$29,851	\$30,747	\$31,669
Kayaks	\$18,156	\$20,000	\$20,600	\$21,218	\$21,855	\$22,510	\$23,185	\$23,881	\$24,597	\$25,335
Shuttle Service	\$26,976	\$30,000	\$30,900	\$31,827	\$32,782	\$33,765	\$34,778	\$35,822	\$36,896	\$38,003
Tubes	\$18,996	\$20,000	\$20,600	\$21,218	\$21,855	\$22,510	\$23,185	\$23,881	\$24,597	\$25,335
Ice	\$1,121	\$1,250	\$1,288	\$1,326	\$1,366	\$1,407	\$1,449	\$1,493	\$1,537	\$1,583
TPWD	\$9,000	\$9,000	\$9,270	\$9,548	\$9,835	\$10,130	\$10,433	\$10,746	\$11,069	\$11,401
Apartment Rental		\$18,000	\$18,540	\$19,096	\$19,669	\$20,259	\$20,867	\$21,493	\$22,138	\$22,802
Effective Gross Income	\$194,638	\$223,250	\$229,948	\$236,846	\$243,951	\$251,270	\$258,808	\$266,572	\$274,569	\$282,806
Operating Expenses										
Real Estate Taxes	\$7,769	\$8,000	\$8,160	\$8,323	\$8,490	\$8,659	\$8,833	\$9,009	\$9,189	\$9,373
Insurance - Campground	\$10,574	\$11,000	\$11,220	\$11,444	\$11,673	\$11,907	\$12,145	\$12,388	\$12,636	\$12,888
Insurance - Shuttle Buses	\$2,916	\$3,000	\$3,060	\$3,121	\$3,184	\$3,247	\$3,312	\$3,378	\$3,446	\$3,515
Management Fee		\$22,325	\$22,995	\$23,685	\$24,395	\$25,127	\$25,881	\$26,657	\$27,457	\$28,281
Fees & Subscriptions	\$650	\$1,000	\$1,020	\$1,040	\$1,061	\$1,082	\$1,104	\$1,126	\$1,149	\$1,172
Electricity - Building	\$5,122	\$5,200	\$5,304	\$5,410	\$5,518	\$5,629	\$5,741	\$5,856	\$5,973	\$6,093
Electricity - Campgrounds	\$8,816	\$9,000	\$9,180	\$9,364	\$9,551	\$9,742	\$9,937	\$10,135	\$10,338	\$10,545
COGS	\$26,693	\$26,693	\$27,227	\$27,771	\$28,327	\$28,893	\$29,471	\$30,061	\$30,662	\$31,275
Internet	\$2,350	\$2,400	\$2,448	\$2,497	\$2,547	\$2,598	\$2,650	\$2,703	\$2,757	\$2,812
General Store Telephone	\$360	\$450	\$459	\$468	\$478	\$487	\$497	\$507	\$517	\$527
Trash	\$2,646	\$3,000	\$3,060	\$3,121	\$3,184	\$3,247	\$3,312	\$3,378	\$3,446	\$3,515
Water	\$475	\$600	\$612	\$624	\$637	\$649	\$662	\$676	\$689	\$703
Payroll	\$27,761	\$30,000	\$30,600	\$31,212	\$31,836	\$32,473	\$33,122	\$33,785	\$34,461	\$35,150
Total Operating Expense	\$96,132	\$122,668	\$125,345	\$128,081	\$130,880	\$133,741	\$136,668	\$139,660	\$142,719	\$145,848
Net Operating Income	\$98,506	\$100,582	\$104,603	\$108,764	\$113,071	\$117,528	\$122,140	\$126,912	\$131,850	\$136,958
Annual Debt Service	\$67,820	\$67,820	\$67,820	\$67,820	\$67,820	\$67,820	\$67,820	\$67,820	\$67,820	\$67,820
Cash Flow	\$30,686	\$32,762	\$36,783	\$40,945	\$45,252	\$49,709	\$54,321	\$59,093	\$64,030	\$69,138



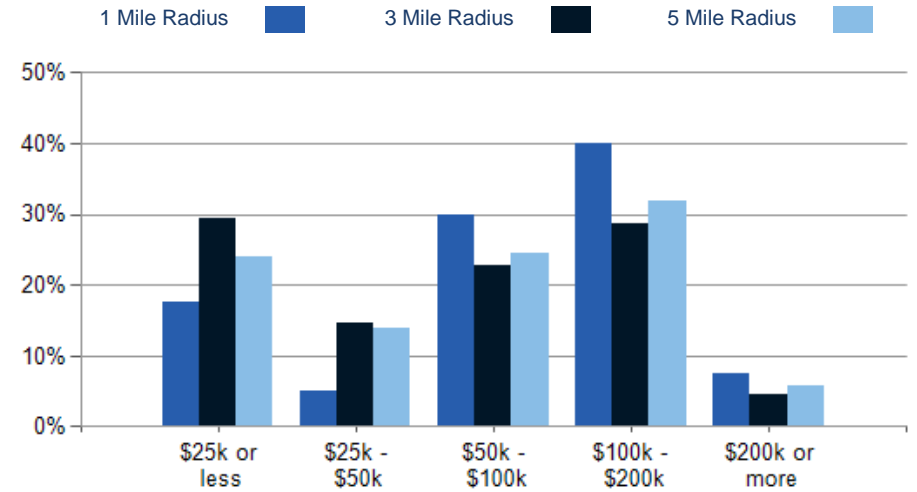
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	55	793	2,004
2010 Population	74	1,030	2,744
2023 Population	90	1,141	3,172
2028 Population	93	1,186	3,294
2023-2028: Population: Growth Rate	3.30%	3.90%	3.80%

2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	2	28	66
\$15,000-\$24,999	5	96	213
\$25,000-\$34,999	0	19	57
\$35,000-\$49,999	2	43	105
\$50,000-\$74,999	5	45	149
\$75,000-\$99,999	7	51	135
\$100,000-\$149,999	11	79	271
\$150,000-\$199,999	5	42	100
\$200,000 or greater	3	19	68
Median HH Income	\$95,404	\$61,969	\$73,198
Average HH Income	\$110,485	\$85,717	\$93,200

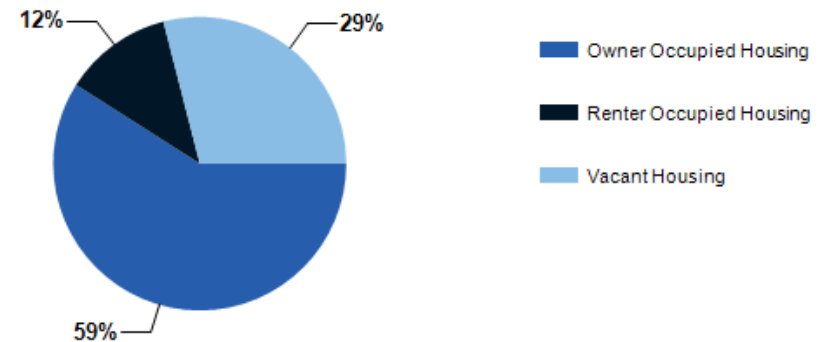
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	32	343	806
2010 Total Households	32	365	980
2023 Total Households	41	423	1,164
2028 Total Households	43	442	1,221
2023 Average Household Size	2.20	2.70	2.70
2023-2028: Households: Growth Rate	4.80%	4.40%	4.80%



2023 Household Income

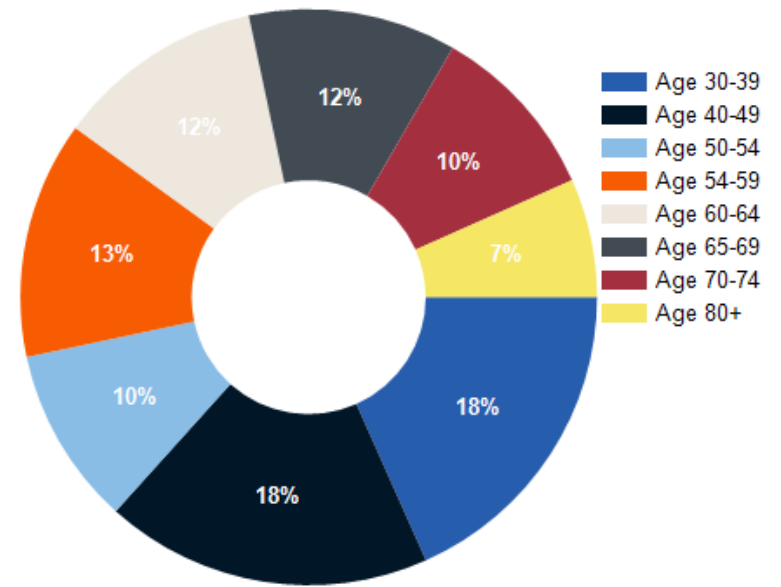


2023 Own vs. Rent - 1 Mile Radius

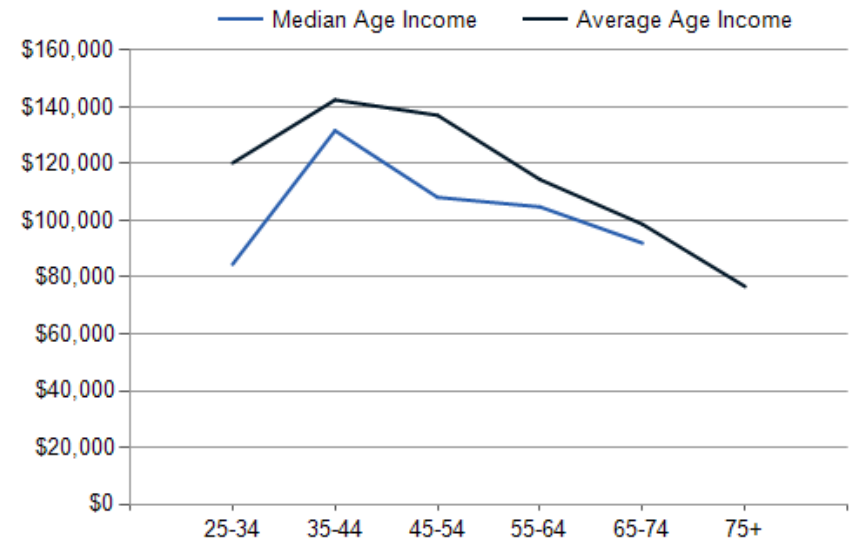


Source: esri

2023 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2023 Population Age 30-34	6	66	186
2023 Population Age 35-39	5	65	181
2023 Population Age 40-44	5	70	191
2023 Population Age 45-49	6	70	193
2023 Population Age 50-54	6	76	211
2023 Population Age 55-59	8	84	231
2023 Population Age 60-64	7	77	215
2023 Population Age 65-69	7	72	199
2023 Population Age 70-74	6	68	190
2023 Population Age 75-79	4	41	116
2023 Population Age 80-84	2	21	65
2023 Population Age 85+	1	13	50
2023 Population Age 18+	73	886	2,467
2023 Median Age	46	42	42
2028 Median Age	46	43	43



2023 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$84,511	\$81,652	\$77,906
Average Household Income 25-34	\$120,212	\$91,855	\$92,276
Median Household Income 35-44	\$131,644	\$77,837	\$94,121
Average Household Income 35-44	\$142,454	\$105,110	\$113,246
Median Household Income 45-54	\$108,124	\$84,574	\$88,656
Average Household Income 45-54	\$137,037	\$101,472	\$104,835
Median Household Income 55-64	\$104,773	\$71,723	\$81,128
Average Household Income 55-64	\$114,382	\$90,108	\$98,621
Median Household Income 65-74	\$91,983	\$44,939	\$62,864
Average Household Income 65-74	\$98,637	\$70,107	\$84,392
Average Household Income 75+	\$76,712	\$56,020	\$64,656



Brazos Outdoor Center

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