

Mountain View RV Park

7247 SH-4, Watson OK 74963



OFFERING MEMORANDUM

60 Pad RV Park and Additional 125+/- Acres For Purchase with Expansion Plans Available



Mountain View RV Park

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General Demographics

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01

Executive Summary

Investment Summary

MOUNTAIN VIEW RV PARK

OFFERING SUMMARY

ADDRESS	7247 SH-4 Watson OK 74963
COUNTY	McCurtain
LAND ACRES	21.552
NUMBER OF UNITS	60
APN	0000-26-01S-26E-4-001-00
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

PRICE	\$1,299,000
PRICE PER UNIT	\$21,650

DEMOGRAPHICS	10 MILE	25 MILE	50 MILE
2025 Population	3,049	22,520	129,648
2025 Median HH Income	\$49,400	\$52,823	\$51,562
2025 Average HH Income	\$65,253	\$70,804	\$69,421



Property Description

- RV Park:
 - 56 sites with concrete pads, full sewer hook-ups, 50/30/20 Amp power options and regulated water pressure
 - 4 sites have water, need electric ran to it, no septic (dump station on-site)

The Terrace is a premium selection of 15 RV spaces, perched more than 50 feet above the rest of the property with unrestricted views of the Kiamichi Mountains and the foothills of the Ouachita Mountains.

A variety of RV spaces to choose from:

- T1-Terrace sites are 26 foot by 40 foot with plenty of room for a tow vehicle. Each T1 site also has a designated section of a 240 foot long deck.
- The T2-Terrace accommodates RVs up to 45 foot long.

Additional Amenities:

- 1,000 SF new bathhouse with 4 private restrooms and laundry area
- Commercial-grade 500/500 Mbps fiber internet with surge protection reaches across entire property
- Public water and private septic
- 3500 feet of highway frontage
- A private lake for fishing
- No zoning

*Seller Financing Available

Value-Add Opportunities

- - Implement a marketing plan and advertise the park to increase income
 - Option to purchase additional 125+/- Acres of Undeveloped Opportunity Zone. Can be subdivided. Plans, engineering and budget already in place for expansion! Inquire for more details.

Strategic Opportunity & Scalable Revenue Concepts

- The current infrastructure can support increased tourism driven by Beavers Bend National Park (38 miles away), the \$211M Choctaw Casino and Resort expansion, a new golf course, splash park, and Arkansas-based National Mountain Biking Association's regional headquarters. Mountain View RV Park also includes space and zoning capacity for in-park experiences that can drive additional income without major infrastructure investment.

These include:

- Pickleball courts and organized tournaments
- Children's play area and family gathering zone
- Guided hiking and biking tours across the 125 acres
- Wine tasting weekends in partnership with regional vendors such as 'Girls Gone Wine' from Hochatown
- Seasonal glamping, yurt rentals, and stargazing platforms
- Outdoor movie nights, campfire concerts, and rentable pavilion space for weddings or events





02

Location

Location Summary
Regional Map

Location Summary

- Located in Eastern Oklahoma amongst the majestic Kiamichi Mountain Range and Ouachita Mountains which extends over 250 miles across Oklahoma and Arkansas.

45 miles S/SW to Broken Bow, OK

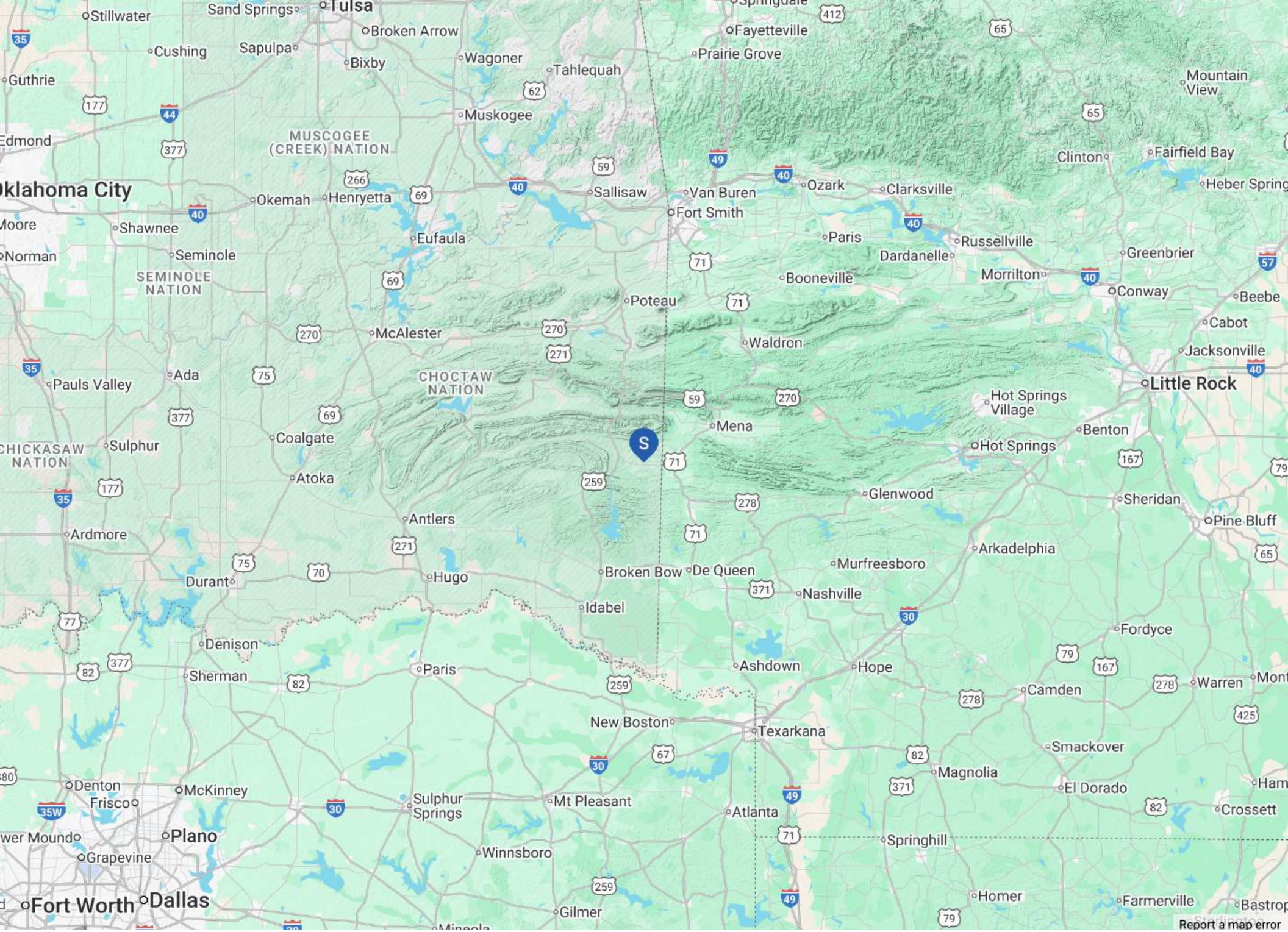
189 miles N/NW to Tulsa, OK

165 miles S/SE to Little Rock, AR

Nearby Amenities

- -The newly constructed 4-story, 200,000sf Choctaw Landing Casino
- 9 additional Choctaw Nation owned Casinos are within an hour drive
- Central Arkansas and Kiamichi Foothills are adding 800+ miles of hiking and mountain biking trails
- The local Broken Bow Lake is one of the largest freshwater lakes in Oklahoma with two nature parks to visit: Beavers Bend Resort Parks and Hochatown State Park. The Big Oak Nature Trails and the Beaver Lodge Nature Trails both have recreational (boat ramps, beaches) and restroom facilities.
- Cedar Creek and Beavers Bend Golf Courses are both nearby





Report a map error



03

Property Description

Property Features

Site Map

Parcel Map

MOUNTAIN VIEW RV PARK

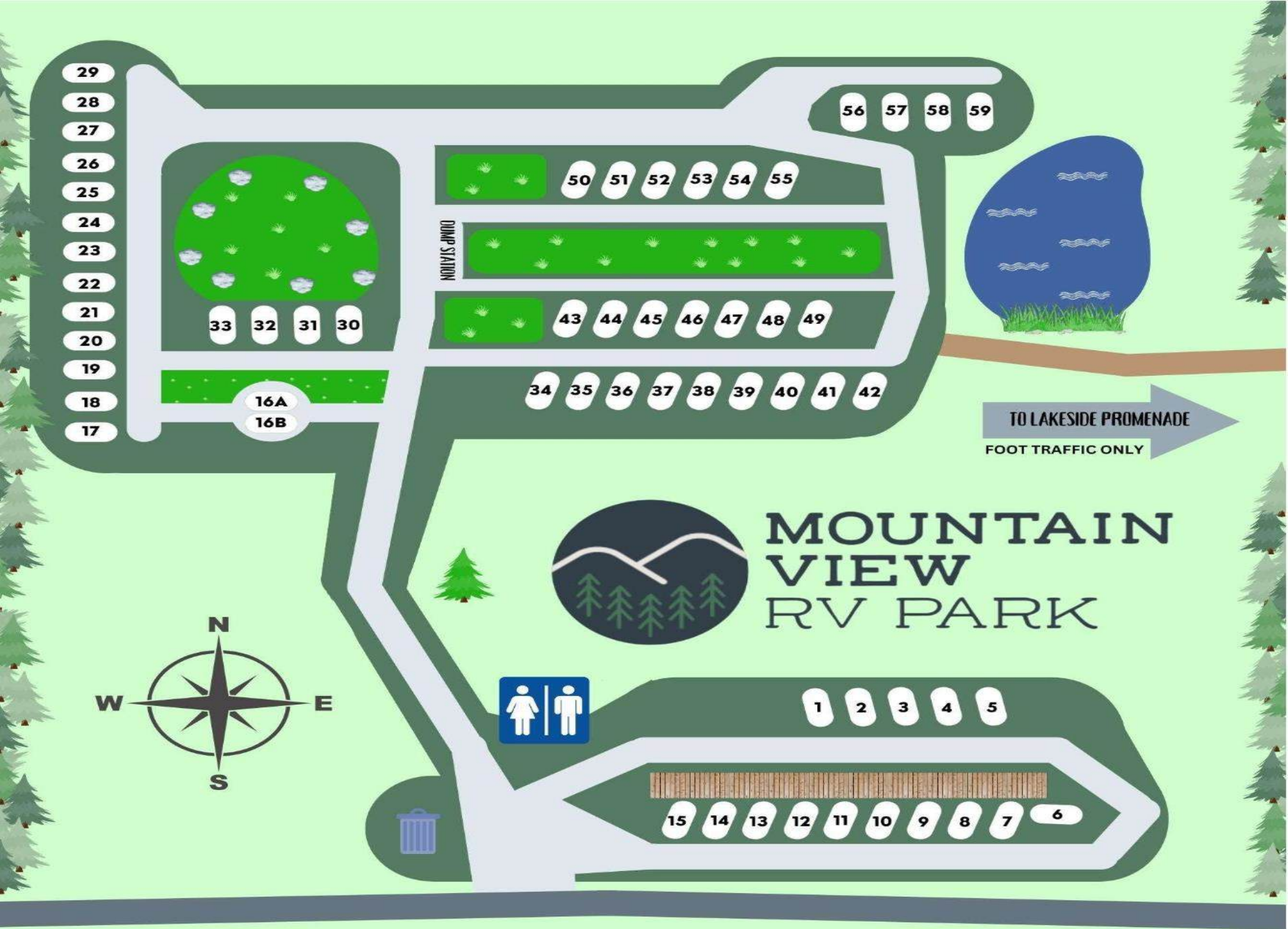
PROPERTY FEATURES

NUMBER OF UNITS	60
LAND ACRES	21.552
# OF PARCELS	1
ZONING TYPE	None

UTILITIES

WATER	Community Well
SEWER	Septic
GAS	OG&E
INTERNET	Fiber Optic









04

Rent Roll

4 Phase Plan
phase 1A

MOUNTAIN VIEW RV PARK



Four-Phase Development Plan Summary

**Pictures to the left are renders of proposed development, Not actual photos of the park. All other photos in the Offering Memorandum are actual park photos.*

1

- Project-Wide Infrastructure
- RV Park Upgrades
- Four of Nine Cabins (STR)
- Tolkein Shire Replica (STR)

2

- Five additional Cabins (STR)
- Phase 1 of Outdoor Mercantile/Campground

3

- Wedding Venues
- Phase 2 of Outdoor Mercantile/Campground

4

- Phase 3 of Outdoor Mercantile/Campground



PHASE 1 A



WELCOME CENTER



STR

WC

NEW ENTRANCE



05

Financial Analysis

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

MOUNTAIN VIEW RV PARK

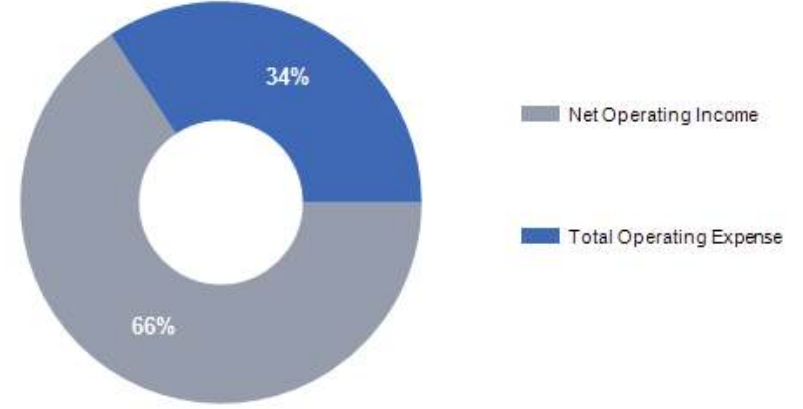
REVENUE ALLOCATION

2024

INCOME	2024		PRO FORMA	
Long-Term Rentals	\$52,800	65.2%	\$58,080	65.2%
Nightly Rentals	\$11,376	14.0%	\$12,514	14.0%
Weekly Rentals	\$12,816	15.8%	\$14,098	15.8%
Sppecial Event Income	\$4,000	4.9%	\$4,400	4.9%
Effective Gross Income	\$80,992		\$89,092	
Less Expenses	\$27,743	34.25%	\$32,916	36.94%
Net Operating Income	\$53,249		\$56,176	

* vacancy amount factored into gross revenue

Income Notes: Pro Forma Income at 10% Increase for first year

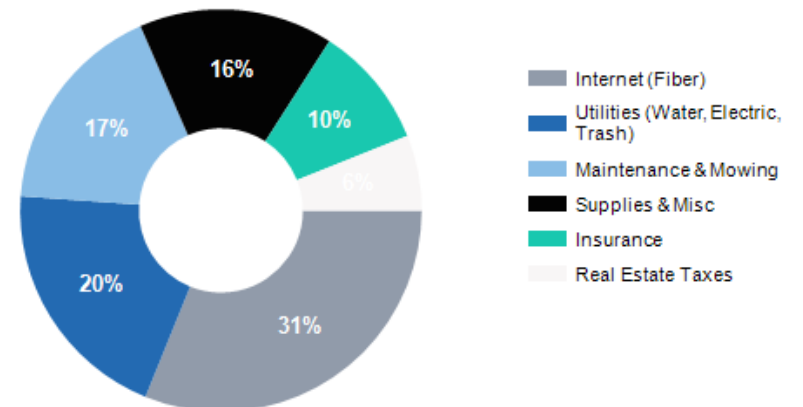


EXPENSES	2024	Per Unit	PRO FORMA	Per Unit
Real Estate Taxes	\$1,680	\$28	\$1,848	\$31
Insurance	\$2,736	\$46	\$3,009	\$50
Utilities (Water, Electric, Trash)	\$5,547	\$92	\$6,101	\$102
Maintenance & Mowing	\$4,800	\$80	\$5,280	\$88
Internet (Fiber)	\$8,640	\$144	\$9,504	\$158
Advertising			\$2,400	\$40
Supplies & Misc	\$4,340	\$72	\$4,774	\$80
Total Operating Expense	\$27,743	\$462	\$32,916	\$549
% of EGI	34.25%		36.94%	

Expense Notes: Pro Forma Expenses at 10% Increase for first year

DISTRIBUTION OF EXPENSES

2024



Disclaimer: These numbers are provided as assumptions and are not guaranteed. Broker and/or Seller shall bear no responsibility if actual outcomes vary.

GLOBAL

Price	\$1,299,000
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INCOME - Growth Rates

Long-Term Rentals	3.00%
Nightly Rentals	3.00%
Weekly Rentals	3.00%
Spécial Event Income	3.00%

Notes 3% YOY Increase in Income

EXPENSES - Growth Rates

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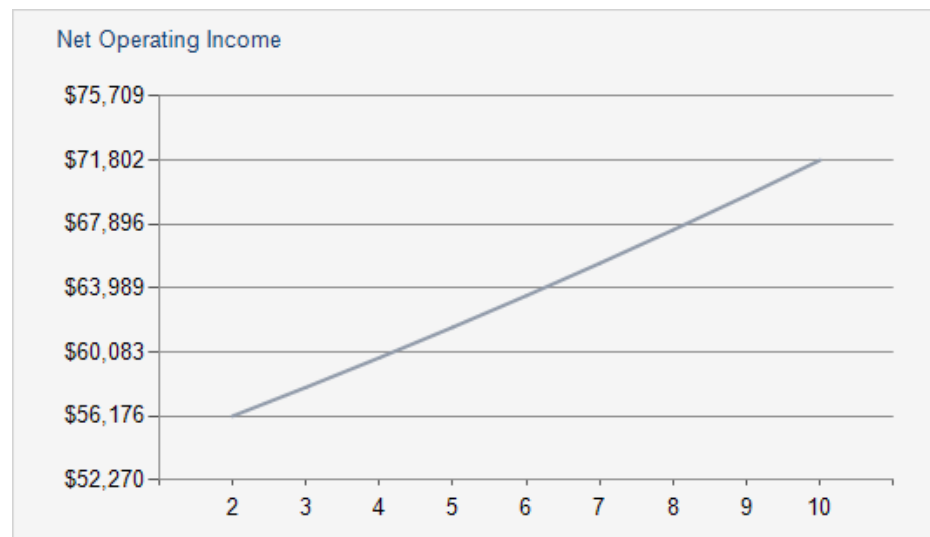
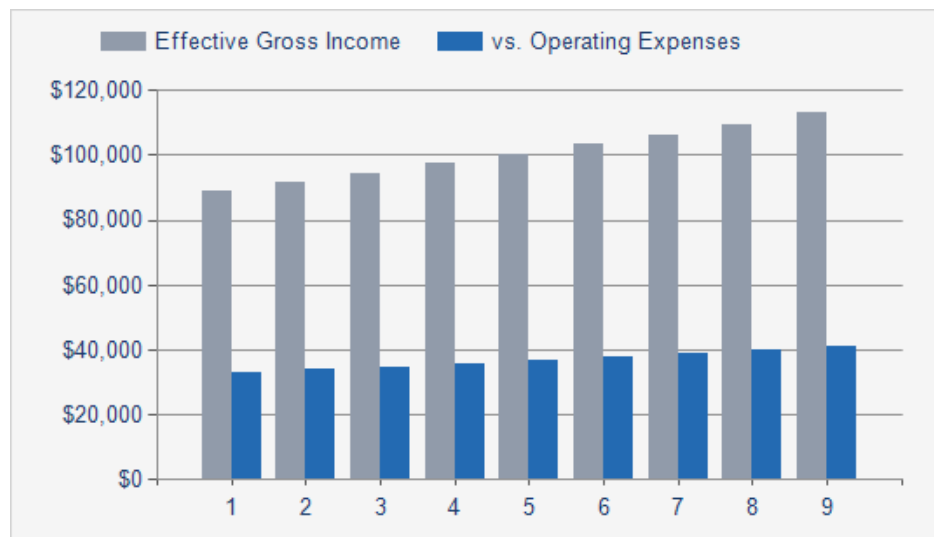
Notes 3% YOY increase in Expenses

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Calendar Year	2024	Pro Forma	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Gross Revenue										
Long-Term Rentals	\$52,800	\$58,080	\$59,822	\$61,617	\$63,466	\$65,370	\$67,331	\$69,351	\$71,431	\$73,574
Nightly Rentals	\$11,376	\$12,514	\$12,889	\$13,276	\$13,674	\$14,085	\$14,507	\$14,942	\$15,391	\$15,852
Weekly Rentals	\$12,816	\$14,098	\$14,521	\$14,957	\$15,405	\$15,867	\$16,343	\$16,834	\$17,339	\$17,859
Special Event Income	\$4,000	\$4,400	\$4,532	\$4,668	\$4,808	\$4,952	\$5,101	\$5,254	\$5,411	\$5,574
Effective Gross Income	\$80,992	\$89,092	\$91,765	\$94,518	\$97,353	\$100,274	\$103,282	\$106,381	\$109,572	\$112,859
Operating Expenses										
Real Estate Taxes	\$1,680	\$1,848	\$1,903	\$1,961	\$2,019	\$2,080	\$2,142	\$2,207	\$2,273	\$2,341
Insurance	\$2,736	\$3,009	\$3,099	\$3,192	\$3,288	\$3,387	\$3,488	\$3,593	\$3,701	\$3,812
Utilities (Water, Electric, Trash)	\$5,547	\$6,101	\$6,284	\$6,473	\$6,667	\$6,867	\$7,073	\$7,285	\$7,503	\$7,729
Maintenance & Mowing	\$4,800	\$5,280	\$5,438	\$5,602	\$5,770	\$5,943	\$6,121	\$6,305	\$6,494	\$6,689
Internet (Fiber)	\$8,640	\$9,504	\$9,789	\$10,083	\$10,385	\$10,697	\$11,018	\$11,348	\$11,689	\$12,039
Advertising		\$2,400	\$2,400	\$2,400	\$2,400	\$2,400	\$2,400	\$2,400	\$2,400	\$2,400
Supplies & Misc	\$4,340	\$4,774	\$4,917	\$5,065	\$5,217	\$5,373	\$5,534	\$5,700	\$5,871	\$6,048
Total Operating Expense	\$27,743	\$32,916	\$33,831	\$34,774	\$35,746	\$36,746	\$37,776	\$38,838	\$39,931	\$41,057
Net Operating Income	\$53,249	\$56,176	\$57,933	\$59,743	\$61,608	\$63,528	\$65,506	\$67,543	\$69,641	\$71,802

* vacancy amount factored into gross revenue



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06

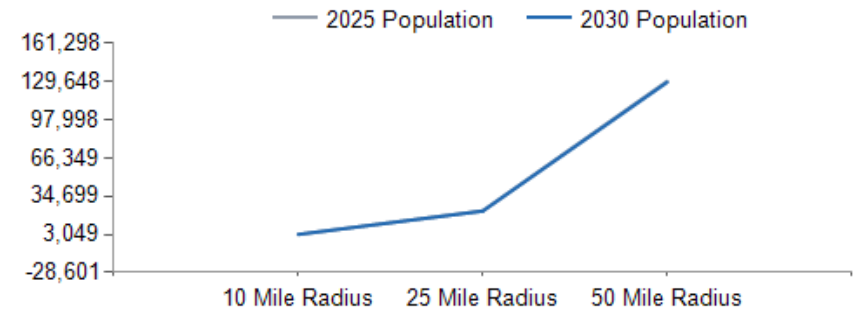
Demographics

General Demographics

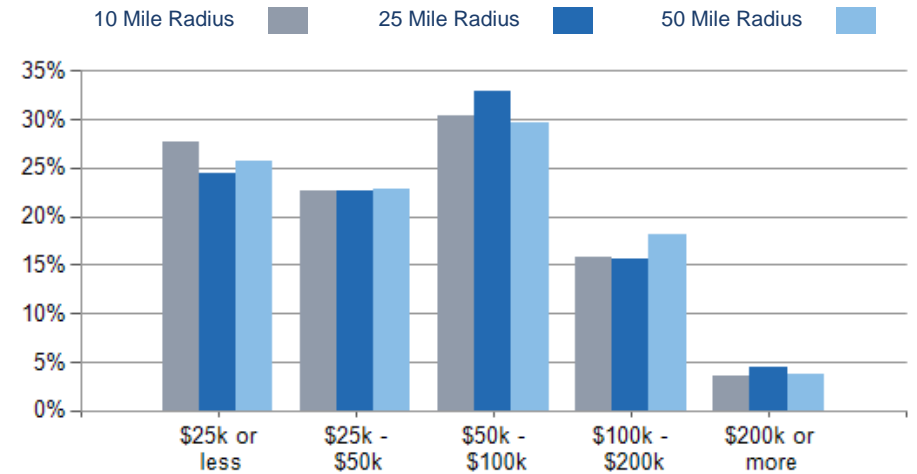
MOUNTAIN VIEW RV PARK

POPULATION	10 MILE	25 MILE	50 MILE
2000 Population	3,511	24,250	136,890
2010 Population	3,345	24,464	140,466
2025 Population	3,049	22,520	129,648
2030 Population	3,051	22,359	128,972
2025 African American	5	199	4,058
2025 American Indian	404	1,445	12,901
2025 Asian	5	132	957
2025 Hispanic	131	1,730	14,350
2025 Other Race	54	858	7,534
2025 White	2,282	17,759	89,347
2025 Multiracial	297	2,114	14,048
2025-2030: Population: Growth Rate	0.05%	-0.70%	-0.50%

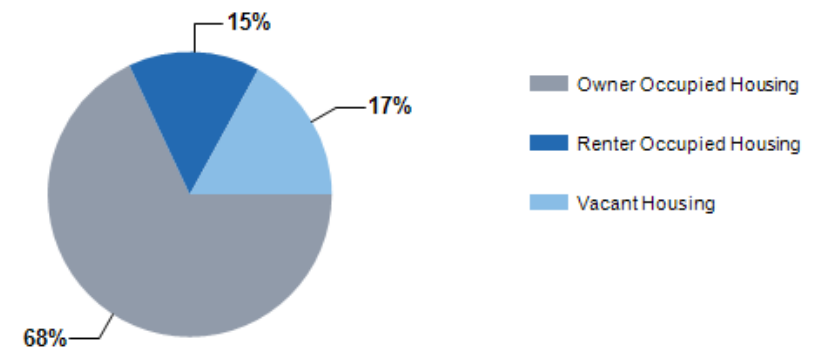
2025 HOUSEHOLD INCOME	10 MILE	25 MILE	50 MILE
less than \$15,000	177	1,176	7,582
\$15,000-\$24,999	180	1,050	5,563
\$25,000-\$34,999	128	811	5,041
\$35,000-\$49,999	164	1,259	6,641
\$50,000-\$74,999	257	1,677	8,966
\$75,000-\$99,999	134	1,322	6,219
\$100,000-\$149,999	140	1,009	6,979
\$150,000-\$199,999	63	416	2,329
\$200,000 or greater	46	404	1,915
Median HH Income	\$49,400	\$52,823	\$51,562
Average HH Income	\$65,253	\$70,804	\$69,421



2025 Household Income



2025 Own vs. Rent - 10 Mile Radius

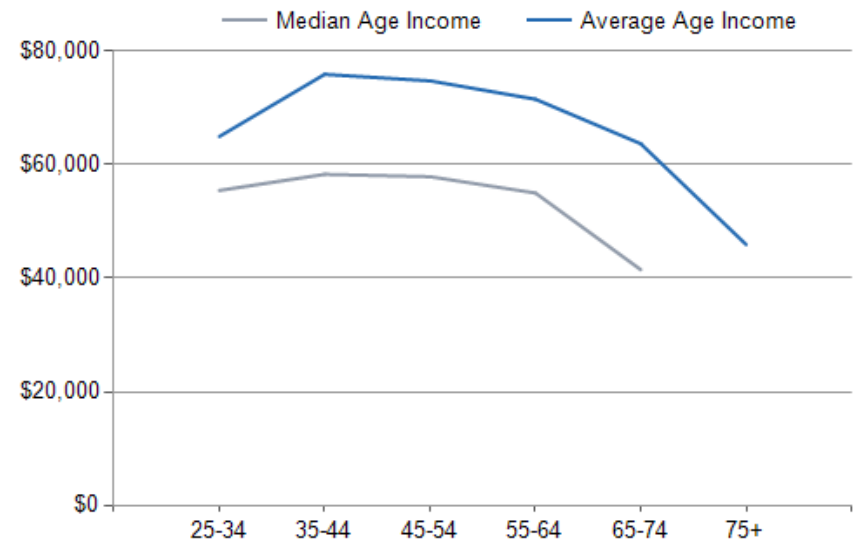
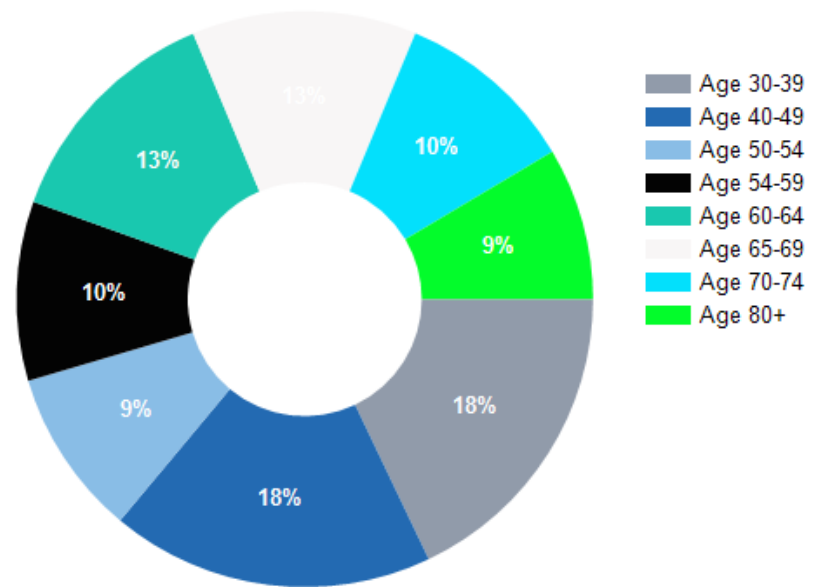


Source: esri

2025 POPULATION BY AGE	10 MILE	25 MILE	50 MILE
2025 Population Age 30-34	159	1,309	7,547
2025 Population Age 35-39	174	1,287	7,455
2025 Population Age 40-44	178	1,342	7,811
2025 Population Age 45-49	159	1,300	7,341
2025 Population Age 50-54	174	1,375	7,720
2025 Population Age 55-59	187	1,337	7,832
2025 Population Age 60-64	245	1,624	8,887
2025 Population Age 65-69	234	1,607	8,476
2025 Population Age 70-74	189	1,404	7,135
2025 Population Age 75-79	159	1,167	5,647
2025 Population Age 80-84	80	714	3,533
2025 Population Age 85+	64	528	2,625
2025 Population Age 18+	2,391	17,978	100,162
2025 Median Age	44	44	41
2030 Median Age	45	45	42

2025 INCOME BY AGE	10 MILE	25 MILE	50 MILE
Median Household Income 25-34	\$55,448	\$60,107	\$60,414
Average Household Income 25-34	\$64,956	\$72,896	\$74,098
Median Household Income 35-44	\$58,291	\$65,967	\$66,430
Average Household Income 35-44	\$75,918	\$83,131	\$85,728
Median Household Income 45-54	\$57,883	\$63,574	\$64,732
Average Household Income 45-54	\$74,766	\$84,943	\$84,035
Median Household Income 55-64	\$55,004	\$56,919	\$53,997
Average Household Income 55-64	\$71,535	\$78,308	\$72,378
Median Household Income 65-74	\$41,488	\$45,683	\$42,057
Average Household Income 65-74	\$63,681	\$64,086	\$60,870
Average Household Income 75+	\$45,917	\$53,358	\$48,449

Population By Age



Mountain View RV Park

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