



THE  
**POWELL GROUP**  
*The Experts in Real Estate & Business Brokerage*

220 Camp Street, Mentone, TX 76902



# **RV Park for Sale**

## *Fully Leased Remotely Managed*



**PRESENTED BY:**

***Sales Price: \$545,000.00***

**DAVID POWELL, CCIM**

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10210 Quaker Avenue  
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# Property Summary



## Property Summary

Address: 220 Camp Street  
Mentone, TX 76902

Lot AC: 1.45

Sales Price: \$545,000.0

Built: 2022

## Property Highlights

- 25 RV Sites
- Fully Leased
- West of Odessa & South of Carlsbad

## Property Overview

Horseshoe RV Park is a turnkey, well-maintained, fully leased RV community located in Mentone, Texas; Seller remotely manages with three part-time employees (willing to stay). Built in 2022, the park sits on about 1.45 acres and features 25 spacious RV sites designed for comfort and convenience. The property offers a modern amenity building that includes showers, restrooms, and laundry facilities, providing guests with essential on-site services. Ideally situated west of Odessa, Texas, and south of Carlsbad, New Mexico, Horseshoe RV Park benefits from a strategic location serving the thriving oilfield region and surrounding workforce housing demand. The property is also within walking distance to a local convenience store, adding to its appeal for long-term tenants and travelers alike. This newer, income-producing asset presents a strong investment opportunity in a high-demand market area with stable occupancy and low ongoing maintenance requirements.

*Financials- page 4*



220 Camp Street, Mentone, TX 76902

## Photos



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# Financials

2025 Pro Forma	Unadjusted	Add Backs	Adjusted	Pro Forma
Rental Income	\$ 76,842.81		\$ 76,842.81	\$ 115,264.22
W/D Income	\$ 1,569.71		\$ 1,569.71	\$ 2,354.57
Gross Profit	\$ 78,412.52		\$ 78,412.52	\$ 117,618.78

## Expenses

Advertising & Marketing	\$ 5,622.65		\$ 5,622.65	\$ 8,433.98
Auto Expense	\$ 642.05		\$ 642.05	\$ 963.08
Contract Labor***	\$ 3,850.00		\$ 3,850.00	\$ 7,475.00
General Business Expenses	\$ 335.90		\$ 335.90	\$ 503.85
Bank Fees & Service Charges	\$ 1,748.00		\$ 1,748.00	\$ 2,622.00
Memberships & Subscriptions	\$ -		\$ -	
Insurance	\$ 4,322.98		\$ 4,322.98	\$ 4,322.98
Interest Paid	\$ 3,743.68	\$ 3,743.68	\$ -	
Legal & Accounting Expense	\$ 1,838.87		\$ 1,838.87	\$ 2,758.31
Management Fees	\$ -		\$ -	
Office Expense	\$ 34.45		\$ 34.45	\$ 51.68
Payroll Expenses*	\$ -		\$ -	
Payroll Services Fees*	\$ -		\$ -	
Payroll Tax Expenses*	\$ -		\$ -	
Repairs & Maintenance**	\$ 3,280.19		\$ 3,280.19	\$ 4,920.29
Supplies	\$ 947.15		\$ 947.15	\$ 1,420.73
Travel	\$ 88.75		\$ 88.75	\$ 133.13
Taxes Paid	\$ -		\$ -	
Property Tax	\$ -		\$ -	
Utilities	\$ 21,819.06		\$ 21,819.06	\$ 32,728.59
Internet & TV Services	\$ 649.49		\$ 649.49	\$ 974.24
Total Deductions	\$ 48,923.22		\$ 45,179.54	\$ 67,307.82
Net Income	\$ 29,489.30		\$ 33,232.98	\$ 50,310.96

01/01/25 - 06/31/25 Profit and Loss 2025	Unadjusted	Add Backs	Adjusted
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Net Income	\$ 29,489.30		\$ 33,232.98

1. Payroll Expense in 2025 was previous park manager; current park manager is paid via 1099
- 2.\*\* Add back for new washing machine
- 3.\*\* \$60/Wk for cleaning service





## Information About Brokerage Services

*Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

2-10-2025



### TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date