

Business Overview

Opportunity to Acquire a Profitable RV Park in Odessa, TX

Available for acquisition is a thriving, well-established RV park positioned in the bustling city of Odessa, Texas. Founded in 2014 and set on 2.5 acres, this park offers 30 spacious, rentable sites and has consistently demonstrated high occupancy rates. The RV park operates with a streamlined, low-maintenance model, offering essential utilities such as city water, a septic system, electricity, and hardwired WiFi—all contributing to an attractive and cost-effective living solution for transient workers.

Strategically located near I-20 and within close proximity to key amenities like Walmart and HEB, this RV park is a highly convenient choice for workers seeking practical housing near job sites. The park enjoys an excellent reputation for reliability and stability, supported by a loyal base of repeat customers, particularly in the oilfield and construction sectors.

Proven Simplicity and Profitable Cash Flow

The RV park is designed for simplicity, delivering consistent rental income with minimal overhead. Its straightforward operations are managed effectively through tools like QuickBooks for invoicing, remote security cameras, and routine utility maintenance. By avoiding complex amenities like laundromats or recreational facilities, this RV park presents an attractive opportunity for investors seeking a low-touch, cash-flowing asset in a region with sustained demand.

Facilities & Real Estate

Located at **8449 West 26th, Odessa, TX 79763**, the RV park spans **2.5 acres** and features **31 spaces**—with **30 available for rental** and **1 reserved for storage and infrastructure**. The park is well-equipped with essential services, including:

- **City water, septic system, and electricity** powered by two transformers.
- **Hardwired WiFi** to each site, with modems available for an additional tenant fee.
- A **paved entry area** complemented by durable **caliche-covered grounds** for long-term stability.

The entire property is fully fenced, ensuring security and convenient maneuverability. Each site includes dedicated parking, with additional spaces along the perimeter. A **communication tower** with a perpetuity lease sits on the property, ensuring continuous access and maintenance, adding further value to the investment.

This RV park combines a prime location, simplicity of operation, and reliable income potential—making it a perfect fit for investors looking for a stable, income-generating opportunity in a high-demand area.