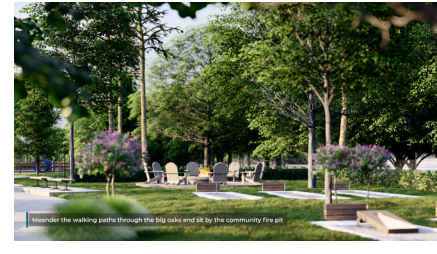


# Passive cash flow estimated over \$25,000+ per month



## Unique opportunity! New RV park within the city limits!!

All the hard work on this has been done, from engineering plans, city approval meetings, site plans, Electrical plans from Oncor, All bids ready and initial clearing and cleanup, research on projected need, Ordinances written. Literally, pull the trigger on three contractors (contractor bids provided and ready to start) to install electric, plumbing and gravel roads. General Contractor in place to oversee completion of project and could potentially be open within a few months!

Located within the charming city limits of Graham Tx. The quaint town has the largest town square in the country where visitors enjoy events, festivals and shopping. Come hungry to the Food Truck Championship of Tx or ready to fish and boat and hike! Just a few minutes away to the 2444 acre Lake Graham & Eddleman: a destination for bass fishing, boating and shaded picnicking.

Only 20 minutes away from Possum Kingdom lake known for the clear blue water and striking scenery for fishing, hiking and boating, and just an hour west of DFW Metroplex.

Easy access from major highways is appealing for snowbirds and travelers looking for a slice of relaxation & recreation with a clean quaint small town vibe!

DFW Via I-35/US-380W or I-20W. From Chicago, IL via I-55 & I-44, From Los Angeles, CA I-40-E to US287-S, From Naitoba, Canada I-29-S to US-81-S.

## FEATURES:

- 48 RV Pads with additional space to add amenities of choice
- Engineering plans provided and approved by the city
- Preliminary clearing complete - Leaving large beautiful Oak trees
- City Utilities, Water, Sewer, Electrical and internet
- Negotiated easement to Walmart Drive
- Walking distance to shops, restaurants and Walmart

## Location-Location-Location

in the charming city of Graham TX: many local events, festivals, largest town square in the nation and only 20 minutes to Possum Kingdom Lake, high demand area for snowbirds, temporary work force and travelers.



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Cash flow is an estimate only and based on 48 pads at \$500 per month. Revenue could be higher on short term guests and occupancy may vary.