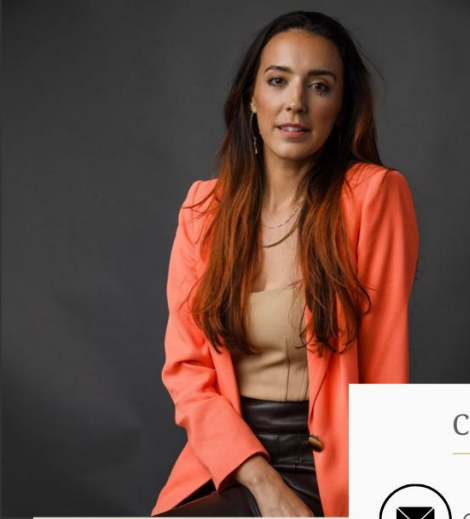


MUSTANG


Resort & Storage





BROKERAGE TEAM




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EXECUTIVE SUMMARY

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JTACR Real Estate Group is pleased to exclusively present Mustang RV Resort & Boat Storage: a 220-unit (150 pads, 60 enclosed boat storage stalls, and 10 hotel rooms) resort community on one of the western side peninsulas of Lake Fork. With 133 of the sites sitting on the lakefront, this resort offers its customers not only a highly desirable location, but also a scenic, safe, and community-centric site for their lake visits.

Current ownership operates this resort in a very hands-on manner, and the result is a beautifully maintained, one-of-a-kind community. Operations have meticulous detail to customer interactions, up selling to community needs, and thorough maintenance and improvements to the infrastructure of the community.

The community has two full time staff, one of which would be open to staying on for a short period.

Mustang Resort is a preferred location for international bass fisherman travelers due to the ideal location, convenient boat ramps, store offerings, parking solutions, and short term stay options. Additional amenities that are offered to customers include various RV site options, park model rentals, hotel room options, Wi-Fi throughout, boat ramps, deck construction options, lawn care, a store, tackle & bait sales, boat storage, and much more.

This opportunity presents investors with a Rare opportunity to own a lake front business and leaves vast amounts of opportunities for value add in expansion options and operational improvements.



Alba, Texas USA
CITY/STATE



150 / 60 / 10
SITES/UNITS/ROOMS



RV Resort & Boat Storage
TYPE



33+
ACREAGE



JTACR
real estate group

MARKET OVERVIEW

Area overview

Market fundamentals

Lifestyle & attractions

Nearby amenities

Amenities Map

Location Map

Regional Map

Population Density

Median Household Income

Texas Drive Map

AREA OVERVIEW

Lake Fork, located in Wood County, TX is a 27,000 acre lake about 90 minutes east of Dallas and easily accessible at the convergence of state highways 182, 154, and 37.

World Class Fishing

One of the primary attractions of the area is the world class fishing! Lake Fork is arguably the greatest bass fishing lake in the country and home to nearly all of the Texas Top 50 Giants. Anglers travel to Lake Fork from all over the state, country, and even the world to have a chance to catch the next giant bass. Fishing tournaments, guides, and boat rentals create opportunities for fishermen of any experience or skill level to get on the lake and fish. In addition to bass fishing, Lake Fork boasts excellent crappie, bream, catfish, bowfin, carp, and more.

Tourism

With more than 50 fishing tournaments scheduled on Lake Fork throughout the course of a year (multiple tournaments per month, every month except January), there's a constant flood of fisherman and spectators traveling to the lake for fishing related events - estimated over 300,000 people annually. There's a tourism market outside of these tournaments as well, with residents of larger cities retreating to the lake to enjoy the peace and quiet. About 15% of homes in the area are owned as vacation homes, contributing to the regular flow of guests to the area. This creates a great opportunity for local businesses in the tourism industry.



AREA OVERVIEW

ECONOMY

The towns surrounding Lake Fork are small towns with modest economy. They rely heavily on agriculture, with farming and ranching being significant contributors. Small businesses, including local shops and restaurants, also play a role in sustaining the local economy. Job opportunities are spread throughout the various towns nearby with many residents commuting to nearby cities for employment. The area has a tight-knit community feel, and while it may not offer the same level of economic prosperity as larger urban areas, it provides a sense of belonging and charm for its residents.

POPULATION

Wood county has a population of approximately 133,000 residents. It's known for its setting near Lake Fork - a world famous trophy fishing lake. The county sees a great influx of people throughout the fishing tournament season, which runs year round.

INFRASTRUCTURE

The infrastructure of Wood County is characteristic of most rural areas. The road network includes local roads and highways, with an emphasis on connecting these smaller towns to nearby cities, such as Tyler (about 35 miles southeast), or Dallas (about 95 miles to the west). The local hospital is a 5-star rated member of the UT Health family, and public schools adequately serve education needs. While parks and natural areas offer recreational opportunities, the biggest draw to the area is fishing. Overall, the infrastructure supports the rural lifestyle of the community, with an understanding of resource limitations compared to urban areas. The local businesses enjoy a large percentage of their revenue from the tourism industry.

MAJOR EMPLOYERS (~25-mile trade area)

Company	Location	Employees	Industry
Mineola ISD	Mineola	±300	District Staff
Cherokee Nation Healthcare Services	Emory	±306	District Staff
Northeastern State University	Quitman	±207	Higher Education

POPULATION Source: U.S. Census Bureau

	2020	2010	2000	1990
Quitman	1,961	1,794	2,040	1,688
Mineola	4,868	4,510	4,727	4,482
Tyler	105,976	97,047	85,026	75,669



POINTS OF INTEREST

Waldo Way Dairy Farm

- A Grade A Raw Milk Dairy Farm with a country store that features Guernsey rich, velvety golden milk, yogurt, butter and Kefir.

The Links at Land's End

- A challenging 18 hole, par 71 layout plays to 6664 yards, with a course rating of 72.6 and a slope rating of 130 that is sculpted along the shorelines of Lake Fork.

LW Antiques

- Vintage jewelry and gift shop - offering a little something for everyone!

Uniques and Antiques

- A fun collection of unique items - old and new.

Mineola Depot and Train Museum

- The Historic Depot Museum features railroad memorabilia and interactive train models.

Mini "S" Exotic Zoo

- A zoological facility housing more than 30 species of exotic wildlife from around the world. Tours are offered only by appointment.

Coffee Creek Landing Marina

- Offers a concrete boat launch to access Northeast Lake Fork, along with fishing tackle, bait, ice, drinks, and snacks in the Bait Store.

Lake Fork Stables

- A 501c3 nonprofit offering hands on horsemanship and introduction to horses experience.

Mineola Nature Preserve

- Pristine nature preserve with walking, hiking, biking, birding, wildlife viewing, equestrian trails (over 20 miles), fishing ponds, picnic areas, primitive and RV camping.

TOP 10 THINGS TO DO IN THE AREA according to trip advisor

1. Waldo Way Dairy Farm
2. The Links at Land's End
3. LW Antiques
4. Uniques and Antiques
5. Mineola Depot and Train Museum
6. Mini "S" Exotic Zoo
7. Coffee Creek Landing Marina
8. Lake Fork Stables
9. Mineola Nature Preserve
10. The Boat Rental at Lake Fork





Scenic Beauty

Quitman is a rural community with beautiful lakes and trees that enhance its quiet atmosphere.

World Class Fishing

With most of Texas' record-holding Bass being caught on Lake Fork, this area hosts a steady stream of fisherman from around the world.

Small Town Charm

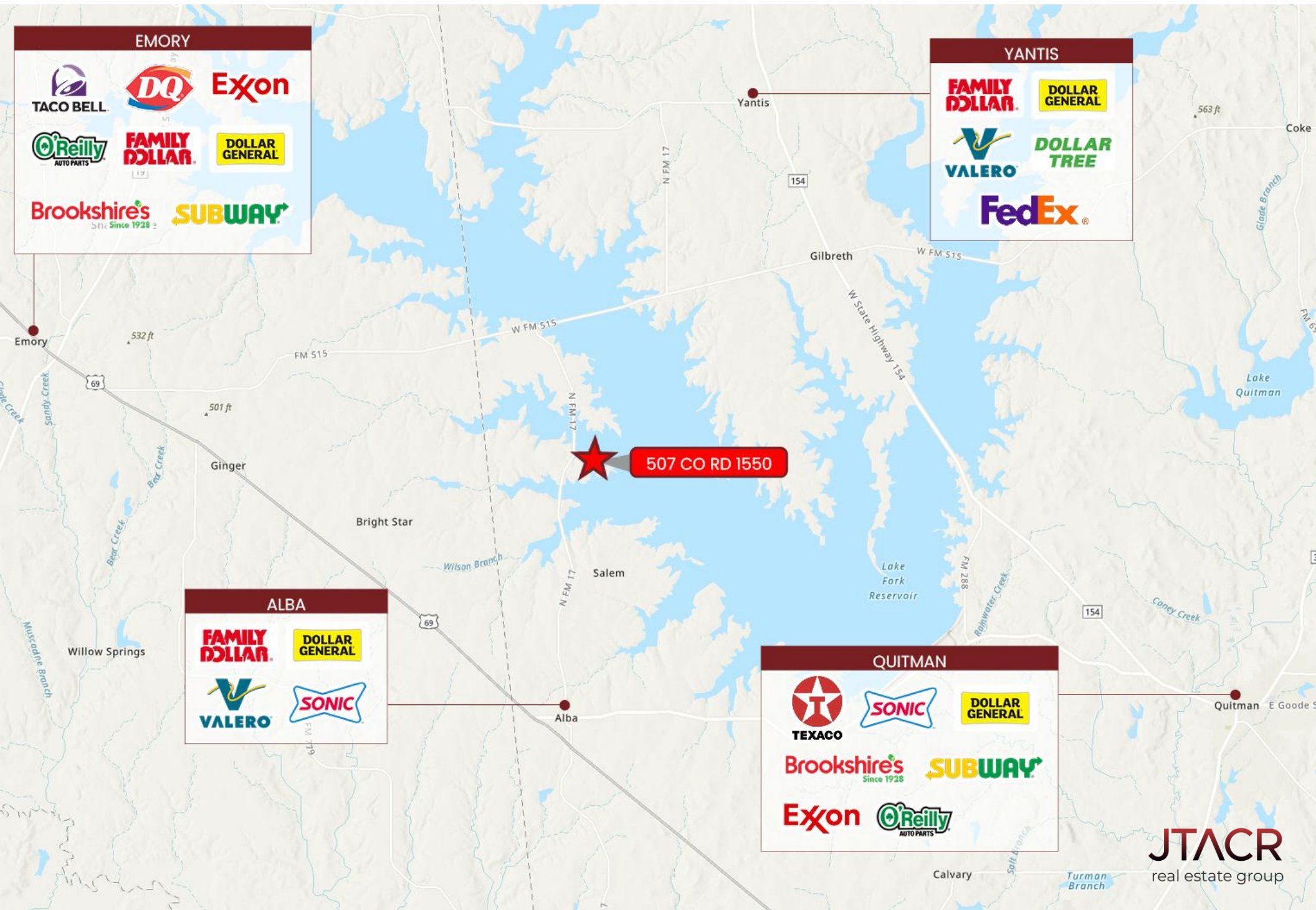
Excellent schools, churches, and a hospital that is part of the UT Health family, Quitman is a wonderful place for families.

Business Friendly

The local government has an active and capable economic development corporation board that encourages new business.

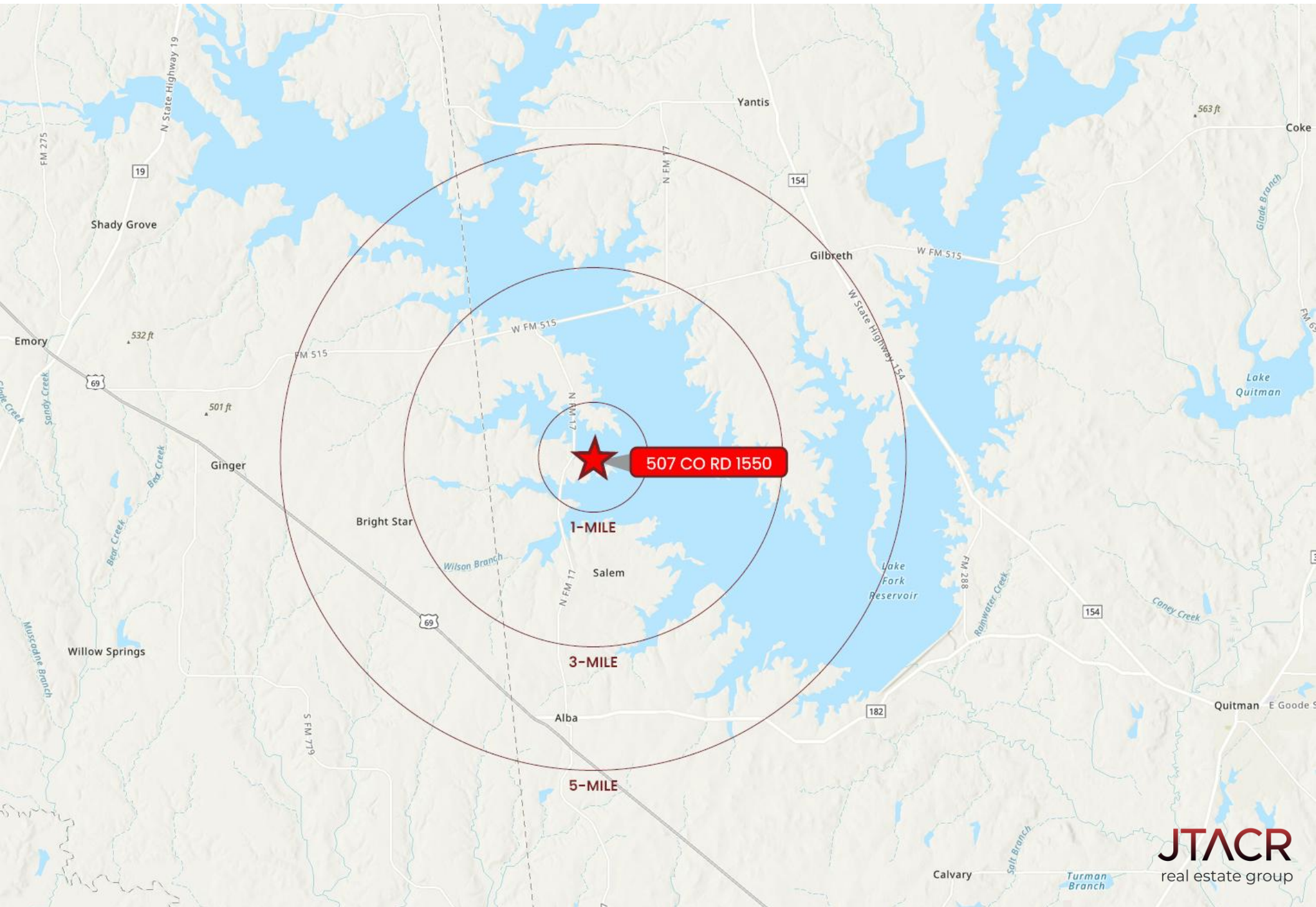


AMENITIES MAP



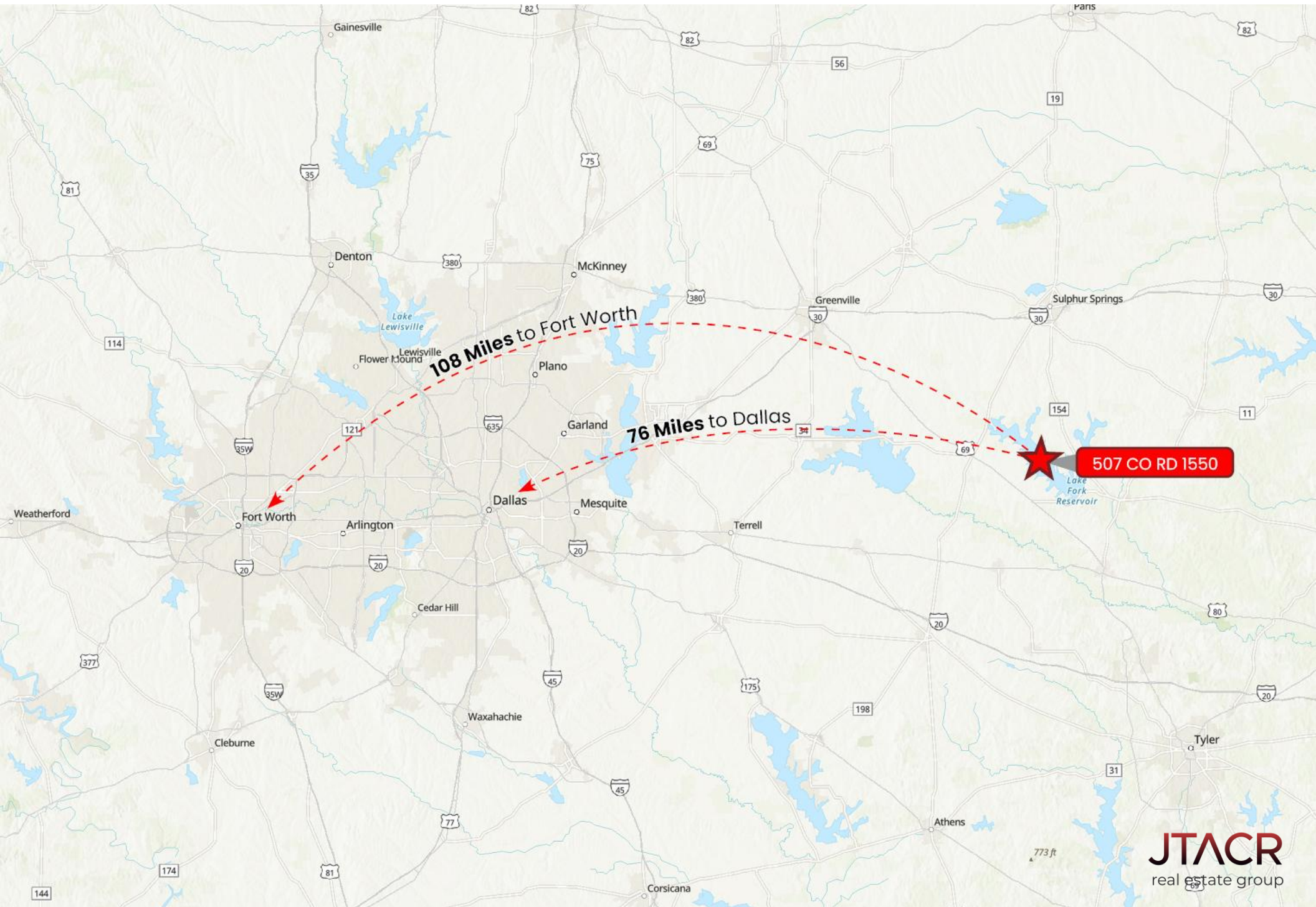
LOCATION MAP

12 MARKET OVERVIEW



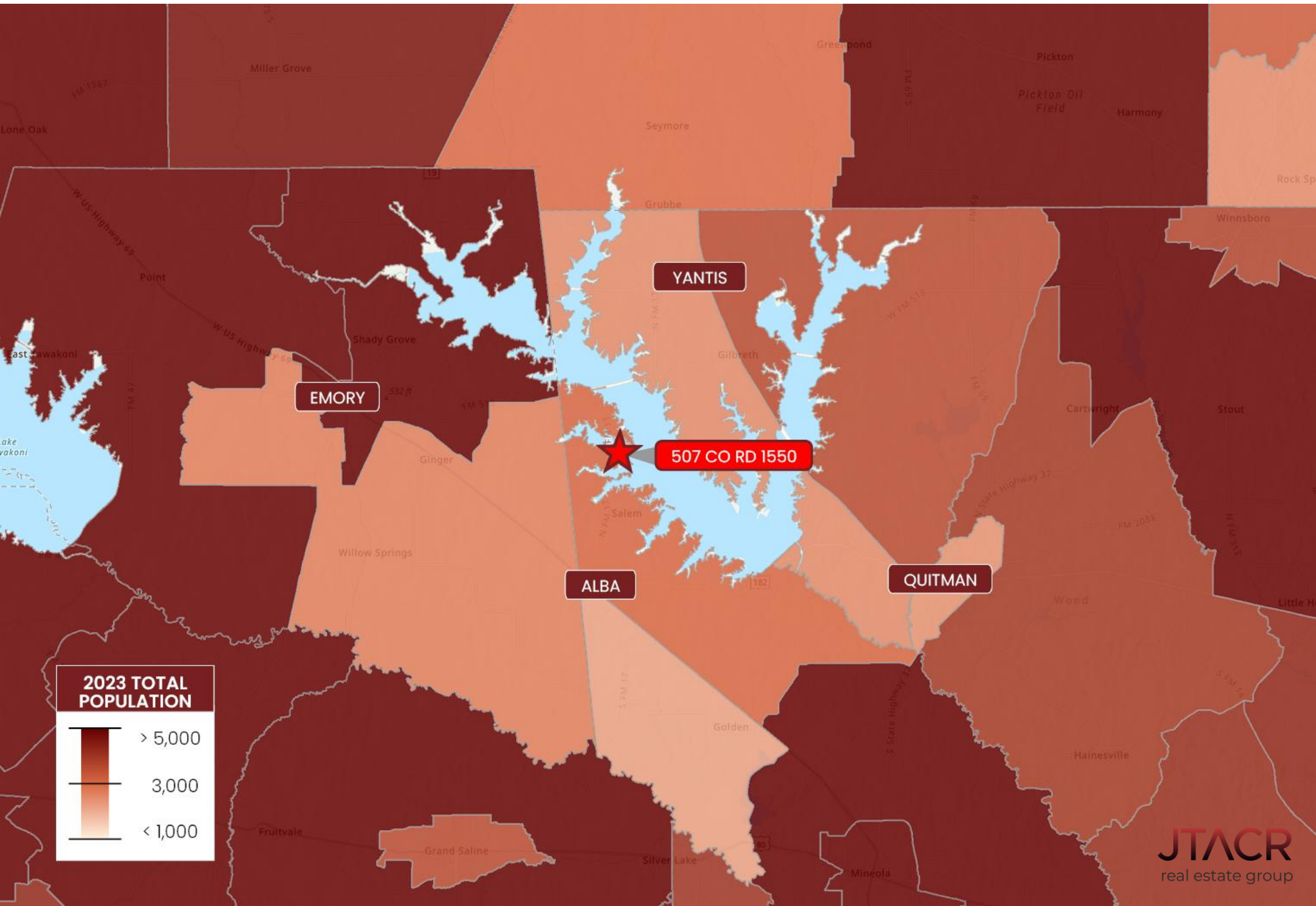
REGIONAL MAP

13 MARKET OVERVIEW



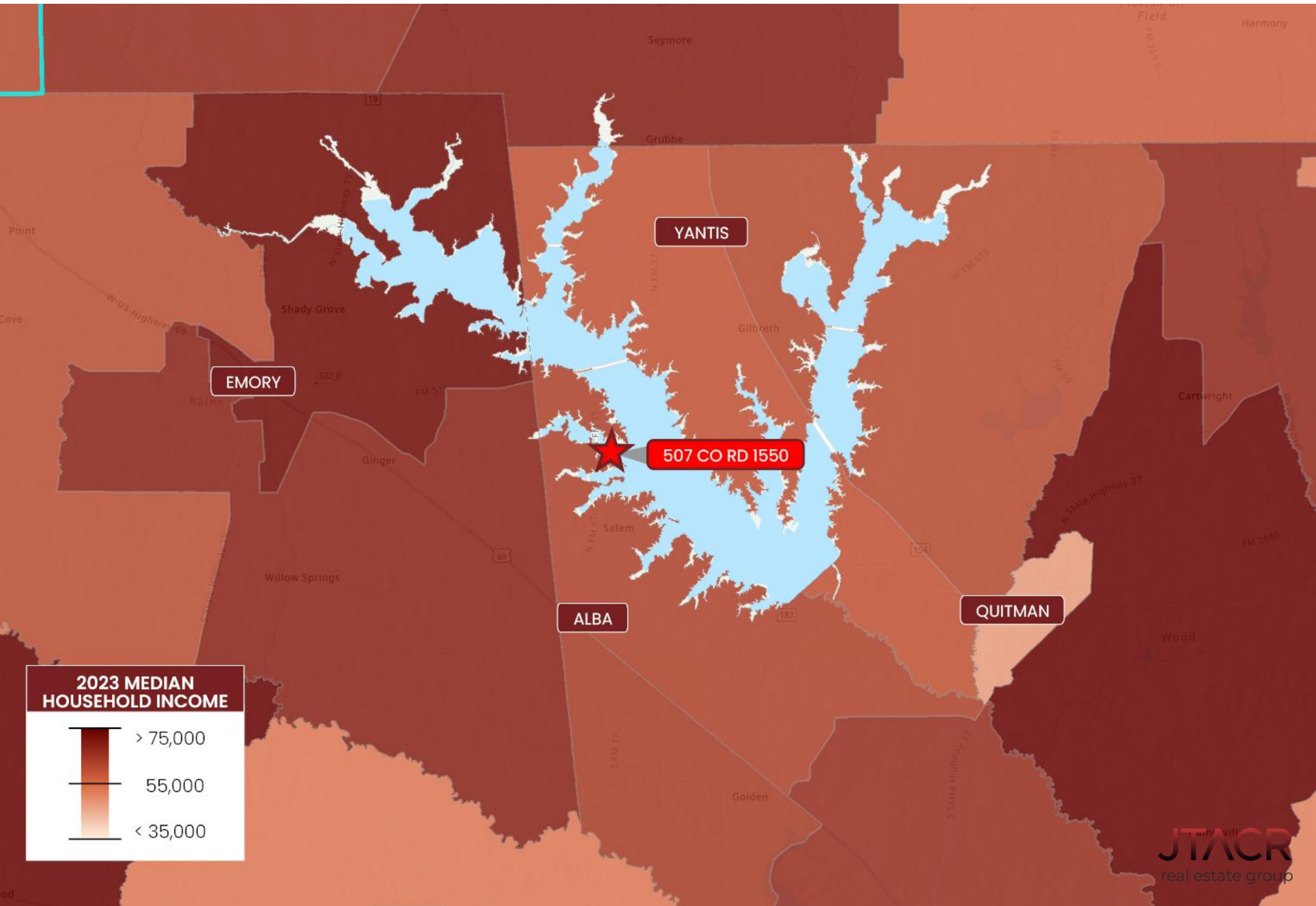
POPULATION DENSITY

14 MARKET OVERVIEW



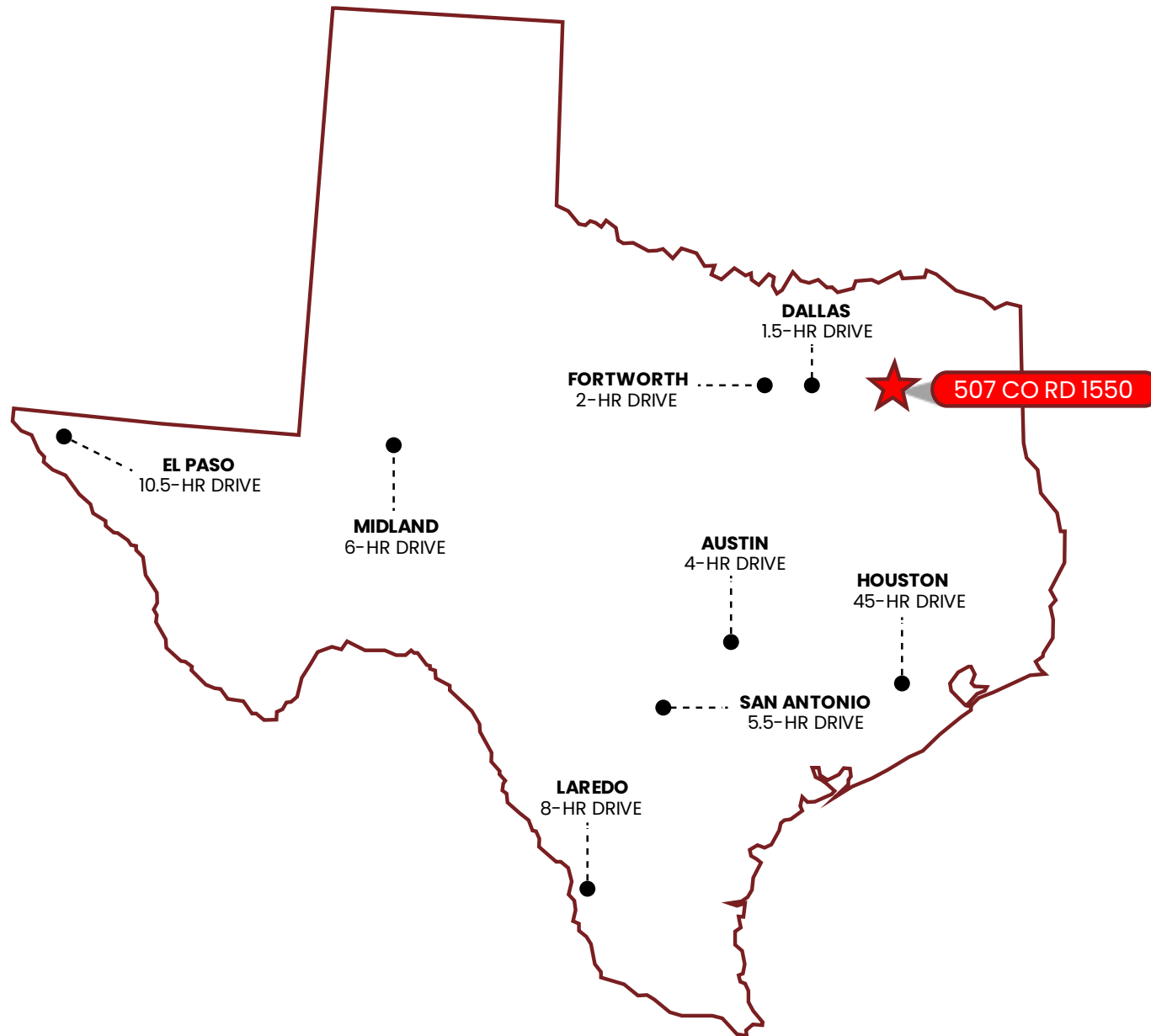
MEDIAN HOUSEHOLD INCOME

15 MARKET OVERVIEW



TEXAS DRIVE MAP

16 MARKET OVERVIEW





PROPERTY DESCRIPTION

Property details

Revenue Potential

Parcel view

Infrastructure & Management

Unit Mix

Hotel Unit Mix & Utilities

Gas Station & Convenience Store

Resort Amenities

PROPERTY DETAILS

Street Address	507 Co Rd 1550
City, State	Alba, TX 75410
County	WOOD
MSA	NONE
Existing Use	RV COMMUNITY & BOAT STORAGE
Jurisdiction	COUNTY / SABINE RIVER AUTHORITY
Total Units	210
Total Acreage Deeded	1.89 ACRES
Total Acreage Leasehold	31.47 ACRES
Opportunity Zone	NO
Flood Zone	NO
Additional Structure	YES



REVENUE POTENTIAL



INCREASE STORE INVENTORY OFFERINGS



RENT OWNER OCCUPIED STORAGE UNITS (X3)



RENT PARK OWNED HOME (currently occupied by family of owner)



IMPROVEMENTS TO GASOLINE ADVERTISING AND PROMOTIONS



IMPLEMENT BOOKING SOFTWARE SYSTEMS



UTILIZE AIRBNB/VRBO FOR TINY HOMES, HOTEL, AND SINGLE FAMILY HOME

PARCEL VIEW



INFRASTRUCTURE & MANAGEMENT

UTILITIES

TYPE	PROVIDER	PAID BY	DETAILS
Water	BRIGHTSTAR WATER SUPPLY	PARK	MASTER METER
Sewer	Private	PARK	HOLDING TANKS
Electricity	WOOD COUNTY ELECTRIC	MIX	INDIVIDUAL
Trash	WASTE CONNECTIONS	PARK	NA
Cable/Internet/Phone	Multiple	Resident	Direct-Billed

ADDITIONAL SERVICES

TYPE	RESPONSIBILITY	PAID BY
LANDSCAPING	MIX	MIX
PEST	MIX	MIX

STAFF/THIRD PARTY MANAGEMENT

On-site Staff	YES (2-1)
In-House Management	YES
Third-Party Management	NO

OWNER RESPONSIBILITY

ABSENTEE	NO
INVOLVEMENT	FULL TIME

INFRASTRUCTURE

TYPE	
ROAD SURFACE	ASPHALT/GRAVEL
DRIVEWAY SURFACE	ASPHALT/GRAVEL
PARKING	2
RV ELECTRICAL AMPERAGE	30-50-110

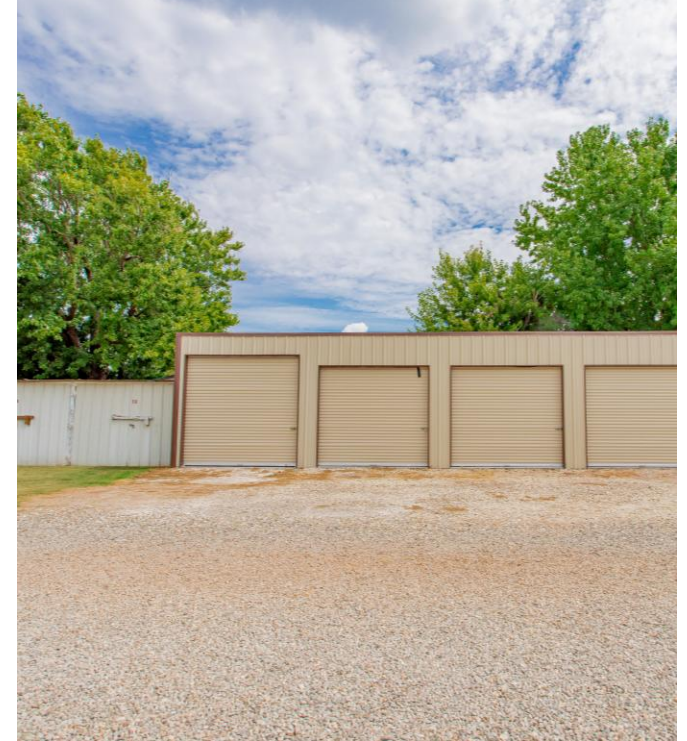
SOFTWARE & SYSTEMS

BOOKING	MANUAL
WEBSITE	http://www.mustangresort.com/

UNIT MIX

	TOTAL	LEASE TERM	LOT RENT	PLUS ELECTRICITY
TOTAL UNIT COUNT	210			
TOTAL RENTAL SITES	150			
WATERFRONT RV LOTS	133	ANNUAL		YES
WATERVIEW RV LOTS	6	ANNUAL		YES
WATERVIEW RV LOTS - OVERNIGHT	5	NIGHTLY		NO
TENANT OWNED MOBILE HOME	1	ANNUAL		YES
PARK OWNED MOBILE HOME	1	ANNUAL		NO
WATERVIEW PARK MODEL TINY HOME	2	NIGHTLY		NO
SINGLE FAMILY HOME	1	NIGHTLY		NO
TENANT OWNED CARPORT LOT	1	ANNUAL		YES

	TOTAL	OCCUPANCY	LEASE TERM	AVERAGE RENT
TOTAL STORAGE UNITS	60			
RENOVATED STORAGE UNIT	9	100%	ANNUAL	\$1,200
ORIGINAL STORAGE UNIT	51	100%	ANNUAL	\$700



HOTEL UNIT MIX & UTILITIES

	TOTAL	OCCUPIED	NIGHTLY RATES
TOTAL ROOM COUNT	10	VARIES	
STANDARD DOUBLE ROOM UPDATED (DOWNSTAIRS)	5		\$109
STANDARD DOUBLE ROOM OUT OF DATE (UPSTAIRS)	5		\$99

INFRASTRUCTURE

PARKING AREA	ASPHALT
BUILDING TYPE	FRAME
EXTERIOR PAINT – 5 YEARS	ROOF <10 YEARS

SOFTWARE

SOFTWARE & SYSTEMS	
BOOKINGS	MANUAL





GAS STATION & CONVENIENCE STORE

STORE OFFERINGS

Tackle	Apparel	Ice cream	
Snacks	Propane	Live Bait	Gasoline

INFRASTRUCTURE

ROAD SURFACE ASPHALT

DRIVEWAY SURFACE ASPHALT

BUILDING TYPE BRICK/FRAME

SOFTWARE & SYSTEMS

POINT OF SALE TMS 800 F+

FUEL TANK MONITORING NONE

BACK END INTEGRATION NONE

GAS PUMP DETAILS

LICENSE ACTIVE THROUGH 2027

1,000 GALLON GRAVITY FED ABOVE THE GROUND
STORAGE TANKS

1 Island; EMV compliant Gilbarco Encore 700 (1 ethanol
free) with no screen; customer interface replaced 2024



28 MARKET
OVERVIEW

RESORT AMENITIES

Convenience Store	RV Decks	Fridge & TV to every room
Fish Cleaning Station	On Site Staff	Various Room Options
Tackle & Live Bait on Site	Fishing Dock	Dish Network Satellite Television
Gas Station	Lawn Care Service	Large Parking Area with Outlets
Pavilions, Picnic Tables & Grills	Boat Ramps x2	Park Model Rentals

EQUIPMENT

ONE WASHER ONE DRIER (in SFR)
GOLF CART
LAWN MOWER
STORE INVENTORY
FF&E IN THE OFFICE – to be outlined in Exhibit





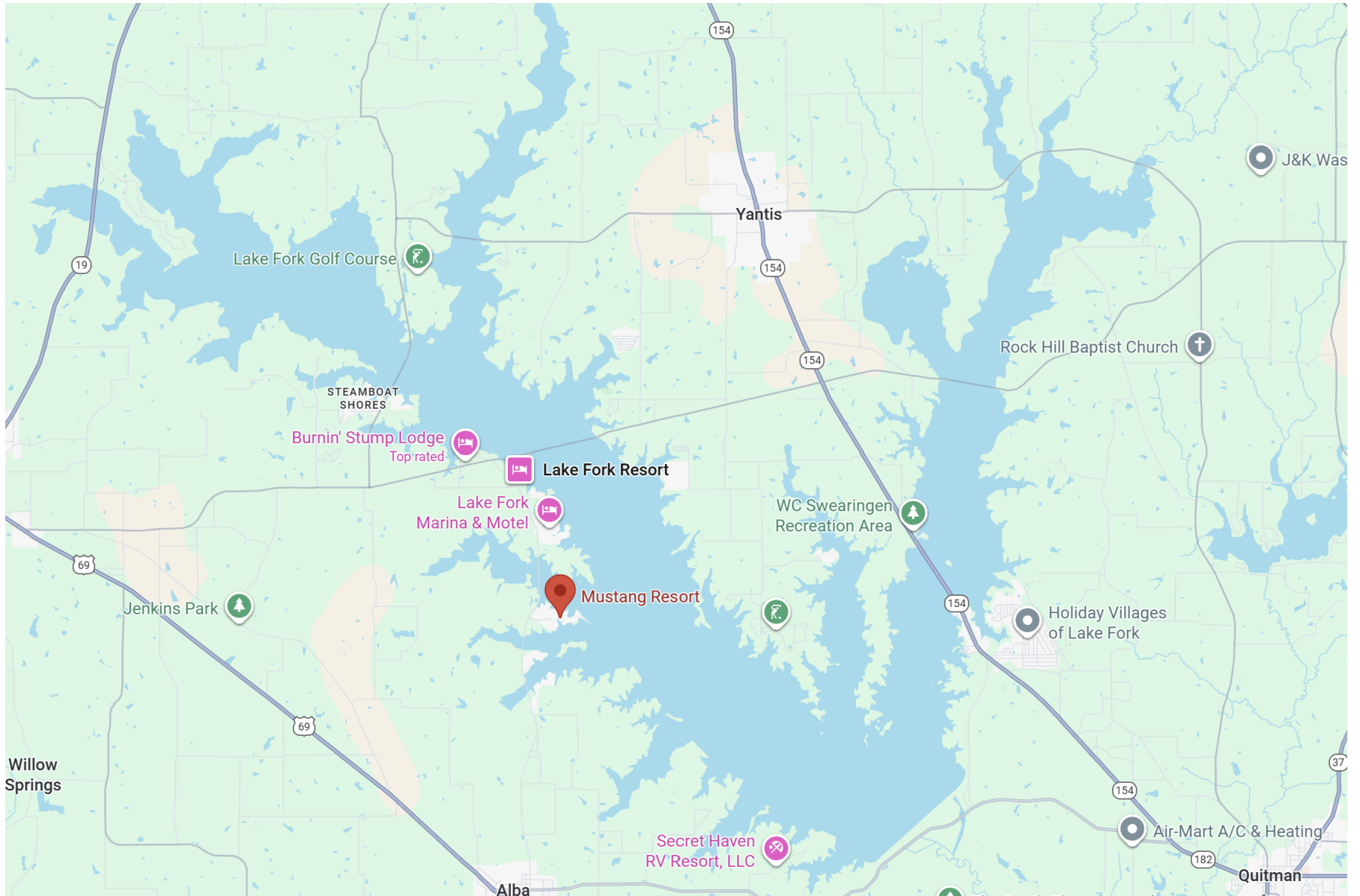
RV PARK MARKET

Local Map

RV Park Sale Comparables

RV Rent Comparables

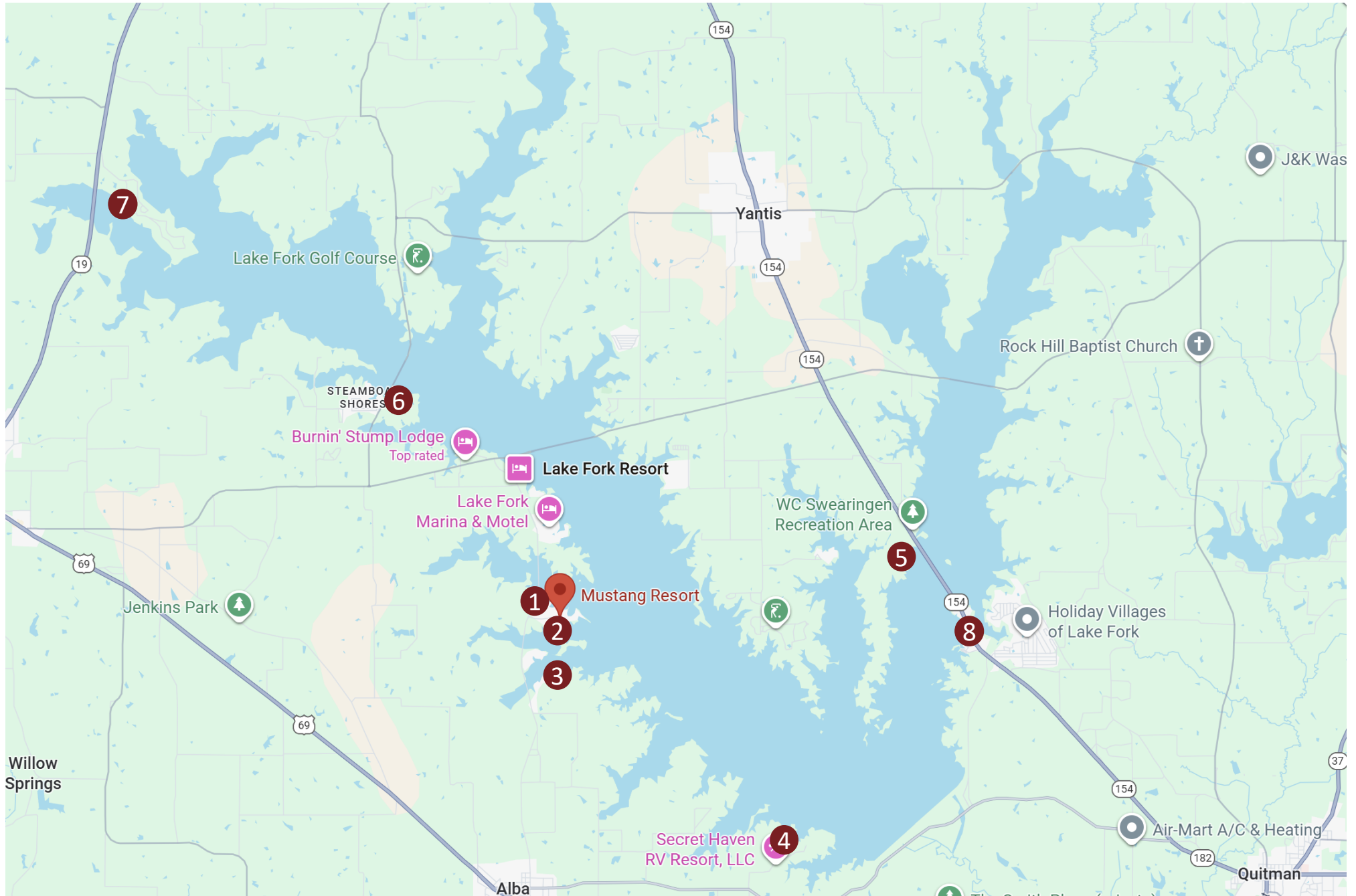
LOCAL MAP



COMPARABLE SALES

	PROPERTY	ADDRESS	CITY/STATE	SITES	PRICE/PAD	Cap Rate
1	Ranch 380	6074 US-380	Ponder TX	98	\$46,428	8%
2	Axton's Bass City	2959 FM2946	Emory TX	49	NA	NA
3	I35 RV Resort	15131 N Interstate 35	Elm Mott TX	250	\$51,200	5.8%
4	Hilltop Community	4020 W Oak St	Palestine TX	40	\$26,875	8%
5	Sea Garden Park	47975 Michigan St	Laguna Heights TX	54	\$27,778	6.5%
6	Lake Ray Hubbard	2065 E FM 544	Wylie TX	109	\$73,394	6.8%
7	Aurora Gardens	8150 County Rd 436	Princeton TX	30	\$67,000	8.5%
8	American RV Park	4345 State Hwy 31 W,	Corsicana TX	156	\$24,359	9.4%
9	Circle 8 RV Park	2600 S Janice St,	Monahans TX	96	\$16,842	14%
10	Red Bear Resort	10169 Red Bear Resort,	Wills Point TX	112	\$17,857	10%
	Average				\$34,983	

RV PARK RENT & AMENITY COMPARABLES



RV RENT & AMENITY COMPARABLES

	PROPERTY	ADDRESS	CITY/STATE	ANNUAL RENT	ELECTRICITY INCLUDED	WATER INCLUDED	LOT TYPES	DECKS
	SUBJECT	507 Co Rd 1550	ALBA	\$2,000-\$4,100	NO	YES	WATERFRONT & WATERVIEW	YES
1	POPE'S LANDING	195 PR 5551	ALBA	\$3,000- \$3,500	NO	NO	WATERFRONT & WATERVIEW	YES
2	FISHIN' HOLE	382 Co Rd 1550	ALBA	\$2,650 - \$4,350	NO	NO	WATERFRONT & WATERVIEW	YES
3	LAKE FORK PARADISE	321 Private Rd 5534	ALBA	\$3,200-\$4,900	NO	NO	WATERFRONT & WATERVIEW	NO
4	PENINSULA RV	580 Co Rd 1585	ALBA	\$4,000-\$6,000	NO	YES	WATERFRONT & WATERVIEW	NO
5	CANEY POINT	3535 TX-154, Yantis	YANTIS	\$3,200-\$4,900	NO	NO	WATERFRONT & WATERVIEW	YES
6	LAKEVIEW LODGE	2980 FM2946	EMORY	\$2,400-2,800	NO	YES	WATERVIEW	NO
7	NORTHSHORE LANDING	660 Co Rd 3325	EMORY	\$4,500	NO	YES	WATERVIEW	NO
8	MINNOW BUCKET	West State Highway 154	QUITMAN	\$1,570—4,800	NO	YES	WATERFRONT & WATERVIEW	NO

OFFERING DETAILS

JTACR Real Estate Group and Angel Brokers Group has been engaged as the exclusive listing Broker representative of the Owner for the sale of this property. No contact shall be made by any prospective purchaser or agents to the Owner, its executives, staff, personnel, tenants, or related parties.

This Investment Offering Memorandum is a confidential solicitation of interest, and the information provided herein is provided for the sole purpose of considering the purchase of the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property or to terminate discussions with any entity at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Investment Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Purchase Agreement on terms acceptable to the Owner. By receipt of this Offering Memorandum, prospective purchaser will be deemed to have acknowledged the foregoing and agrees to release the Owner from any and all liability with respect hereto.

The enclosed materials are being provided solely to facilitate the prospective purchaser's own due diligence for which the purchaser shall be fully and solely responsible. All information contained herein is confidential in nature, and recipient agrees not to photocopy, duplicate, forward, distribute, or solicit third party interest without written permission and consent from Owner or JTACR Real Estate Group/Angel Brokers Group.

Neither JTACR Real Estate Group / Angel Brokers Group nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein shall be relied upon as a promise or representation as to the future performance of the Property.

OFFER SUBMISSION

Offers should be presented in the form of a non-binding Letter of Intent, spelling out all significant terms and conditions of Purchaser's offer including, but not limited to, (1) asset pricing, (2) due diligence and closing timeframe, (3) deal structure and each party's rights and responsibilities (as applicable), (4) earnest money deposit, and to include (5) a resume of previous multi-family ownership experience, as well as (6) qualifications to close, and (7) details of debt and equity financing.

ASKING PRICE & TERMS

\$5,200,000

MUSTANG

RV RESORT & BOAT STORAGE

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