



PROPERTY BREAKDOWN:

Property is conveniently located in Mount Vernon, Texas on county road 4105, 1.4 miles south of I-30 at exit 147, just east of the Dukes Truck Stop.

5 +/- acres of beautifully treed land and are within minutes of the tri-lake area of Lake Bob Sandlin, Cypress Springs lake and Lake Fork. We're located just minutes away from historic Mount Vernon and only 17 miles from Mount Pleasant.

FEATURES:

- 5+ acres
- 12 electric boxes installed with 4 already metered.
 - Plenty of meters for future growth.
- Fresh water meter installed with 2" pipe running on property. Water running to on 17 spots.
- 1 – 800-gal aerobic septic system already installed.
- 17 Spots fully developed. (6 of them have cabins on them)
- 8 more spots to be developed – spots are cleared and ready.
 - Need to install septic & water.
 - Need to install electric.
 - Need to install gravel.
- 2 - 12x16 Cabins
- 2 - 12x20 Cabins
- 1 - 10x20 Office building with bathroom. (Currently subdivided into one room cabin)
 - Bathroom includes fully functioning shower, toilet & sink
 - Includes one coin op washer and dryer
- 2 – 12x32 Cabin with 1 full bedroom and loft.
- 1 – 28ft, 2017 Kingsport RV (sleeps 6)
- 1 – 18x30 metal garage building with 12' garage roll up door on concrete pad
- 1 – Laundry facility featuring one washer & one dryer
- Public bathroom with shower

ADDITIONAL EQUIPMENT: (Optional with Purchase)

- 1 – 28ft, 2017 Kingsport RV (sleeps 6)

CURRENT INCOME:

- Average monthly income for 2023: \$5,595.00
- Average monthly income from Jan 2024 to May 2024: \$9,258.00

FUTURE PROJECTED INCOME

- Additional 8 RV spots: \$4,400.00 (per month based at \$550 per month)
- Laundry Facilities: \$100 per month

MONTHLY EXPENSES

Cost for utilities approx. \$100.00 per month per spot. (Includes water & electric)

Trash Pickup: \$250.00

Internet: \$600.00

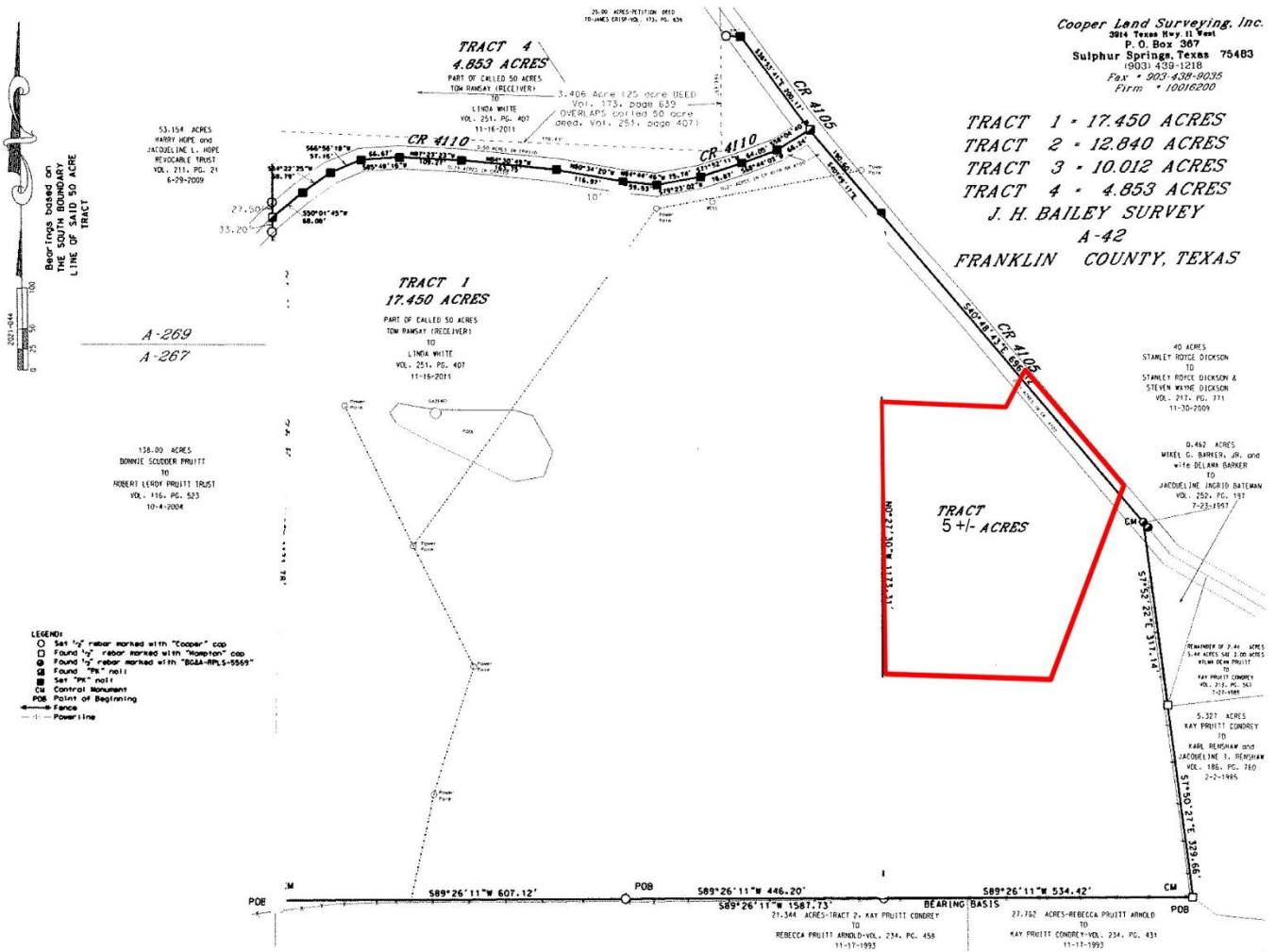
COST TO FINISH ADDITIONAL 8 SPOTS

- Add Septic System \$8,000.00 (includes 800 gal system w/pump station and fresh water)
- Add 30/50 Electric \$10,000.00 (includes labor & materials)
- Clearing \$5,000.00 (labor and equipment rental)
- Roads & Spots \$15,000.00 (Labor & gravel)
- Misc. Expenses \$10,000.00

Estimated cost to finish to 10 spots & 1 Cabin: \$48,000.00

Estimated time to finish: 2 months

TEMP SURVEY OF 5+/- ACRES



ENTRANCE TO PARK



RV SPOTS



HOST CABIN

HOST CABIN



CABIN 1 & 2



CABINS 3, 4 & 5



2017 28' Kingsport RV



MAINTENANCE GARAGE



OFFICE/CABIN/PARK BATHROOM/LAUNDRY ROOM





CURRENT PARK DESIGN & FUTURE LAYOUT

