

An aerial photograph of a large marina complex situated on a body of water. The marina features numerous long, rectangular floating docks with white roofs, arranged in a grid-like pattern. The surrounding land is mostly bare, with some scattered trees and small buildings. The water is a deep blue, and the sky is clear with some light clouds.

FOR SALE

MARINA DEL REY

7007 MARINA DR • KINGSTON, OK 73439

MARINA WITH PRIME FUTURE DEVELOPMENT POTENTIAL • 183.7 ACRES

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Investment Overview

Mohr Partners, Inc., is pleased to present an investment opportunity for a marina located at 7007 Marina Dr, Kingston, OK 73439. The subject property is known as Marina Del Rey and is situated on a 183.70-acre site. The marina sits on 93.7 acres of this site, providing a prime opportunity to develop the remaining 90 acres.

Marina Del Ray consists of the following:

- 196 covered wet slips across 20 covered floating docks
- Assorted uncovered courtesy slips
- Outside open storage spaces
- Ship's store
- Restaurant
- Office
- Swimming pool with gazebo
- Concrete block restroom
- 10 RV campground sites
- 6 RV camper pads
- 69 dry storage spaces in two buildings
- 12 cabins
- 4 cabins converted from shipping containers
- 80 x 120 covered entertainment pavilion with elevated stage and bars
- Two boat ramps

The land is owned by the Department of the Army Corps of Engineers (U.S.A.) and is under a long-term lease agreement which expires on December 31, 2036, per the lease agreement with an option to renew for an additional 25 years.



Investment Overview

EXECUTIVE SUMMARY

Property Name	Marina Del Ray
Address	7007 Marina Dr, Kingston, OK
Property Type	Marina
Number of Buildings	6
Number of Units	196
Land Area	183.70 Acres
Year Built	1970, 1970/2016/2022, 2016-2018
Land to Building Ratio	211.27 to 1

LEASE SUMMARY

Initial Lease Term	25 Years
Lease Commencement	1/1/2012
Lease Expiration	12/31/2036
Remaining Term	11+ Years
Lease Type	Absolute NNN
Landlord Responsibilities	None
Options	One 25-Year Option
Lessor	Dept. of the Army Corps of Engineers



Financial Overview

INCOME	\$	% PGR	PER SLIP
Covered Slip Rent	\$1,458,240	31.7%	\$7,440
Dry Storage Rent	\$40,000	0.9%	\$204
Boat Rentals	\$375,000	8.2%	\$1,913
Lodging Income	\$337,500	7.3%	\$1,722
Ship Store Income	\$513,442	11.2%	\$2,620
Fuel Sales	\$900,000	19.6%	\$4,592
Restaurant Income	\$975,000	21.2%	\$4,974
Other Income	\$-		\$-
POTENTIAL GROSS INCOME	\$4,599,182	100.0%	\$23,465
Cost of Goods Sold (Fuel)	\$(450,000)	9.8%	\$(2,296)
Cost of Goods Sold (Rest)	\$(175,000)	3.8%	\$(893)
Cost of Goods Sold (Store)	\$(75,000)	1.6%	\$(383)
Vacancy and Collection Loss	\$(137,975)	3.0%	\$(704)
EFFECTIVE GROSS INCOME	\$3,761,207	100.0%	

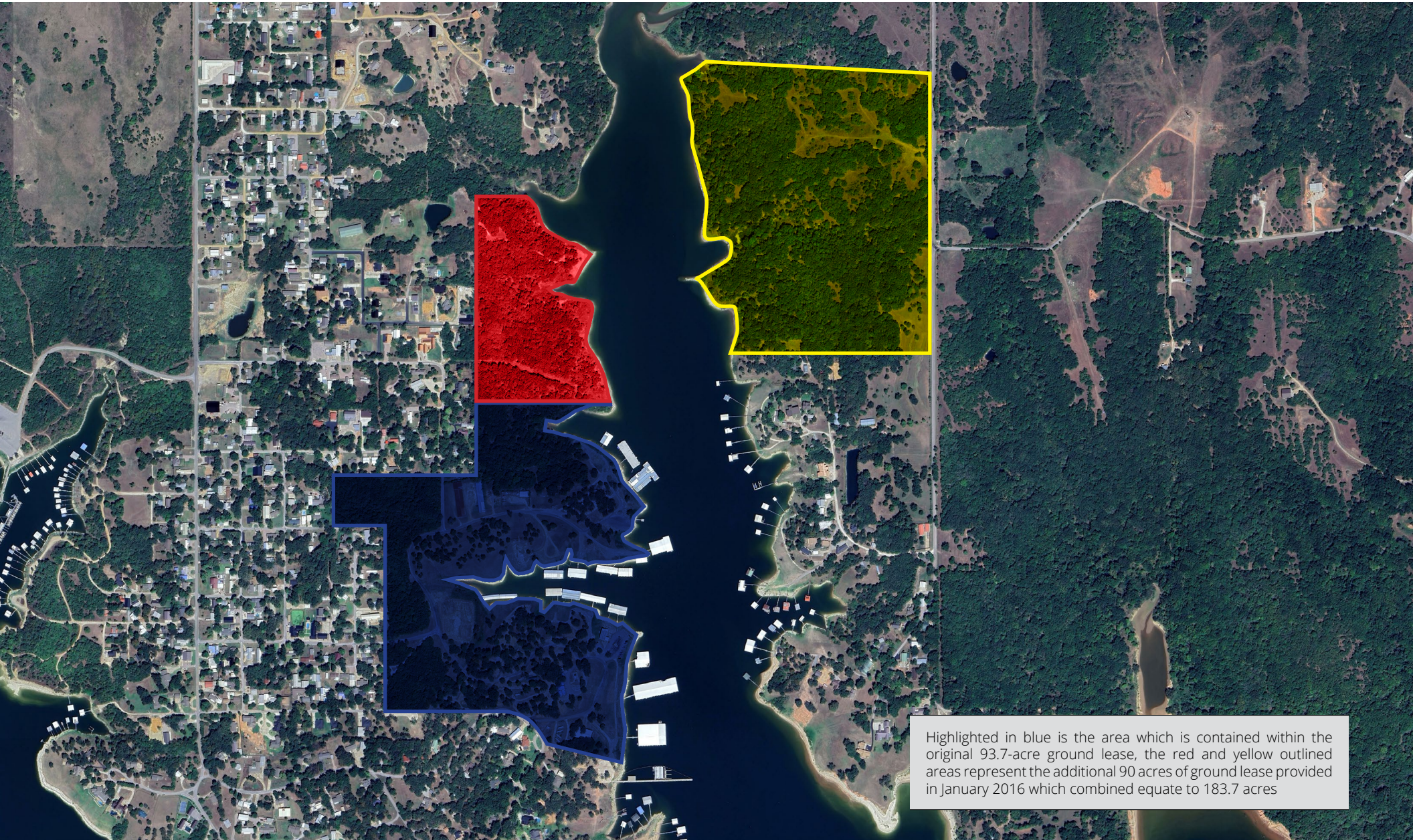
EXPENSES	\$	% EGR	PER SLIP
Tax Expense	\$175,000	4.7%	\$893
Insurance	\$250,000	6.6%	\$1,276
Total Utilities	\$175,000	4.7%	\$893
Repairs/Maintenance	\$125,000	3.3%	\$638
General/Administrative	\$164,513	4.4%	\$839
Management	\$188,060	5.0%	\$959
Ground Rent	\$188,566	4.1%	\$962
TOTAL EXPENSES	\$1,266,140	33.7%	\$6,460
NET OPERATING INCOME	\$2,495,067		

Notes:

- Slip revenue based on avg. slip size (LF) 41 at \$15.12/LF
- The subject property does not have a tax expense.
- Management expense based on 5% of PGR
- The ground lease is projected at 4.1% of the gross receipts

Disclaimer: Pro forma figures are for illustrative purposes only and are based on assumptions derived from third-party sources and historical data. Prospective buyers are responsible for verifying all information and conducting their own due diligence.

Current Aerial



Highlighted in blue is the area which is contained within the original 93.7-acre ground lease, the red and yellow outlined areas represent the additional 90 acres of ground lease provided in January 2016 which combined equate to 183.7 acres

Current Aerial



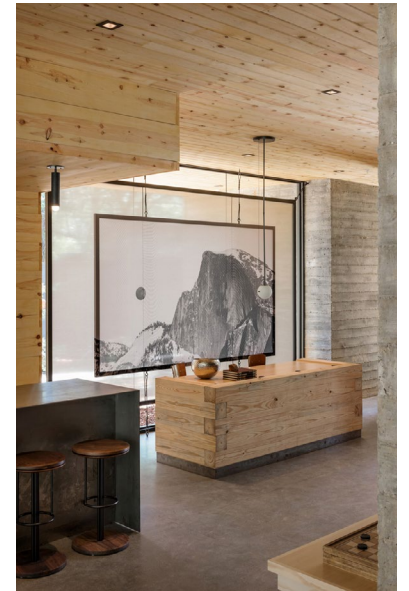
- | | |
|---|----------------------------------|
| 1 | Storage |
| 2 | Camping Area |
| 3 | Boat Ramp |
| 4 | Docks |
| 5 | Lagoon |
| 6 | Rentals |
| 7 | Container House Rentals |
| 8 | Ship Store/Restaurant/Fuel Docks |

Concept Plan



Marina Del Rey is situated on a 183.70-acre site. The marina sits on 93.7 acres of this site, providing a prime opportunity to develop the remaining 90 acres.

Amenity Zone Concept Plan



Airstream Camping Concept Plan



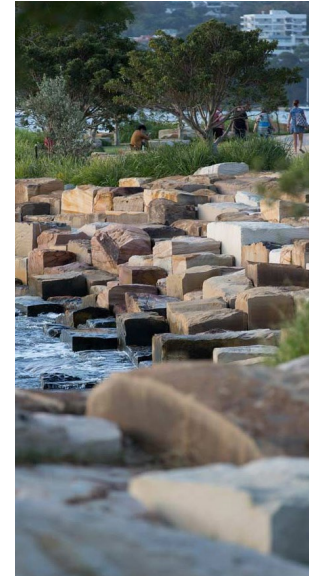
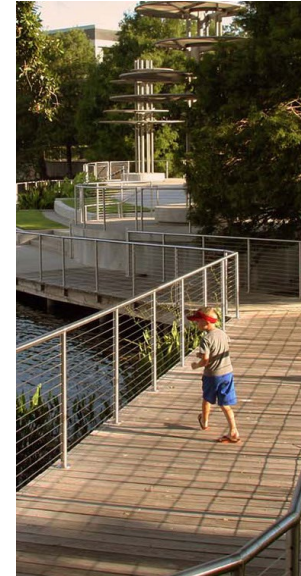
Casitas Concept Plan



Phase I Village Concept Plan



Recreation Zone Concept Plan



Lake Texoma Summary



The Lake Texoma region, straddling the border between north-central Texas and southern Oklahoma, is one of the most popular outdoor recreation areas in the southern United States. Formed by the Denison Dam on the Red River, Lake Texoma spans approximately 89,000 acres, making it one of the largest reservoirs in the country. The lake is bordered by multiple counties, including Grayson County (TX) and Bryan County (OK), with easy access from the Dallas-Fort Worth metroplex.

Lake Texoma is best known for its strong tourism and leisure economy, drawing over six million visitors annually. It offers a wide range of recreational opportunities including boating, sailing, fishing, camping, hiking and swimming. The lake is nationally recognized as a premier striped bass fishing destination, attracting anglers year-round. There are more than 10 marinas around the lake and numerous public and private campgrounds, lodges and RV parks.

Two state parks—Lake Texoma State Park (OK) and Eisenhower State

Park (TX)—provide maintained beaches, trails and scenic overlooks, while nearby resorts, golf courses and restaurants support a growing hospitality industry. The lake also supports seasonal events, such as fishing tournaments, regattas and holiday festivals, which contribute to the local tourism economy.

The surrounding region features a mix of small towns and rural communities that benefit from the steady stream of weekend visitors, retirees and vacation homeowners. The area has seen increased investment in vacation rentals, lakefront development and hospitality businesses in recent years.

With its combination of water-based recreation, scenic beauty and urban accessibility, Lake Texoma remains a key destination for leisure travel in the South Central U.S., offering both year-round outdoor activity and seasonal tourism appeal.


1.5 Hour from Dallas-Fort Worth Metroplex

2.25 Hours from Oklahoma City

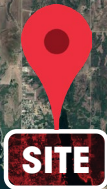
Nearby Development

POINTE VISTA • KINGSTON, OK



Total Investment	\$2 billion
Residential Plans	Approx. 2,100 homes
Amenities	A casino, conference facilities, indoor waterpark, family adventure zones, retail boutiques, dining experiences, country club, adventure park, 18-hole golf course, full-service marina
	A 189-room hotel with 25 suites, 168 Hard Rock-branded residence rentals

DURANT, OK



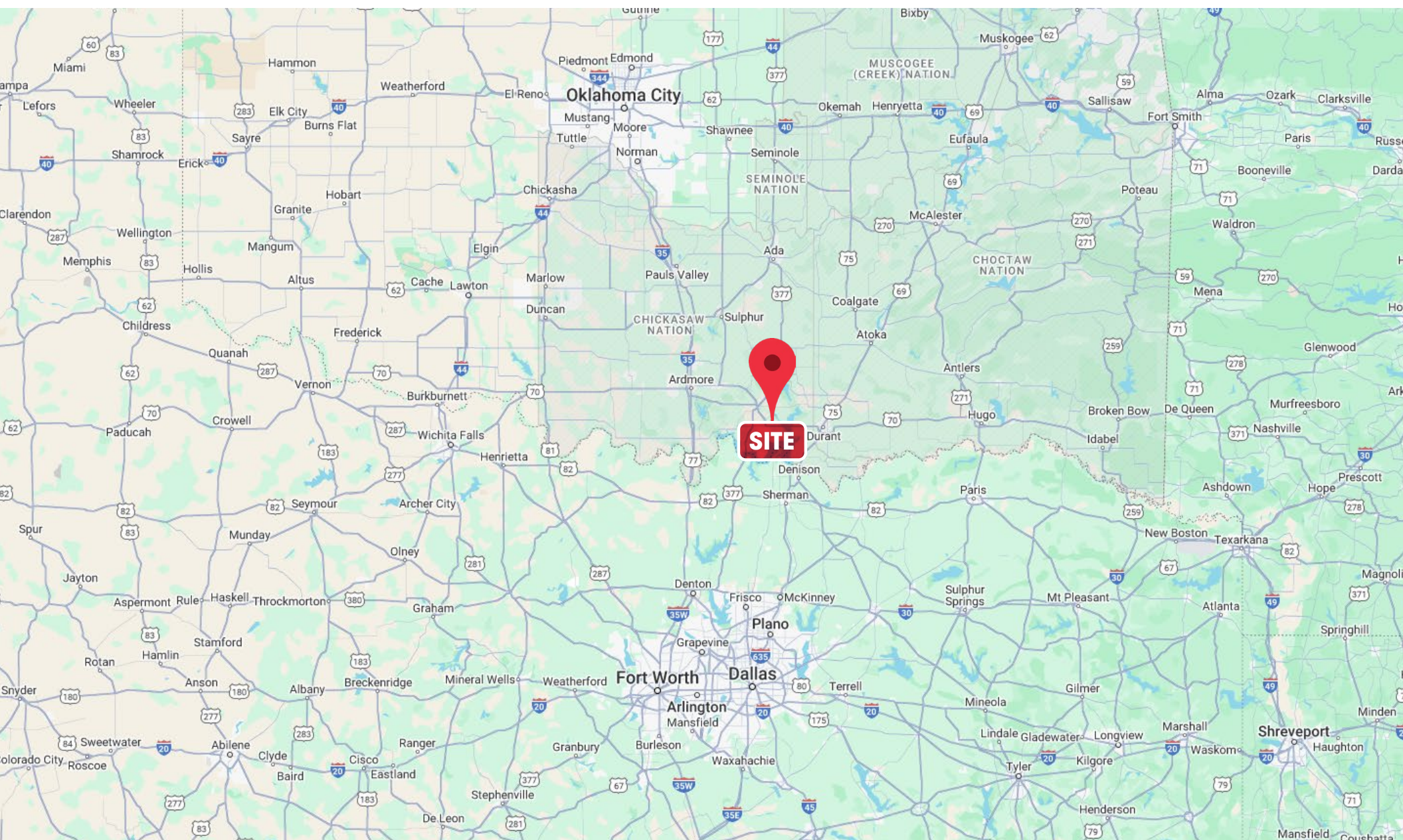
LAKE TEXOMA

PRESTON HARBOR • DENISON, TX



Total Investment	\$6 billion
Residential Plans	Approx. 7,500 homes, including luxury single-family, active adult communities and multifamily units
Amenities	A resort hotel, retail shops, restaurants, and an upscale marin
	A \$100 million resort featuring a hotel, restaurants and entertainment venues

Location Map



Demographics

	1 MILE	3 MILE	5 MILE
Population			
2020 Population	799	4,065	17,822
2024 Population	971	5,125	21,985
2029 Population Projection	1,082	5,776	25,024
Annual Growth 2020-2024	5.4%	6.5%	5.8%
Annual Growth 2024-2029	2.3%	2.5%	2.8%
Households			
2020 Households	364	1,818	7,738
2024 Households	435	2,263	9,557
2029 Household Projection	482	2,539	10,889
Annual Growth 2020-2024	1.6%	1.2%	0.6%
Annual Growth 2024-2029	2.2%	2.4%	2.8%
Avg Household Size	2.10	2.20	2.20
Avg Household Vehicles	2.00	2.00	2.00
Housing			
Median Home Value	\$158,843	\$165,239	\$170,304
Median Year Built	1992	1989	1986
Owner Occupied Households	398	2,098	8,844
Renter Occupied Households	84	441	2,044
Household Income			
< \$25,000	145	634	2,036
\$25,000 - 50,000	122	530	2,355
\$50,000 - 75,000	49	471	1,911
\$75,000 - 100,000	20	178	1,015
\$100,000 - 125,000	64	236	829
\$125,000 - 150,000	8	60	370
\$150,000 - 200,000	25	97	594
\$200,000+	2	58	446
Avg Household Income	\$55,794	\$62,775	\$73,617
Median Household Income	\$39,431	\$48,383	\$53,233

	1 MILE	3 MILE	5 MILE
Population Summary			
Age 15+	837	4,450	18,936
Age 20+	786	4,175	17,708
Age 35+	662	3,531	14,786
Age 55+	456	2,472	10,060
Age 65+	295	1,631	6,516
Median Age	52.80	53.60	51.60
Avg Age	47.60	48.20	46.90
Education			
Some High School, No Diploma	84	383	1,796
High School Graduate	229	1,291	5,906
Some College, No Degree	319	1,578	6,033
Associate Degree	59	268	1,365
Bachelor's Degree	61	431	2,027
Advanced Degree	55	276	899
Employment			
Civilian Employed	341	1,984	9,836
Civilian Unemployed	5	47	295
Civilian Non-Labor Force	482	2,365	8,561
U.S. Armed Forces	0	0	0
Housing Value			
< \$100,000	93	484	2,119
\$100,000 - 200,000	147	689	2,497
\$200,000 - 300,000	49	279	1,316
\$300,000 - 400,000	13	235	1,066
\$400,000 - 500,000	38	104	292
\$500,000 - 1,000,000	18	56	418
\$1,000,000+	1	20	41

Demographic data © CoStar 2025

CONFIDENTIALITY AND DISCLAIMER

Mohr Partners, Inc. ("Agent") has been engaged as the exclusive agent for the sale of a commercial property described herein (the "Property").

The property is being offered for sale in an "as-is, where-is" condition, and Seller and Agent make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum. The enclosed materials include highly confidential information and are being furnished solely for the purpose of review by prospective purchasers of the interest described herein. Your acceptance of this memorandum is an indication of your agreement to hold the contents of this memorandum in the strictest confidence and that you will not disclose information contained herein, in whole or in part, to any other parties without the prior written authorization from the Owner or Mohr Partners, Inc. as a "Registered Potential Investor." The use of this Offering Memorandum and the information provided herein is subject to the terms, provisions, and limitations of the confidentiality agreement furnished by Agent prior to delivery of this Offering Memorandum.

The enclosed materials are being provided solely to facilitate the prospective investor's own due diligence for which it shall be fully and solely responsible. The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by Agent or Seller or any of their respective representatives, affiliates, officers, employees, shareholders, partners and/or directors as to the accuracy or completeness of the information contained herein. Summaries contained herein of any legal or other documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained therein.

Neither the Agent nor the Seller shall have any liability whatsoever for the accuracy or completeness of the information contained herein or any written or oral communication or information transmitted or made available or any action taken or decision made by the recipient with respect to the Property. Interested parties are to make their own investigations, projections, and conclusions without reliance upon the material contained herein.

Seller reserves the right, at its sole and absolute discretion, to withdraw the Property from being marketed for sale at any time and for any reason. Seller and Agent each expressly reserve the right, at their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time, with or without notice. This offering is made subject to omissions, correction of errors, change of price or other terms, prior sale, or withdrawal from the market without notice. Agent is not authorized to make any representations or agreements on behalf of Seller.

Seller shall have no legal commitment or obligation to any interested party reviewing the enclosed materials, performing additional investigation, and/or making an offer to purchase the Property unless and until a binding written agreement for the purchase of the Property has been fully executed, delivered, and approved by owner and any conditions to owner's obligations there under have been satisfied or waived.

By taking possession of and reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents are of a highly confidential nature, will be held and treated in the strictest confidence, and shall be returned to Agent or Seller promptly upon request; and (b) the recipient shall not contact employees or tenants of the Property directly or indirectly regarding any aspect of the enclosed materials or the Property without the prior written approval of the Seller or Agent; and (c) no portion of the enclosed materials may be copied or otherwise reproduced without the prior written authorization of Seller or Agent or as otherwise provided in the Confidentiality and/or Registration Agreement executed and delivered by the recipient(s) to Mohr Partners, Inc. If you have no interest in the Property at this time, please return this Offering Memorandum immediately to:

Mohr Partners, Inc.
14643 Dallas Pkwy Suite 1000
Dallas, TX 75254

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Any projections, opinions, assumptions or estimates used herein are for example purposes only and do not represent the current or future performance of the property.



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.



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.

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.

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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Designated Broker of Firm

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