



AERIAL VIDEO

TOTAL ACRES
14

TOTAL SITES
100

PRICE
MARKET

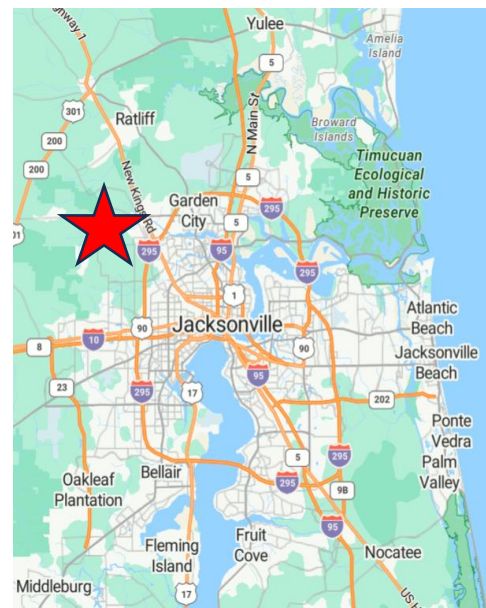
INVESTMENT HIGHLIGHTS

Rare opportunity to secure 100-Site Crosslake RV Park with the expansion opportunity of an additional +20 sites.

Located in the Northside submarket of Jacksonville, FL this offering currently consists of :

- (41) Sites have been successfully operating since 2021
- (15) Sites delivered Feb-May 2024
- (14) Regular and Lakefront Sites delivered Jan 2025
- (18) Lakefront Sites delivered March-May 2025
- (11) Sites on the Eastern Lakefront Oct 2025-Feb 2026.

BONUS - 36-space fully fenced and monitored RV & Boat Storage on premise and in full operation.

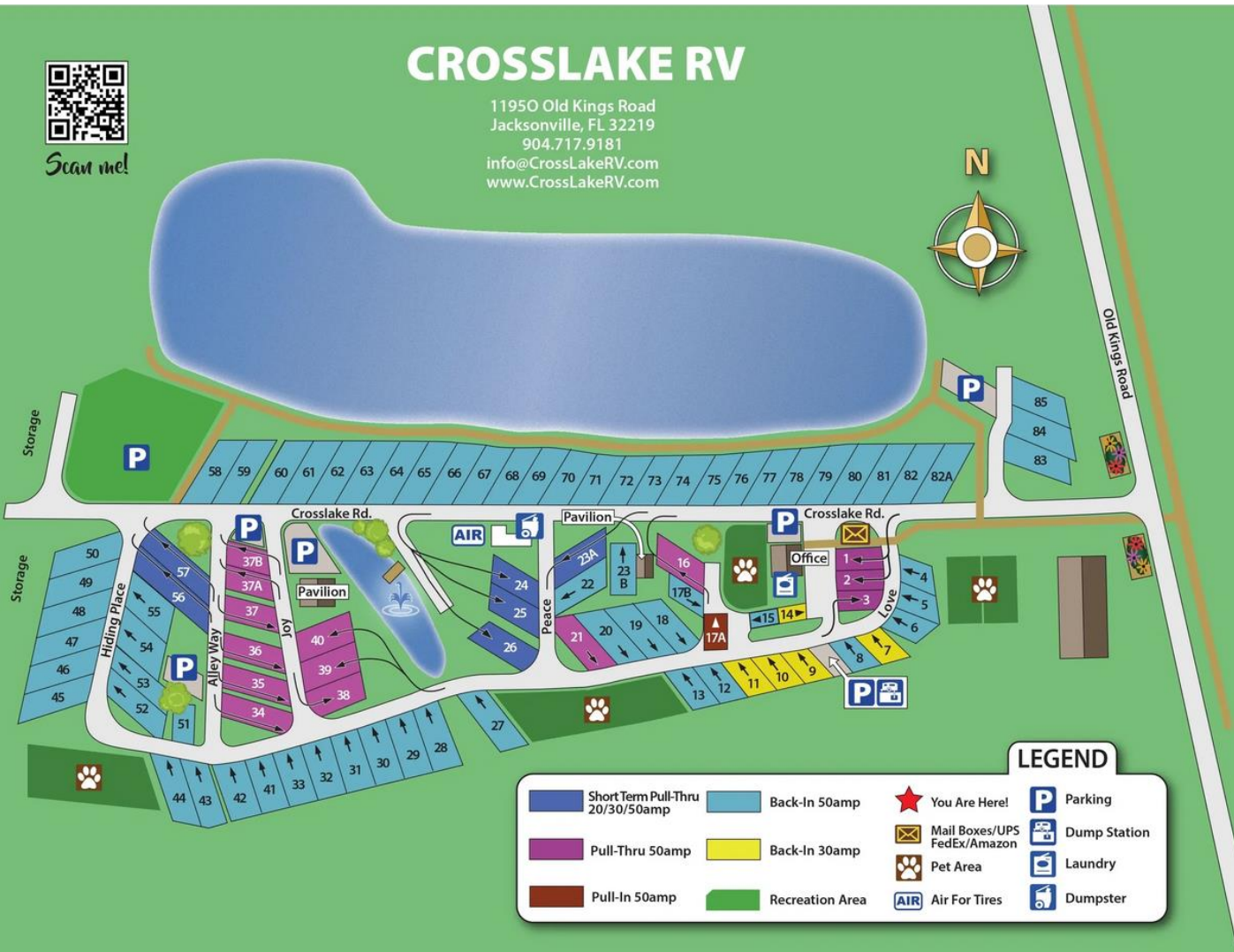




Scan me!

CROSSLAKE RV

11950 Old Kings Road
Jacksonville, FL 32219
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CURRENT SITE PLAN

Crosslake RV is comprised of a mix of Back-in and Pull-thru sites with 20/30/50-amp hookups to cater to all travelers. Extra Large sites can accommodate RV's up to 50 ft. Premium lots offer waterfront views from 27 Lakefront sites.

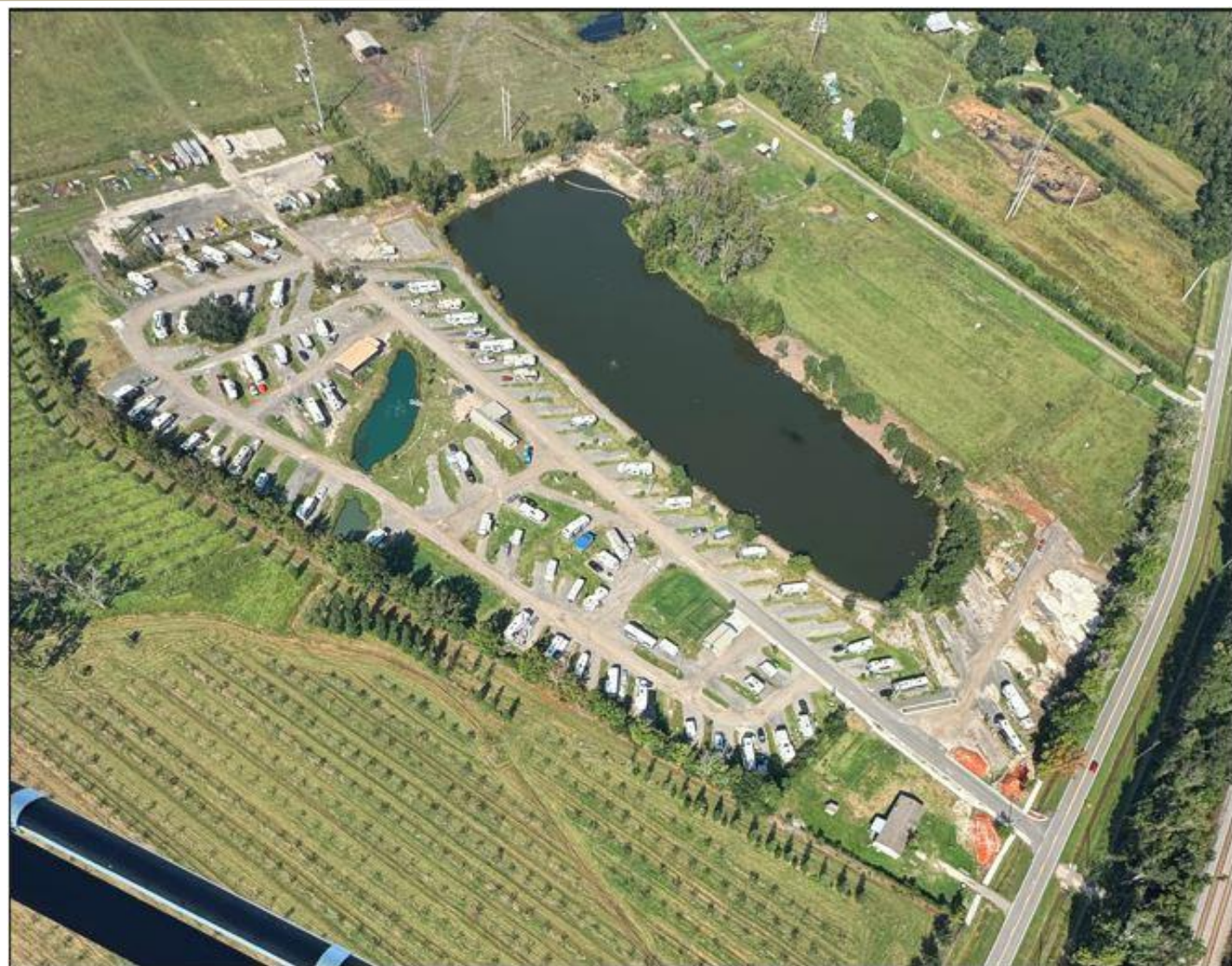
Amenities include security monitoring, Wi-Fi, Laundry, Covered Pavilions, (2) Doggy Parks, Farm Tours, catch and release fishing, lake front pedestrian walk.. Recreation Center and Pickleball Court, located at the SW corner of the lake, are in the planning stage.

36-space RV storage facility on-site.

CROSSLAKE RV

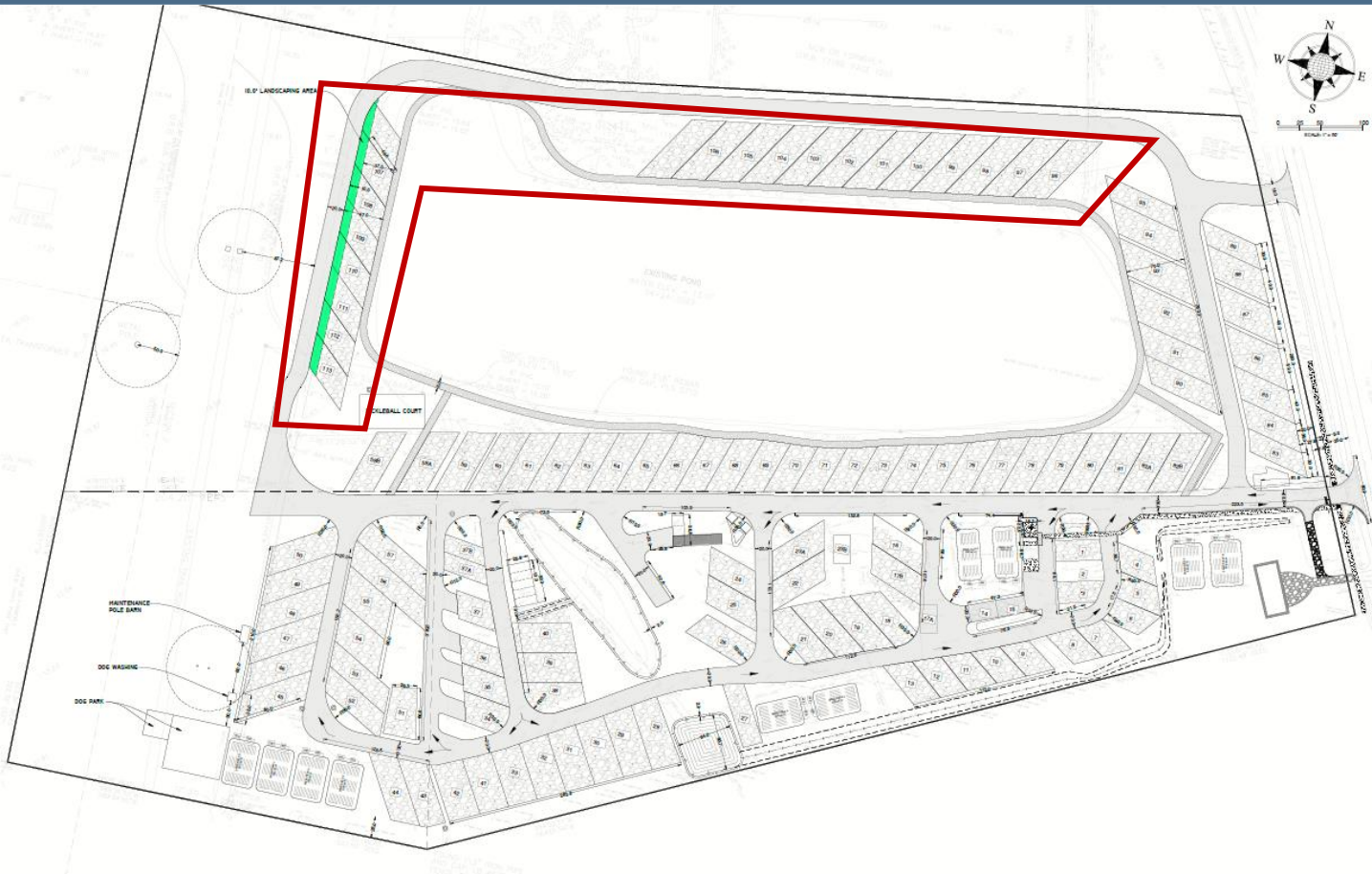
RECENTLY EXPANDED 100-SITE RV PARK + RV & BOAT STORAGE

11932 Old Kings Rd Jacksonville, FL 32219



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PHASE 2



A second entrance was recently added to the NE boundary of the property enabling an expansion of 11 additional lots, for a total of 100 lots. 9 lots are completed with the utility hookups completed on the final 2 and in the final stages of preparation.

Phase 2 consists of +20 sites requiring entitlements from the City of Jacksonville. This will bring total count of +120 sites with 50 Lakefront.

Buyer can acquire the current 100-Sites and negotiate the 20 Pads at pre-development and pre-occupancy prices.



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Lakefront Pads added March – May 25, 2025



CURRENT OPERATIONS

Current Rent Roll documents 94 sites. 6 sites are in final stage of development and will be delivered Jan 2026.

UNIT MIX - CURRENT OPERATIONS @ 98 RV SITES		
Pad Mix/Type	No. Pads	% of Total
Overnight	4	4%
Weekly/Monthly	96	96%

PAD CHARACTERISTICS

The community features a mixture of back-in and pull-thru sites in Standard and Large pad size accommodating a wide range of recreational vehicles.

UTILITIES

Each site features 20, 30, and 50-amp service with well and septic connections. Each site is metered w/ electric included in the rent up to 600kwh for 30amp or 800kwh for 50 amp. Overage is billed at current rates.

WATER/SEWER

Currently well and septic. Access to public water and sewer is expected in the next 18 months.

CURRENT RATES	DAILY	WEEKLY	MONTHLY
SHORT-TERM 7 DAY WEEK	\$45	\$315	
SHORT-TERM 5 DAY WEEK	\$55	\$275	
DAILY RATE (3-DAY MIN)	\$65	\$195	
STANDARD LONG-TERM BACK-IN & PULL THRU 30 AMP			\$725
STANDARD LONG-TERM BACK-IN & PULL THRU 50 AMP			\$750
LARGE LONG-TERM BACK-IN 20/30/50 AMP			\$775
LARGE LONG-TERM PULL-THRU 20/30/50 AMP			\$825
LAKEFRONT BACK-IN 50 AMP			\$875

RV & BOAT STORAGE:

Storage Area Includes:

- 3-Acres Full perimeter fencing.
- 36 Total Sites. (12) 40ft (24) 20ft
- Surveillance Cameras at entrance.
- Grass and Gravel and milling areas.
- RV Park Residency is not required.

Storage Rates (per Month)

Class A, B, C RV's, Motorhomes, Travel Trailers, 5th Wheels, and Tent Trailers.

- Up to 12ft- \$75
- 13ft to 30ft- \$175
- 31ft to 44ft- \$200

Vehicle Storage

- RV Storage - \$100
- Motorcycles (2 wheel or 3 wheel)- \$75
- Cars or Pickups- \$125
- Trailer Storage Tow Dolly- \$30
- Empty Single Axle Tow Dolly under 5ft
- Single Axle \$75
- Empty Flatbeds or locked box trailers, incl empty boat trailers
- Double Axle- \$125
- Empty Flatbed or locked box trailers, incl empty boat trailers
- Triple Axle- \$175

PARK AMENITIES

Park amenities include restrooms, laundry facility, and two doggie parks.

Crosslake RV offers a stocked lake for catch and release fishing. Access to the lakes includes a water-front walking path.

Land has been identified for a Recreational Center and Pickle Ball Court, currently in the Planning stage.



Big Rig Friendly



Pull-Thrus



Back-Ins



Full Hookups



20 Amp Service



30 Amp Service



50 Amp Service



Water



Sewer



Wi-Fi Access



Laundry Facility



Picnic Tables



RV Storage



Fishing

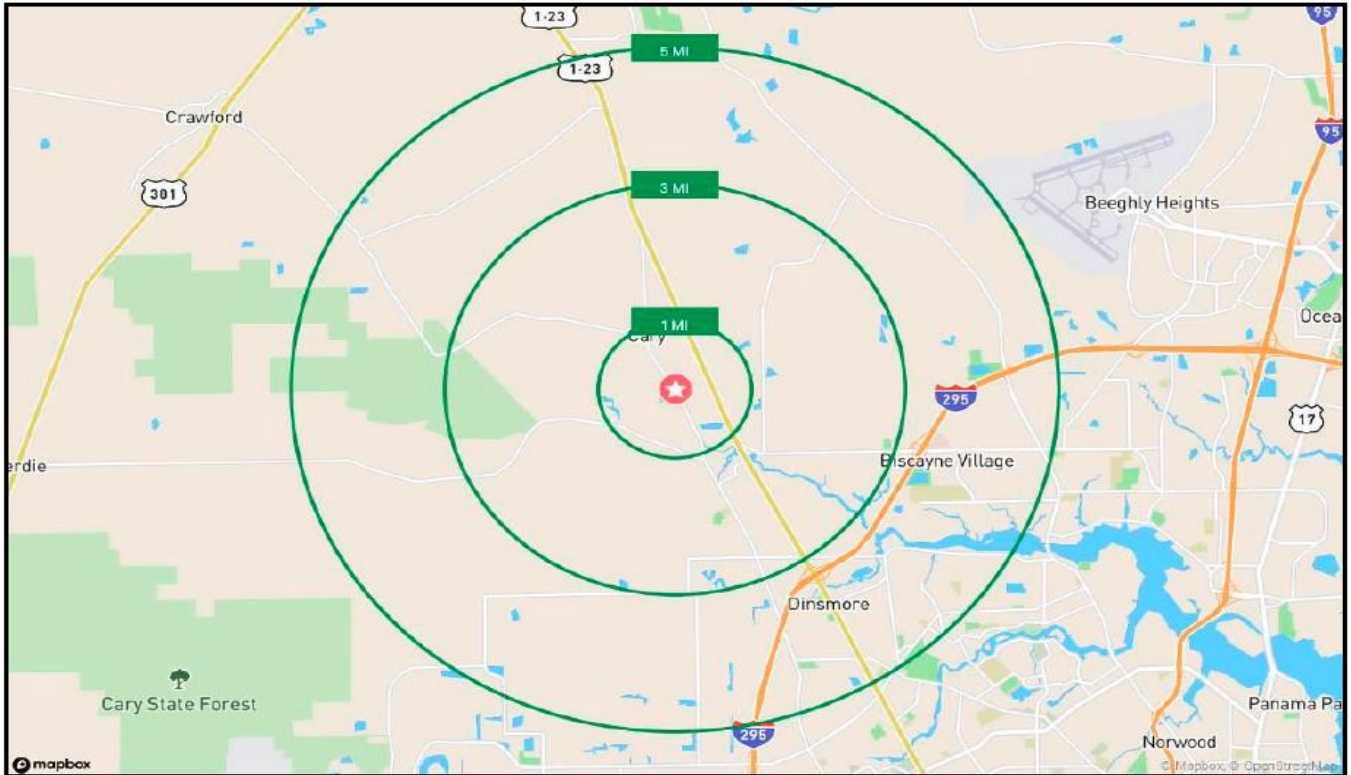


Pets Welcome

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Crosslake RV is located in northwest Duval County, in the Northside submarket, approximately 11.5 miles NW of the Jacksonville CBD and 6 miles SW of the Jacksonville International Airport. The community has good visibility along Old Kings Road with easy access to US-1 and the I-295 loop,

Northwest Jacksonville is experiencing expansive growth with increased velocity projected over the next two decades. Currently there are numerous Single-Family communities under construction or in advanced planning stages within a 3-mile vicinity.

Distance to Jacksonville Attractions:

- 5 minutes to grocery shopping options
- 10 minutes to International Airport
- 15 minutes to River City Town Center shopping and restaurants
- 15 Min to the Jacksonville Zoo
- 20 min to TIA Stadium - Home of the Jacksonville Jaguars
- 20 min to the Riverside Arts Market open every Saturday Morning
- 35 minutes to Jacksonville Beaches