

Gator RV Park

RIVERFRONT HOUSE, RV PARK
AND HIGH-CLEARANCE METAL
WORKSHOP FOR SALE

OFFERING MEMORANDUM

2010 and 2031 Guadalupe River Dr
Tivoli, TX 77990



Gator RV Park

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01

Executive Summary

Investment Summary

GATOR RV PARK

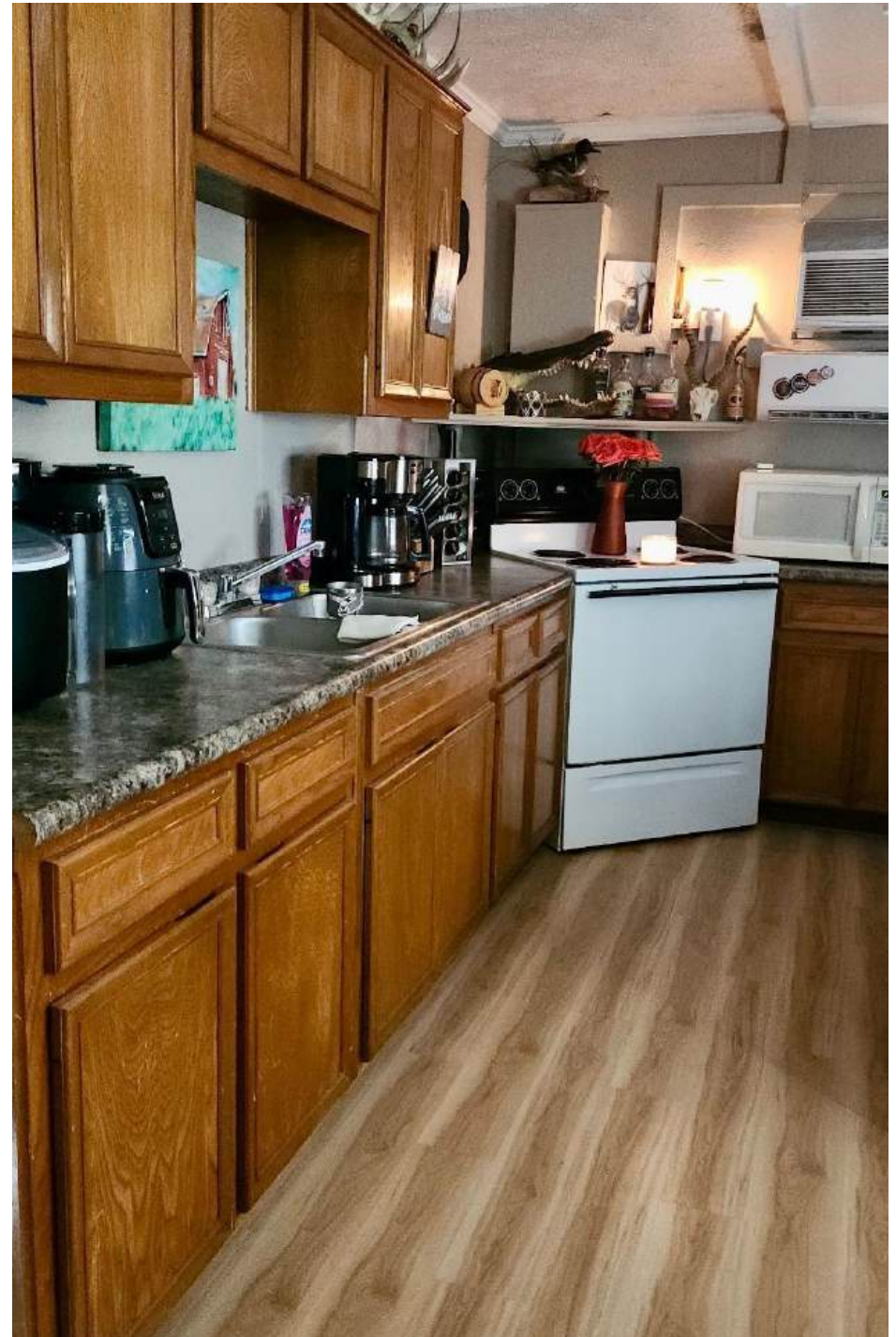
OFFERING SUMMARY

ADDRESS	2010 and 2031 Guadalupe River Dr Tivoli TX 77990
COUNTY	Calhoun
LAND ACRES	6.5
YEAR BUILT	2012
YEAR RENOVATED	2018
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

PRICE	\$1,350,000
NOI (Pro Forma)	\$119,094
CAP RATE (PRO FORMA)	8.82%
GRM (PRO FORMA)	6.80

DEMOGRAPHICS	10 MILE	20 MILE	30 MILE
2025 Population	1,468	24,496	114,746
2025 Median HH Income	\$58,571	\$61,627	\$70,489
2025 Average HH Income	\$75,715	\$85,439	\$89,309



RV Park Details

- Built: 2018
- 1 Parcel
- 17 full hookup RV sites (each 70-75' wide)
- 4 RV sites along the river
- Seven high-capacity aerobic septic systems, fully licensed
- Private water well house
- Gravel roads & lots of stabilized open parking
- Laundry Room with 2 washers & 2 dryers
- Retention pond
- Boat ramp access
- Fish camp area for guests
- Dog park
- Lots of Room for expansion
- Elevated spots to park in case of flooding (only used once during Hurricane Harvey)

1 Cabin:
700sf, 1/1
Elevation: 24ft to floor

The RV spaces and the cabin are submetered. Tenants pay own utilities. WIFI is now included.

Sellers do their own landscaping and hauling of trash dumpsters to keep expenses minimal

Calhoun County is not allowing any new RV Parks to be licensed in the area

Home Details

- A 2008 Fleetwood mobile home (placed in 2012) has recently been completely renovated
- 2 parcels
- Size: 1,838 sq ft
- 3 bedrooms, 2 bathrooms
- House water and septic are connected to the RV park (RV park processes the house septic)
- Artesian Well House - submersible 180' deep
- Double-pane windows
- New A/C recently installed
- Granite countertops and Redwood cabinets in the kitchen
- Indoor/Outdoor adjoining dog kennel with a/c unit inside
- Kids "Pirates" themed play area in the living room
- Indoor Hot tub
- Built in entertainment center with quality surround sound system
- Brand new flooring in the bedroom
- Spacious porches with beautiful river views
- Approximately 250' of river frontage with 2 boat ramps
- 40' long x 32' wide pole barn 18' ceiling open air
- Elevated storage shed 10' x 20' enclosed except front door, split down middle/shared with neighbor
- Never Flooded

Metal Workshop/Building Details

- Spacious metal workshop with high clearance for heavy machinery
- 50' x 75' with front canopy
- HVAC & insulated
- Wired 200amp
- Wind zoned to 160mph including doors
- Has a new 4 post lift (\$18,000 value)
- Restroom
- Ample storage
- Office and upper loft for storage/can make into an extra rental unit
- Previously used as an RV repair shop
- Boat ramp access to the Guadalupe River
- Elevated 10ft to floor
- Can be rented out for extra income
- Never Flooded





02

Location

[Location Summary](#)

[Aerial View Map](#)

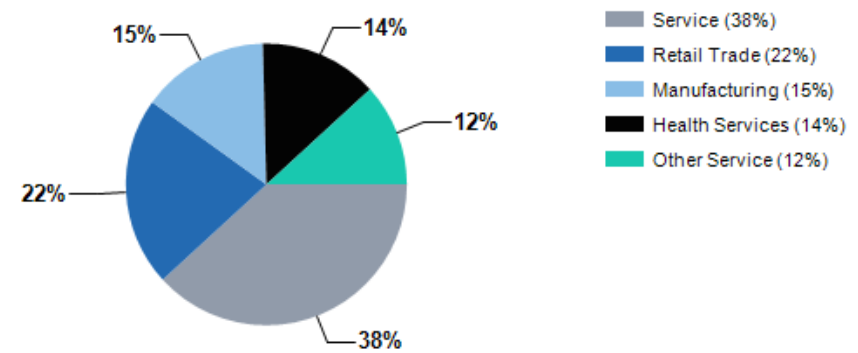
[Drive Times](#)

GATOR RV PARK

Economic Developments in the Area

- **Plastics:**
ExxonMobil is building a large-scale ethane cracker and polyethylene (PE) plant, known as the "Coastal Plain Project". The project could cost between \$8 billion and \$11 billion. Construction could potentially begin as early as 2026, with operations expected to start around 2031 and is projected to create over 3,000 jobs during construction and approximately 600 permanent and contract positions once operational.
- **Nuclear Energy:**
Dow is planning to build a nuclear power plant featuring four small modular reactors (SMRs) at its Seadrift, Texas facility just 15 miles away. Construction is expected to start in 2026 and be completed by the end of the decade, according to the Texas County Progress. The project is anticipated to create over 1,500 construction jobs and 100 permanent jobs.
- **Solar Energy:**
AP Solar Holdings is proposing a 400-megawatt (MW) Charger Solar Project on 4,500 acres in Refugio County, within the Austwell-Tivoli school district boundaries.
This project is expected to create 300-400 construction jobs and 3-4 permanent jobs, and generate significant tax revenue for the county and school district.
- **Oil and Gas:**
Tivoli is home to Northern Natural Gas, and there's also T-C Oil Company, LLC in nearby Refugio.
Tivoli Midstream, a Houston-based company founded in 2020, focuses on midstream, logistics, and services for the oil, gas, and petrochemical industries.
Tivoli Midstream recently acquired strategic terminal and infrastructure assets in the Texas Gulf Coast's Chocolate Bayou area (Brazoria County). These assets include 3.0 million barrels of storage capacity, open land for development, logistics assets, and multimodal connectivity (rail, truck, barge, pipeline). The Chocolate Bayou Assets can handle a wide variety of products, including renewables, refined products, specialty chemicals, and LPGs.

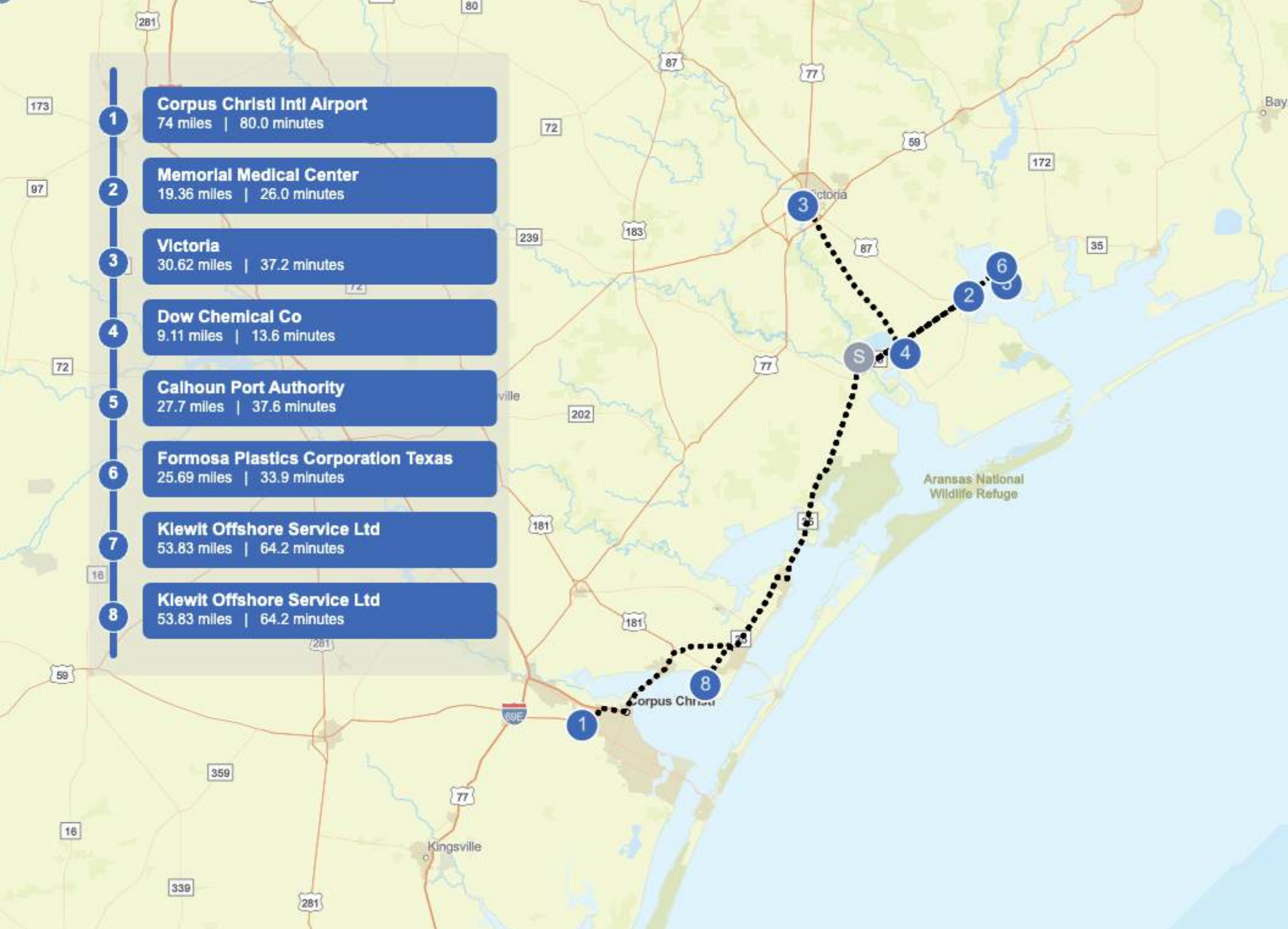
Major Industries by Employee Count



Largest Employers

Calhoun Port Authority	4,000
Formosa Plastics Corporation	3,500
Kiewit Offshore Services: Construction	2,500
Victoria Independent School District	2,100
Bay Ltd.: Construction	1,500
DOW Chemical	1,000
Flint Hills Resources: Refining	1,000
Steel Dynamics: Manufacturing	900







03

Property Description

Property Features
Parcel Map
Property Images

GATOR RV PARK

GLOBAL

NUMBER OF UNITS	24
LAND ACRES	6.5
# OF PARCELS	3
YEAR BUILT	2012
YEAR RENOVATED	2018

CONSTRUCTION

WATER	Well
SEWER	Aerobic Septic
ROADS	Gravel



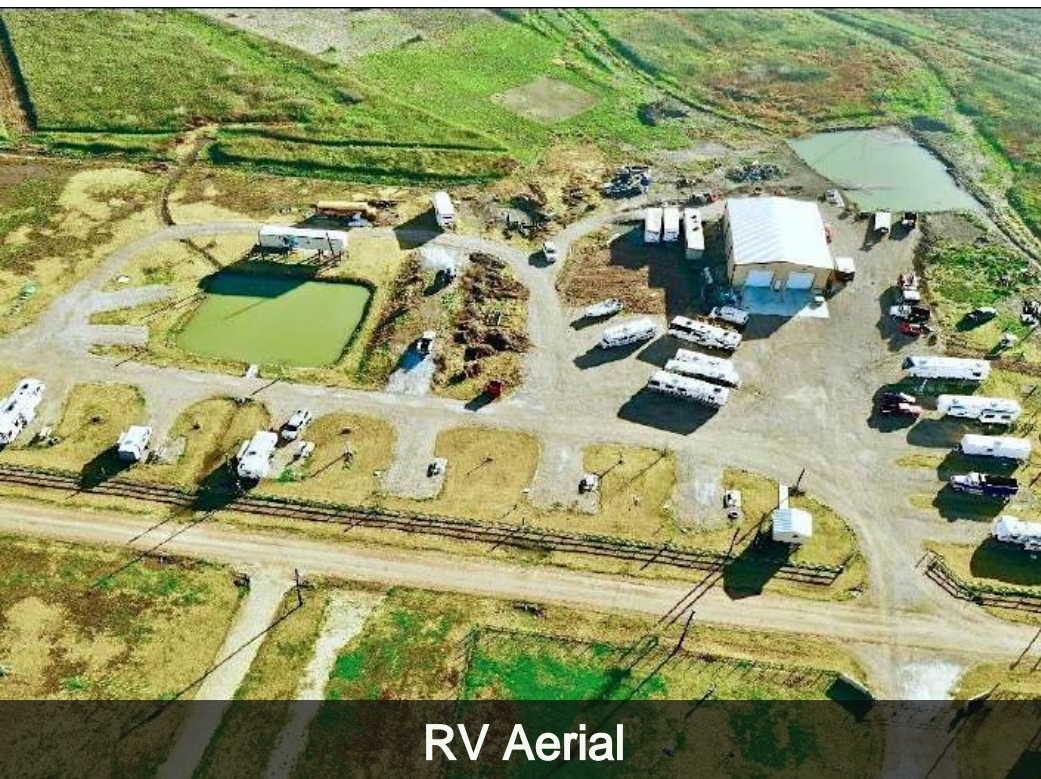




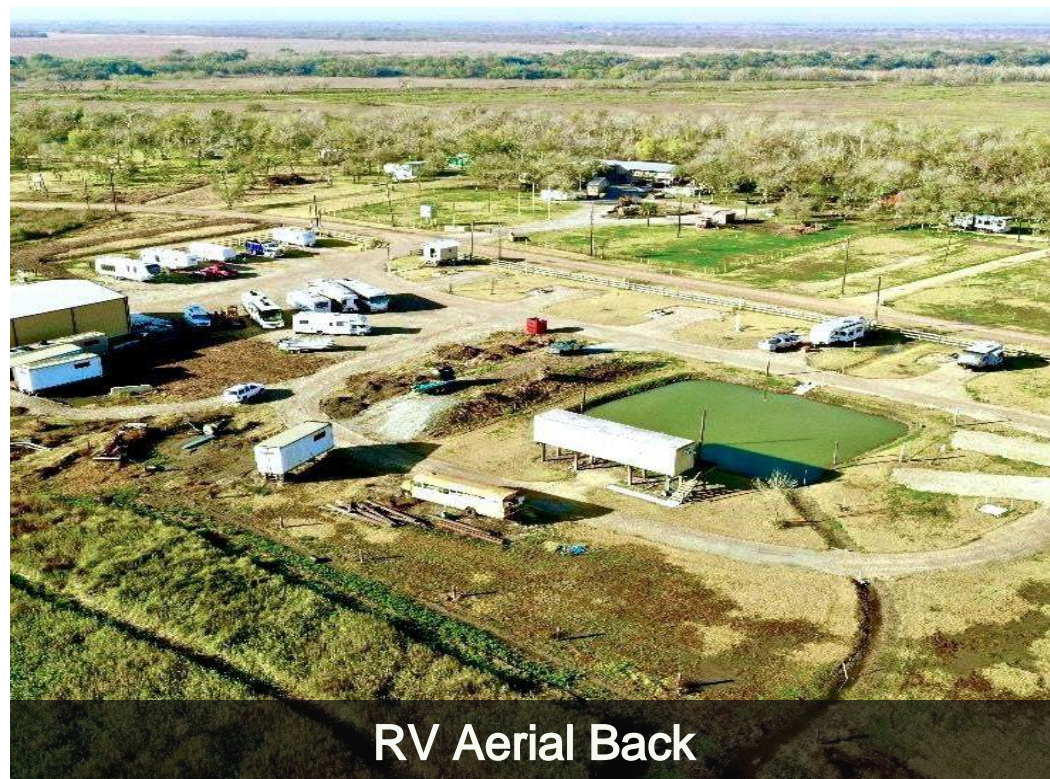
House Aerial



RV Aerial



RV Aerial



RV Aerial Back



Living Room



Kitchen



Guest Bedroom



Master Bath



04

Rent Roll

Gator Rent Roll 111125

GATOR RV PARK

Gator RV Park			
Rent Roll			
November 2025			
Unit	Status	Rate	Notes
1	OCCUPIED	\$300.00	PLUS ELECTRIC
2	OCCUPIED	\$325.00	PLUS ELECTRIC
3	OCCUPIED	\$325.00	PLUS ELECTRIC
4	MOVE IN 11-15-25	\$700.00	WITH RV RENTAL
5	MOVE IN 11-15-25	\$700.00	WITH RV RENTAL
6	MOVE IN 11-15-25	\$700.00	WITH RV RENTAL
7	OCCUPIED	\$325.00	PLUS ELECTRIC
8	OCCUPIED	\$250.00	PLUS ELECTRIC
9	OCCUPIED	\$250.00	PLUS ELECTRIC
10	MOVE IN 11-15-25	\$300.00	PLUS ELECTRIC
11	MOVE IN 11-15-25	\$300.00	PLUS ELECTRIC
12	OCCUPIED (CABIN)	\$700.00	PLUS ELECTRIC
13	UNDER CONSTRUCTION		
14	UNDER CONSTRUCTION		
S1	OCCUPIED	\$325.00	PLUS ELECTRIC
S2	RENTAL PENDING	\$325.00	PLUS ELECTRIC
S3	RENTAL PENDING	\$325.00	PLUS ELECTRIC
S4	RENTAL PENDING	\$325.00	PLUS ELECTRIC
S5	OCCUPIED	\$300.00	PLUS ELECTRIC
S6	RENTAL PENDING	\$325.00	PLUS ELECTRIC
S7	RENTAL PENDING	\$325.00	PLUS ELECTRIC
S8	RENTAL PENDING	\$325.00	PLUS ELECTRIC
S9 HOUSE	MOVE IN 11-15-25	\$1,500.00	PLUS ELECTRIC
S10 HOUSE		\$1,200.00	PLUS ELECTRIC
S11 HOUSE		\$1,000.00	PLUS ELECTRIC
SHOP	RUN BUSINESS OR RENT	\$0.00	
		\$11,450.00	



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Financial Analysis

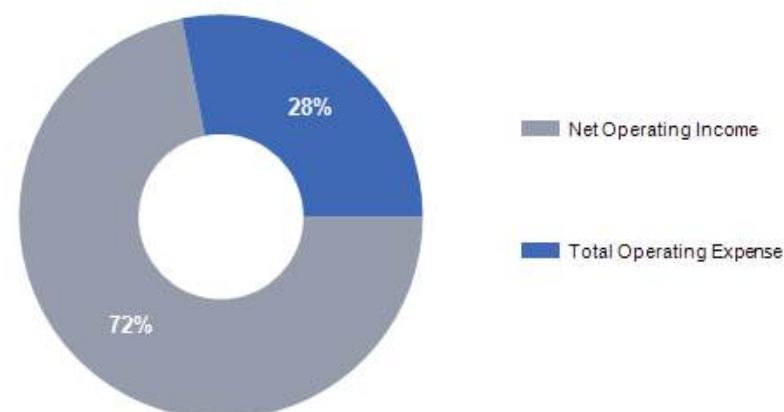
Income & Expense Analysis
Multi-Year Cash Flow Assumptions
Cash Flow Analysis

GATOR RV PARK

REVENUE ALLOCATION PRO FORMA

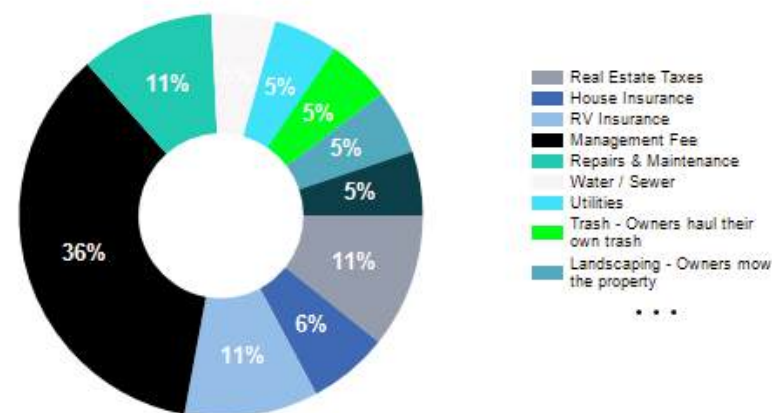
INCOME	PRO FORMA	
17 RV spaces \$350/mo	\$71,400	36.0%
4 Riverfront RV spaces \$800/mo	\$38,400	19.3%
Cabin \$700/mo (long-term tenant)	\$8,400	4.2%
House \$3700/mo	\$44,400	22.4%
Metal Building/Workshop \$3,000/mo	\$36,000	18.1%
Gross Potential Income	\$198,600	
Vacancy & Collection Loss	-30.00%	
Effective Gross Income	\$165,660	
Less Expenses	\$46,566	28.10%
Net Operating Income	\$119,094	

Income Notes: Sellers primary income has been from his Mobile RV Repair business (not included in this sale). Therefore, seller has not operated the RV park full-time.



EXPENSES	PRO FORMA
Real Estate Taxes	\$5,000
House Insurance	\$3,000
RV Insurance	\$5,000
Management Fee	\$16,566
Repairs & Maintenance	\$5,000
Water / Sewer	\$2,400
Utilities	\$2,400
Trash - Owners haul their own trash	\$2,400
Landscaping - Owners mow the property	\$2,400
Marketing	\$2,400
Total Operating Expense	\$46,566
% of EGI	28.10%

DISTRIBUTION OF EXPENSES PRO FORMA



GLOBAL

Price	\$1,350,000
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INCOME - Growth Rates

17 RV spaces \$350/mo	3.00%
4 Riverfront RV spaces \$800/mo	3.00%
Cabin \$700/mo (long-term tenant)	3.00%
House \$3700/mo	3.00%
Metal Building/Workshop \$3,000/mo	3.00%

Notes 3% YOY increase in Income

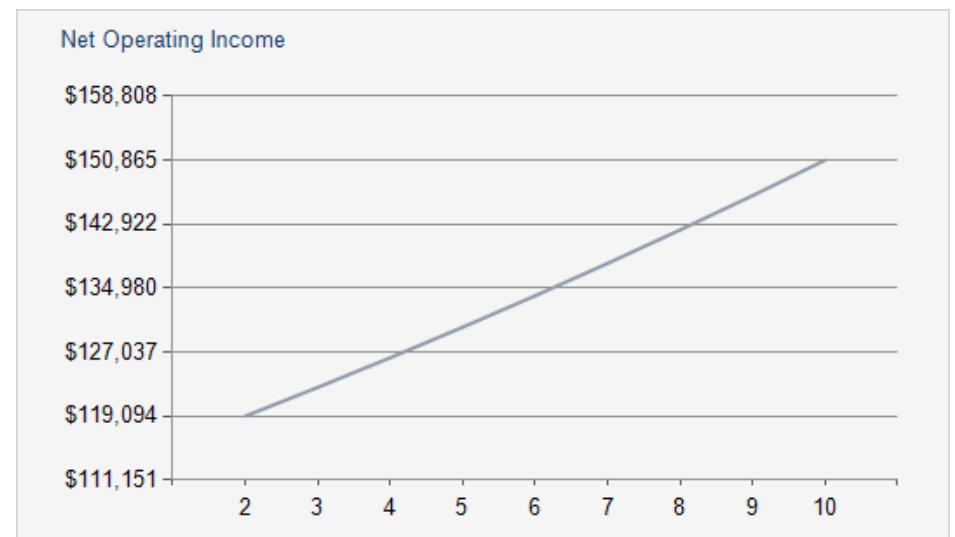
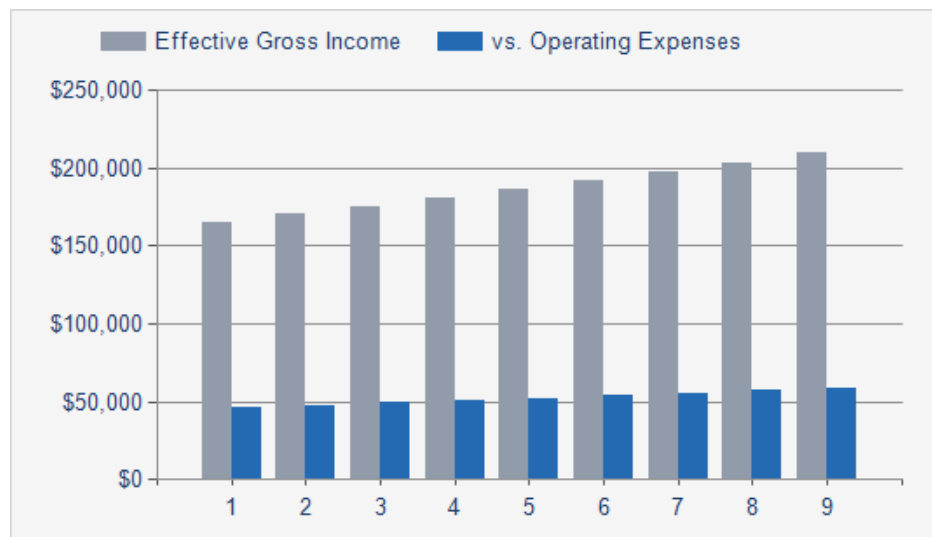
EXPENSES - Growth Rates

Real Estate Taxes	3.00%
House Insurance	3.00%
RV Insurance	3.00%
Repairs & Maintenance	3.00%
Water / Sewer	3.00%
Utilities	3.00%
Trash - Owners haul their own trash	3.00%
Landscaping - Owners mow the property	3.00%
Marketing	3.00%

Notes 3% YOY increase in Expenses



Calendar Year	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Gross Revenue									
17 RV spaces \$350/mo	\$71,400	\$73,542	\$75,748	\$78,021	\$80,361	\$82,772	\$85,255	\$87,813	\$90,447
4 Riverfront RV spaces \$800/mo	\$38,400	\$39,552	\$40,739	\$41,961	\$43,220	\$44,516	\$45,852	\$47,227	\$48,644
Cabin \$700/mo (long-term tenant)	\$8,400	\$8,652	\$8,912	\$9,179	\$9,454	\$9,738	\$10,030	\$10,331	\$10,641
House \$3700/mo	\$44,400	\$45,732	\$47,104	\$48,517	\$49,973	\$51,472	\$53,016	\$54,606	\$56,245
Metal Building/Workshop \$3,000/mo	\$36,000	\$37,080	\$38,192	\$39,338	\$40,518	\$41,734	\$42,986	\$44,275	\$45,604
Gross Potential Income	\$198,600	\$204,558	\$210,695	\$217,016	\$223,526	\$230,232	\$237,139	\$244,253	\$251,581
Vacancy & Collection Loss	-30.00%	-30.00%	-30.00%	-30.00%	-30.00%	-30.00%	-30.00%	-30.00%	-30.00%
Effective Gross Income	\$165,660	\$170,630	\$175,749	\$181,021	\$186,452	\$192,045	\$197,807	\$203,741	\$209,853
Operating Expenses									
Real Estate Taxes	\$5,000	\$5,150	\$5,305	\$5,464	\$5,628	\$5,796	\$5,970	\$6,149	\$6,334
House Insurance	\$3,000	\$3,090	\$3,183	\$3,278	\$3,377	\$3,478	\$3,582	\$3,690	\$3,800
RV Insurance	\$5,000	\$5,150	\$5,305	\$5,464	\$5,628	\$5,796	\$5,970	\$6,149	\$6,334
Management Fee	\$16,566	\$17,063	\$17,575	\$18,102	\$18,645	\$19,205	\$19,781	\$20,374	\$20,985
Repairs & Maintenance	\$5,000	\$5,150	\$5,305	\$5,464	\$5,628	\$5,796	\$5,970	\$6,149	\$6,334
Water / Sewer	\$2,400	\$2,472	\$2,546	\$2,623	\$2,701	\$2,782	\$2,866	\$2,952	\$3,040
Utilities	\$2,400	\$2,472	\$2,546	\$2,623	\$2,701	\$2,782	\$2,866	\$2,952	\$3,040
Trash - Owners haul their own trash	\$2,400	\$2,472	\$2,546	\$2,623	\$2,701	\$2,782	\$2,866	\$2,952	\$3,040
Landscaping - Owners mow the property	\$2,400	\$2,472	\$2,546	\$2,623	\$2,701	\$2,782	\$2,866	\$2,952	\$3,040
Marketing	\$2,400	\$2,472	\$2,546	\$2,623	\$2,701	\$2,782	\$2,866	\$2,952	\$3,040
Total Operating Expense	\$46,566	\$47,963	\$49,402	\$50,884	\$52,410	\$53,983	\$55,602	\$57,270	\$58,988
Net Operating Income	\$119,094	\$122,667	\$126,347	\$130,137	\$134,041	\$138,063	\$142,204	\$146,471	\$150,865





06

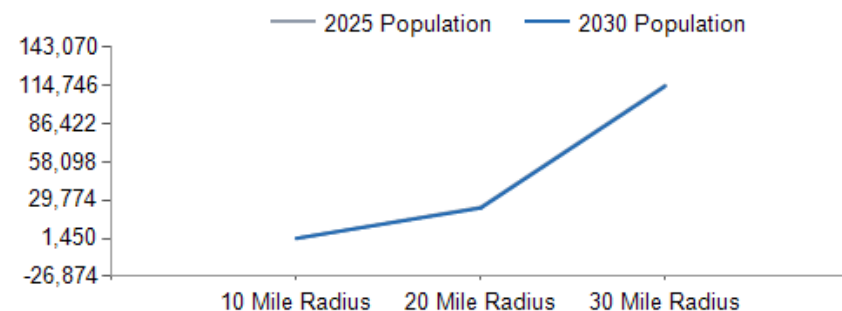
Demographics

General Demographics

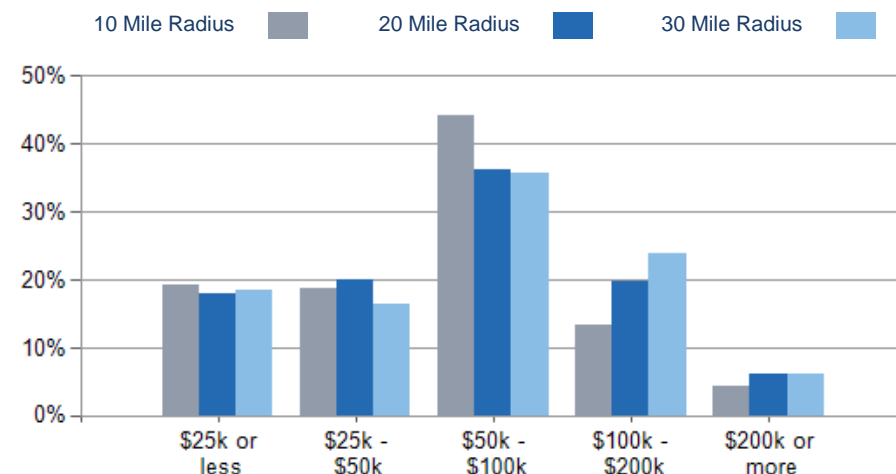
GATOR RV PARK

POPULATION	10 MILE	20 MILE	30 MILE
2000 Population	1,808	26,060	109,465
2010 Population	1,728	26,375	112,122
2025 Population	1,468	24,496	114,746
2030 Population	1,450	23,958	114,119
2025 African American	32	666	6,390
2025 American Indian	3	200	959
2025 Asian	10	1,089	2,581
2025 Hispanic	764	13,641	56,805
2025 Other Race	213	3,819	15,388
2025 White	936	12,805	64,568
2025 Multiracial	274	5,907	24,778

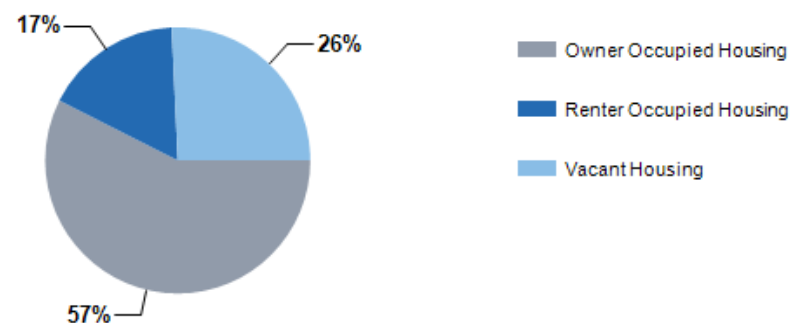
2025 HOUSEHOLD INCOME	10 MILE	20 MILE	30 MILE
less than \$15,000	67	993	4,402
\$15,000-\$24,999	43	626	3,656
\$25,000-\$34,999	57	682	2,522
\$35,000-\$49,999	50	1,123	4,627
\$50,000-\$74,999	149	1,910	7,843
\$75,000-\$99,999	103	1,338	7,869
\$100,000-\$149,999	56	1,266	7,091
\$150,000-\$199,999	20	517	3,371
\$200,000 or greater	25	561	2,630
Median HH Income	\$58,571	\$61,627	\$70,489
Average HH Income	\$75,715	\$85,439	\$89,309



2025 Household Income



2025 Own vs. Rent - 10 Mile Radius

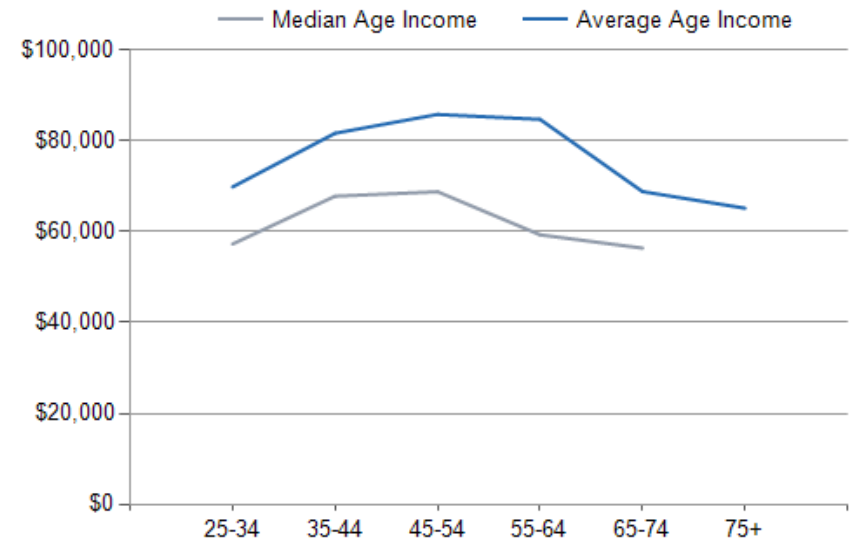
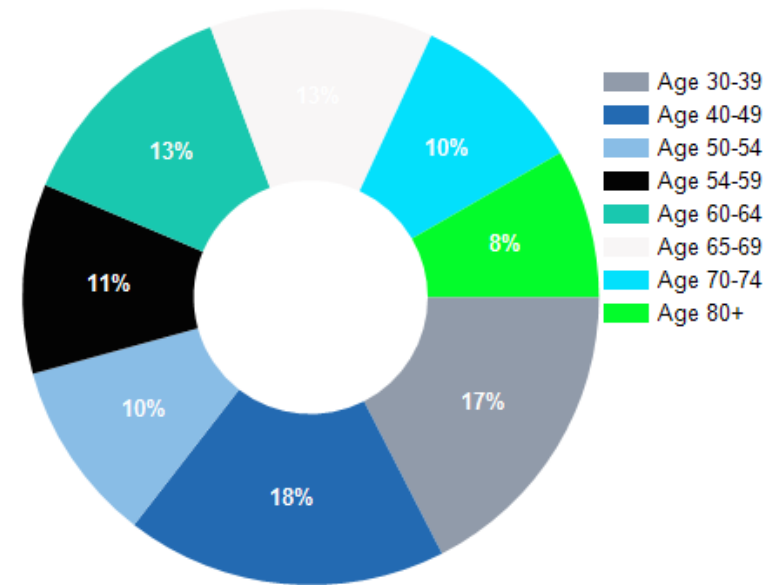


Source: esri

2025 POPULATION BY AGE	10 MILE	20 MILE	30 MILE
2025 Population Age 30-34	76	1,539	7,534
2025 Population Age 35-39	83	1,444	7,205
2025 Population Age 40-44	87	1,496	7,044
2025 Population Age 45-49	77	1,339	6,281
2025 Population Age 50-54	93	1,398	6,398
2025 Population Age 55-59	97	1,559	6,619
2025 Population Age 60-64	118	1,756	7,571
2025 Population Age 65-69	114	1,584	6,886
2025 Population Age 70-74	89	1,197	5,674
2025 Population Age 75-79	76	895	4,342
2025 Population Age 80-84	41	549	2,573
2025 Population Age 85+	32	547	2,564
2025 Population Age 18+	1,166	18,823	88,186
2025 Median Age	45	40	39
2030 Median Age	46	41	40

2025 INCOME BY AGE	10 MILE	20 MILE	30 MILE
Median Household Income 25-34	\$57,289	\$62,908	\$75,475
Average Household Income 25-34	\$69,870	\$84,283	\$89,171
Median Household Income 35-44	\$67,829	\$76,241	\$82,246
Average Household Income 35-44	\$81,696	\$103,307	\$104,831
Median Household Income 45-54	\$68,821	\$75,188	\$83,864
Average Household Income 45-54	\$85,845	\$100,447	\$106,553
Median Household Income 55-64	\$59,323	\$64,448	\$75,017
Average Household Income 55-64	\$84,763	\$90,054	\$94,472
Median Household Income 65-74	\$56,397	\$56,037	\$61,444
Average Household Income 65-74	\$68,849	\$75,182	\$79,199
Average Household Income 75+	\$65,182	\$62,895	\$66,613

Population By Age



Gator RV Park

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The information contained herein is not a substitute for a thorough due diligence investigation. IRE Investment has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

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