

LAZY D&D RV PARK

7-Acres with Expansion Potential and Prime Location for Workers

11900 TX State Hwy 62, Buna, TX 77612



partners


EXCLUSIVELY LISTED BY:

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Senior Vice President

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LAZY D&D RV PARK

ADDRESS **11900 TX STATE HWY 62**

CITY, STATE, ZIP **BUNA, TX 77612**

LAND ACRES **7.07**

YEAR BUILT **2021**

EXECUTIVE SUMMARY

Lazy D&D RV Park in Buna, Texas, is a serene RV park set on 7 acres along Highway 62, perfectly located between Buna and Mauriceville. The park currently offers 14 concrete RV pads with full hookups and features a 5,000-square-foot warehouse, including a 1,500-square-foot air-conditioned office that will be delivered vacant, ideal for flexible use by a new owner or operator. With room to expand and add up to 50 more spaces, Lazy D&D provides a promising investment opportunity in a prime location for local refinery and plant workers. Guests enjoy the convenience of onsite laundry facilities, four clean showers, and a peaceful pond, creating a quiet, secluded environment that's still within close proximity to essential amenities and work sites. With daily, weekly, and monthly stay options, the park caters specifically to refinery workers and long-term project guests, offering the perfect blend of comfort, convenience, and accessibility for both short and extended stays.

For inquiries please contact lazydd@partnersrealestate.com





OFFERING DETAILS



LIST PRICE
TBD By Market



TOTAL RV SPACES
14



LOT SIZE
7.07 AC



YEAR BUILT
2021



5000 SF WAREHOUSE

The 5,000 sf warehouse, including a 1,500 sf air-conditioned office, laundrymat, and four showers, will be delivered vacant, allowing flexibility for rental income or use by an owner-operator.

PROXIMITY TO LOCAL REFINERIES AND PLANTS

Located between Buna and Mauriceville, just north of Vidor, the park offers workers a great opportunity to enjoy peace and quiet while staying close to their job sites.

NEWLY BUILT PARK

The park was built in 2021 and features all concrete roads and pads.

MUNICIPAL WATER & SEWER

The park features both city water and sewer. This allows for less management headache and an easier transition for adding more sites.

INCLUDES EXPANSION LAND

Situated on 7 acres, the park has space to add up to 50 more RV pads, offering great potential for future expansion and increased capacity.

LAZY D&D RV PARK AERIAL



PROPERTY INFORMATION



PROPERTY INFORMATION

SITE INFORMATION	14 RV Spaces 5000 sf warehouse
NIGHTLY RATES	\$30
WEEKLY RATES	\$140
MONTHLY RATES	\$500
AMENITIES	Office, Showers, Laundromat, Pond

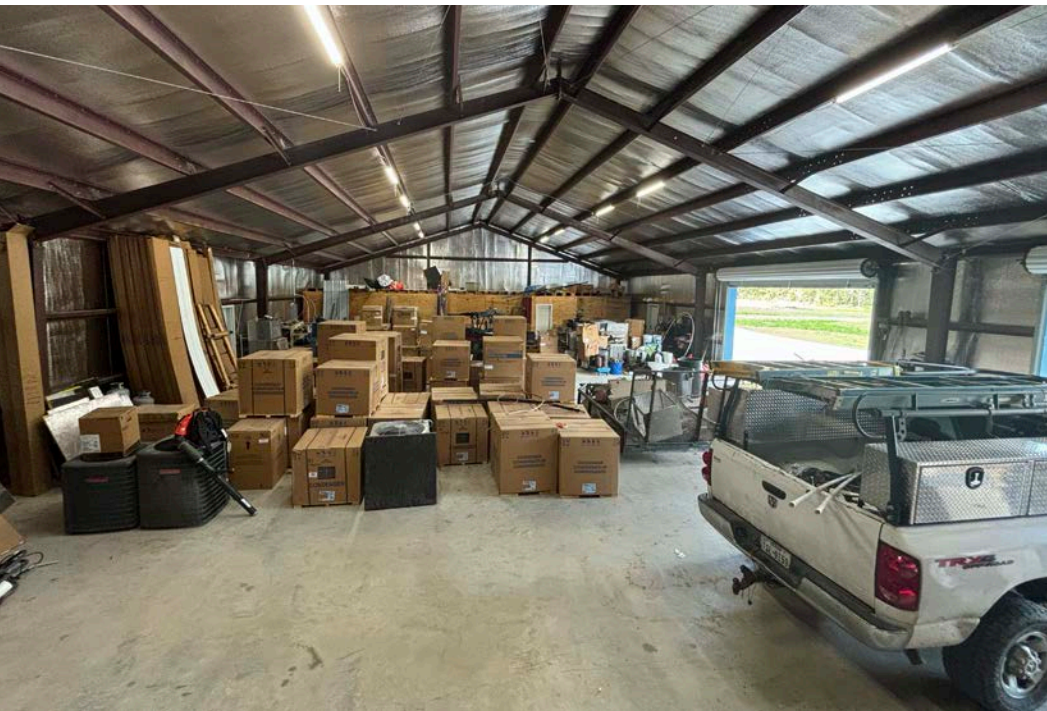
INFRASTRUCTURE

PAD SITE SURFACE	Concrete
ROAD SURFACE	Concrete
PAD DIMENSIONS	14x50
PARKING SPOTS PER SITE	2
WATER	Municipal
WATER METERING	Master
ELECTRIC	Owner pays
ELECTRIC METERING	Individually metered
AMP OPTIONS	20, 30, & 50 amp
SEWER	Municipal & Septic
HOOKUPS	Full
TRASH	Live Oak
CABLE/INTERNET/PHONE	Spectrum
BATHROOM/SHOWERS	4 Showers

OPERATIONS

ON-SITE MANAGEMENT	Owner-managed
BOOKING METHOD	Online application
BILLING METHOD	Cash
ACCOUNTING SOFTWARE	Wave Accounting
MAINTENANCE/GROUNDS	Bi-weekly Lawn Care
MARKETING/ADVERTISING	Google ads and website

AMENITIES & WAREHOUSE



PRO FORMA PROFIT & LOSS STATEMENT

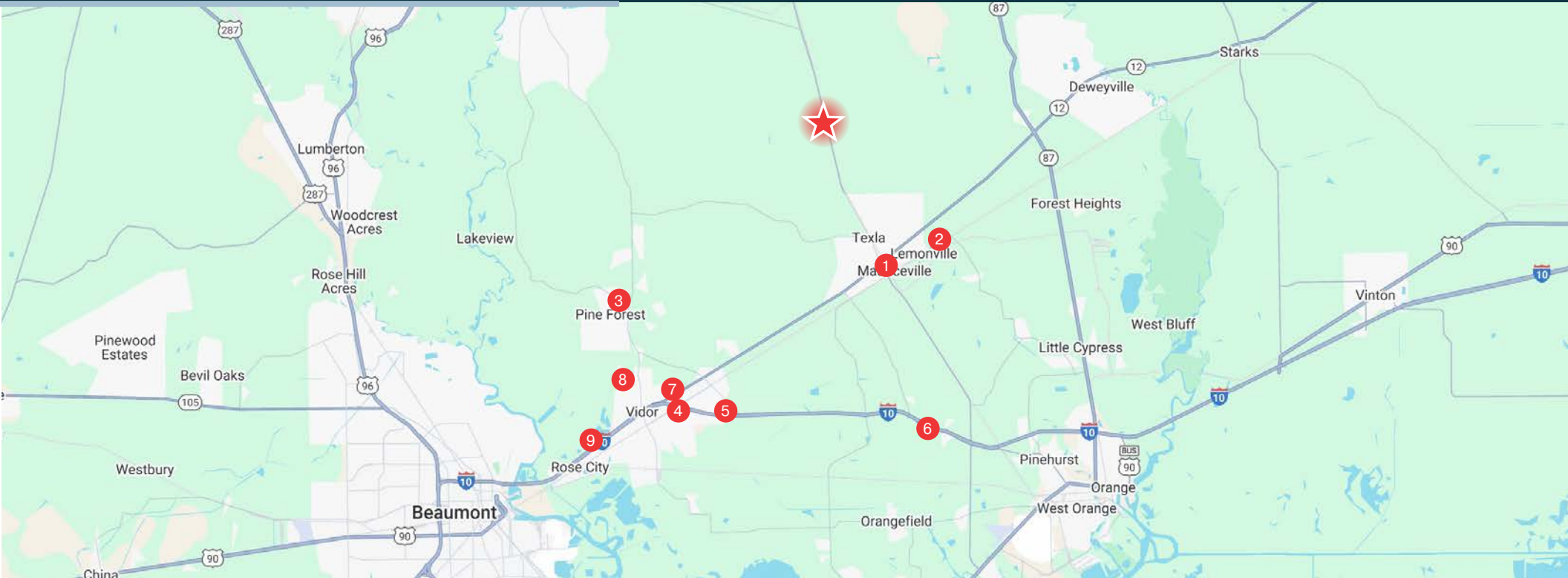
INCOME	MONTHLY	ANNUAL
Effective Gross Rental Income	\$5,000.00	\$60,000.00
Laundry	\$300.00	\$3,600.00
Warehouse Rental	\$3,500.00	\$42,000.00
Fee Revenue	\$0.00	\$0.00
Free rent Credit	\$0.00	\$0.00
Other	\$0.00	\$0.00
TOTAL	\$8,800.00	\$105,600.00
EXPENSES	MONTHLY	ANNUAL
Electric	\$1,500.00	\$18,000.00
Water	\$650.00	\$7,800.00
Cable & Internet	\$160.91	\$1,930.92
Property Taxes	\$488.33	\$5,860.00
Insurance	\$83.33	\$1,000.00
Repairs and Maintenance	\$416.67	\$5,000.00
Maintenance/Landscaping	\$416.67	\$5,000.00
Marketing and Advertising	\$250.00	\$3,000.00
Supplies	\$166.67	\$2,000.00
TOTAL EXPENSES	\$4,132.58	\$49,590.92
NET OPERATING INCOME	\$4,667.42	\$56,009.08

GROSS POTENTIAL REVENUE

INCOME	MONTHLY	ANNUAL
RV Rental Income	\$7,000.00	\$84,000.00
Laundry	\$300.00	\$3,600.00
Warehouse Rental	\$3,500.00	\$42,000.00
TOTAL	\$10,800.00	\$129,600.00



MARKET COMPARABLES



	PARK NAME	SPACES	DISTANCE	MONTHLY	WEEKLY	NIGHTLY	UTILITIES	AMENITIES
★	Lazy D&D RV Park	14	-	\$500	\$140	\$35	Yes	Laundry On Site;Wifi / Internet;Pet-friendly
1	Nature View RV Park	12	5.80 miles	\$450	\$200	\$40	Yes	Pet Friendly
2	Hayes RV Park	28	6.05 miles	\$550	\$170	-	Yes	Laundry On Site;Security Features;Wifi / Internet; Pet Friendly
3	Lakeview Carriage RV Park	50	9.69 miles	\$525	-	-	Yes	Cable;Laundry On Site;Playground Area;Propane Refill Station;Security Features;Wifi / Internet; Pet Friendly
4	Blue Lake RV Park	99	10.86 miles	\$575-\$600	\$210-\$250	\$50-\$60	Yes	Dog Park or Pet Area;Dump Station;Laundry On Site;Restrooms & Showers;Security Features;Walking or Biking Trails;Wifi / Internet
5	Texas Star RV Park	60	11.09 miles	\$475	\$200	\$40	Yes	Cable;Dump Station;Laundry On Site;Office Area;Water Feature (Pond, lake, river or ocean);Wifi / Internet; Pet Friendly
6	I-10 Orange RV Park	81	11.76 miles	\$550	\$250	\$50	Yes	Dump Station;Laundry On Site;Restrooms & Showers;Security Features;Wifi / Internet; Pet Friendly
7	Pine Haven RV Park	163	11.18 miles	\$450-\$700	\$250-\$350	\$50	Yes	Covered Pad Sites;Wifi / Internet ; Pet Friendly
8	Smith Lake RV Park	62	11.95 miles	\$475-\$500	\$150	\$35	Yes	Laundry On Site;Restrooms & Showers;Water Feature (Pond, lake, river or ocean);Wifi / Internet ; Pet Friendly
9	Boomtown USA RV Resort	50	14.46 miles	\$375-\$700	\$275-\$400	\$40-\$70	Yes	Clubhouse or Community Center;Fitness Center or Gym;Hot Tub or Spa;Laundry On Site;Playground Area;Pool;Restrooms & Showers;Recreational activities (hiking trails, biking paths, fishing, boating, etc.);Showers

AERIAL OVERVIEW

DEMOGRAPHICS



POPULATION

	3 MILES	5 MILES	10 MILES
2024 Population	412	1,766	20,119
2029 Population Projection	382	1,691	19,710
Median Age	44	41.8	41.2



HOUSEHOLD

	3 MILES	5 MILES	10 MILES
2024 Households	155	656	7,596
2029 Household Projection	143	627	7,435
Avg Household Income	\$76,893	\$85,761	\$107,821
Median Household Income	\$64,687	\$68,763	\$75,803



DAYTIME EMPLOYMENT

	3 MILES	5 MILES	10 MILES
Employee	17	35	2,512
Business	6	14	389

Source: Costar

DISTANCES

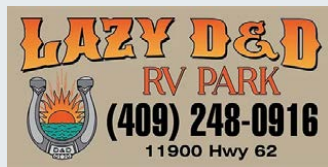
BEAUMONT: 25 MILES
HOUSTON: 100 MILES





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