

Kenna Ranch RV Park

RV PARK W/7 RV'S INCLUDED +
LAND TO EXPAND

OFFERING MEMORANDUM

423 TX-114
Megargel, TX 76370



Kenna Ranch RV Park

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01

Executive Summary

Investment Summary

KENNA RANCH RV PARK

OFFERING SUMMARY

ADDRESS	423 TX-114 Megargel TX 76370
COUNTY	Archer
LAND ACRES	2
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

PRICE	\$375,000
OCCUPANCY	100%
NOI (2025 Projection)	\$32,276
NOI (Pro Forma)	\$42,669
CAP RATE (2025 PROJECTION)	8.61%
CAP RATE (PRO FORMA)	11.38%
CASH ON CASH (2025 PROJECTION)	7.56%
CASH ON CASH (PRO FORMA)	14.49%
GRM (2025 PROJECTION)	6.90
GRM (PRO FORMA)	5.41

PROPOSED FINANCING

Bank Loan	
LOAN TYPE	Amortized
DOWN PAYMENT	\$150,000
LOAN AMOUNT	\$225,000
INTEREST RATE	7.00%
LOAN TERMS	5
ANNUAL DEBT SERVICE	\$20,933
LOAN TO VALUE	60%
AMORTIZATION PERIOD	20 Years

DEMOGRAPHICS

	10 MILE	25 MILE	50 MILE
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2025 Population	486	11,519	188,350
2025 Median HH Income	\$66,996	\$52,717	\$66,208
2025 Average HH Income	\$76,738	\$72,375	\$88,235

Property Description

- 8 Total RV Spaces

1 Lot Rent:

30-amp @ \$400/month

50-amp @ \$450/month

7 RV Spaces with Park-Owned RVs Included in Sale:

2 rent @ \$700/month

5 rent @ \$750/month

All utilities included in rents

On-Site Laundry Facility – Tenants pay \$35/month

High Occupancy with Long-term tenants

*Acreage/Square footage to be verified by buyer

Growth Opportunities

- Adjacent undeveloped land — ideal for adding:

-More RV spaces

-Mobile homes

-Cabins or tiny homes

-Storage units or truck parking

Optional purchase of established on-site Restaurant for added revenue



02

Location

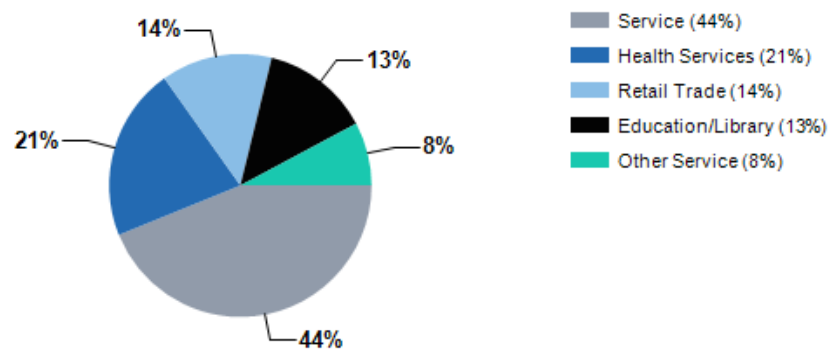
Location Summary

Drive Times

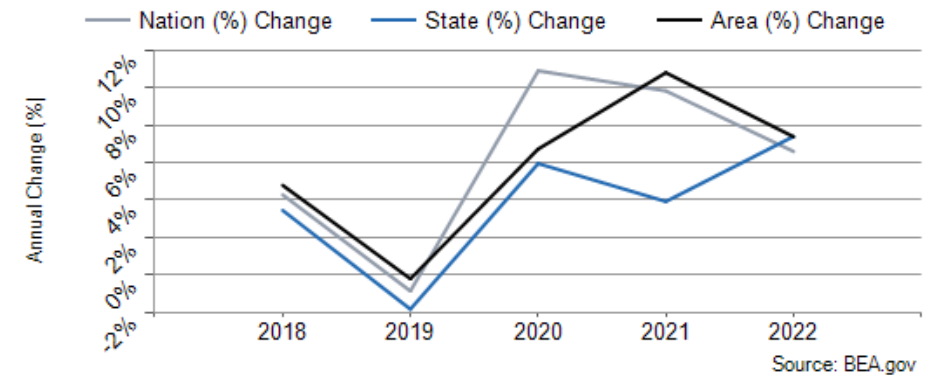
Area Highlights

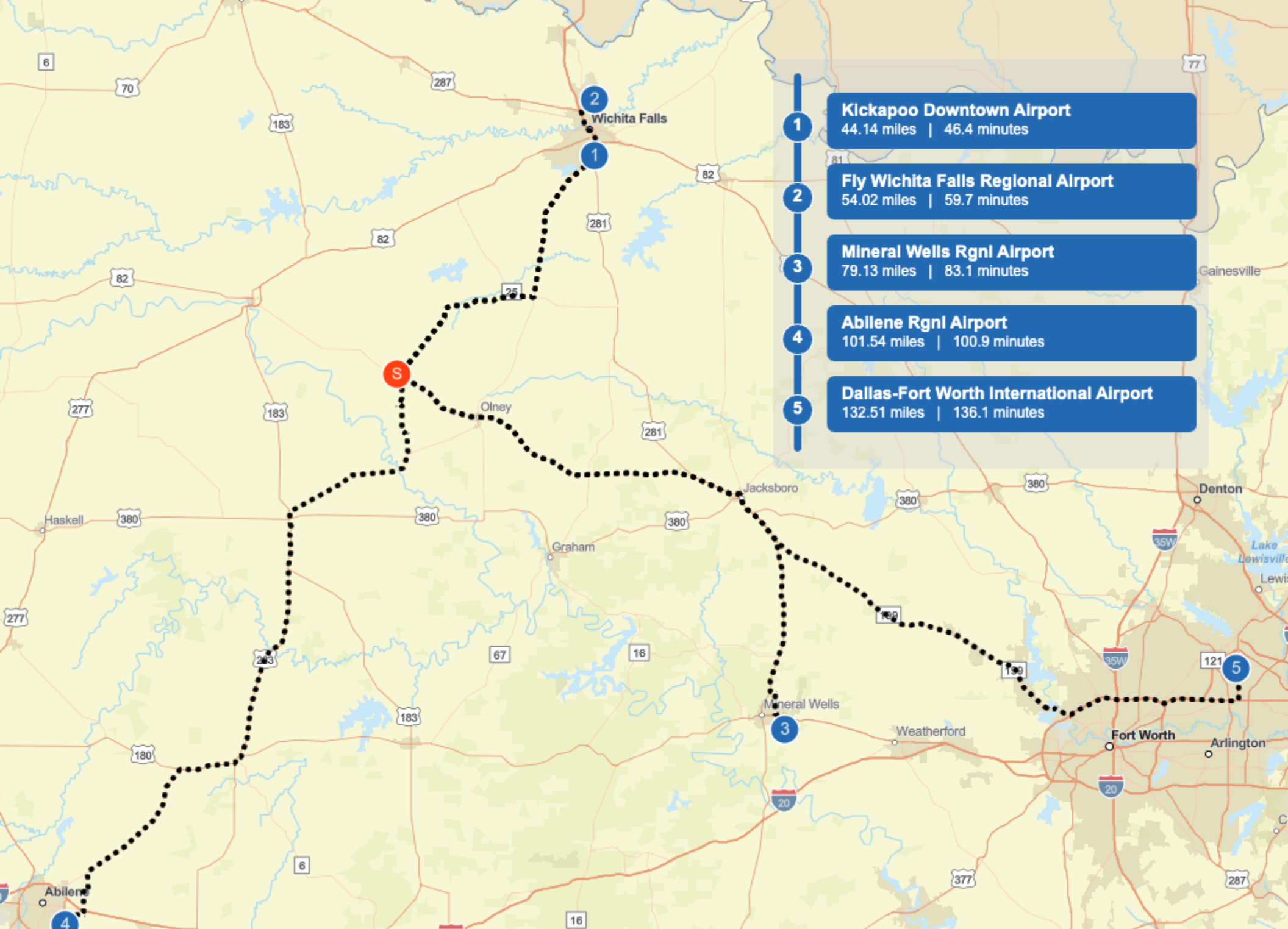
- Living in Megargel, TX is a unique experience. The town is small but full of charm and character; it has a rural atmosphere with lots of friendly people and beautiful scenery. There are plenty of outdoor activities to enjoy, such as fishing, hiking, biking, and more. The community is close-knit and supportive; locals often come together to host various events throughout the year. Despite its size, Megargel has several shops and restaurants that offer delicious local cuisine. All in all, living in Megargel is an enjoyable experience for those who appreciate the slower pace of life that comes from living in a small town. Medium-size metro area set in the plains and rolling hills of Texas. Primary industries include military and manufacturing. - Located in northern Texas, 115 miles northwest of Dallas and 120 miles south of Oklahoma City, Oklahoma.

Major Industries by Employee Count



Wichita Falls, TX Metro Area GDP Trend







03

Property Description

Property Features
Parcel Map
Property Images

GLOBAL	
LAND ACRES	2
# OF PARCELS	3
NUMBER OF PADS	8
MULTI-FAMILY VITALS	
WASHER/DRYER	Facility on-site
NUMBER OF UNITS	7
CURRENT OCCUPANCY	100.00%
CONSTRUCTION	
WATER	Public
SEWER	Public
PARKING SURFACE	Gravel









04

Financial Analysis

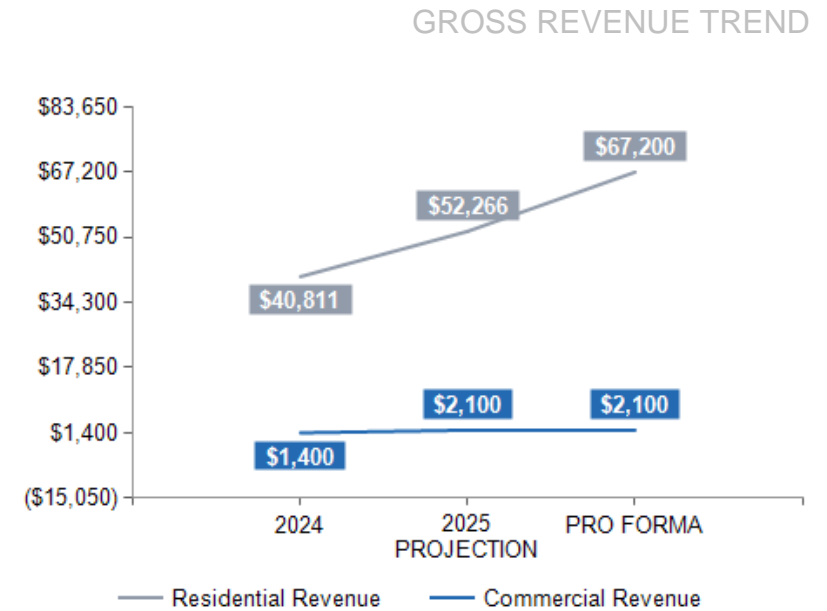
Income & Expense Analysis

Multi-Year Cash Flow Assumptions

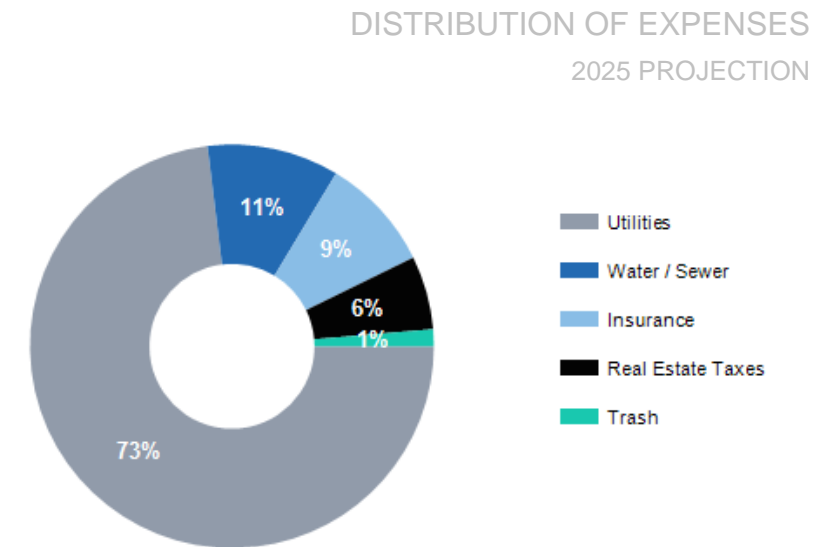
Cash Flow Analysis

INCOME	2024	2025 PROJECTION	PRO FORMA
7 RVs and 1 RV space rental	\$40,811	\$52,266	\$67,200
Laundry (\$35/mo x 5 people)	\$1,400	\$2,100	\$2,100
Effective Gross Income	\$42,211	\$54,366	\$69,300
Less Expenses	\$13,048	\$22,090	\$26,631
Net Operating Income	\$29,163	\$32,276	\$42,669
Annual Debt Service	\$20,933	\$20,933	\$20,933
Cash flow	\$8,230	\$11,343	\$21,736
Debt Coverage Ratio	1.39	1.54	2.04

Income Notes: 3% YOY increase in Income



EXPENSES	2024	2025 PROJECTION	PRO FORMA
Real Estate Taxes	\$1,236	\$1,300	\$1,350
Insurance	\$2,016	\$2,016	\$2,016
Management Fee			\$3,465
Water / Sewer	\$2,507	\$2,333	\$2,500
Utilities	\$6,989	\$16,141	\$17,000
Trash	\$300	\$300	\$300
Total Operating Expense	\$13,048	\$22,090	\$26,631
Annual Debt Service	\$20,933	\$20,933	\$20,933
% of EGI	30.91%	40.63%	38.42%



GLOBAL

Price	\$375,000
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INCOME - Growth Rates

7 RVs and 1 RV space rental	3.00%
Laundry (\$35/mo x 5 people)	3.00%

Notes 3% YOY increase in Income

EXPENSES - Growth Rates

Real Estate Taxes	3.00%
Insurance	3.00%
Water / Sewer	3.00%
Utilities	3.00%
Trash	3.00%

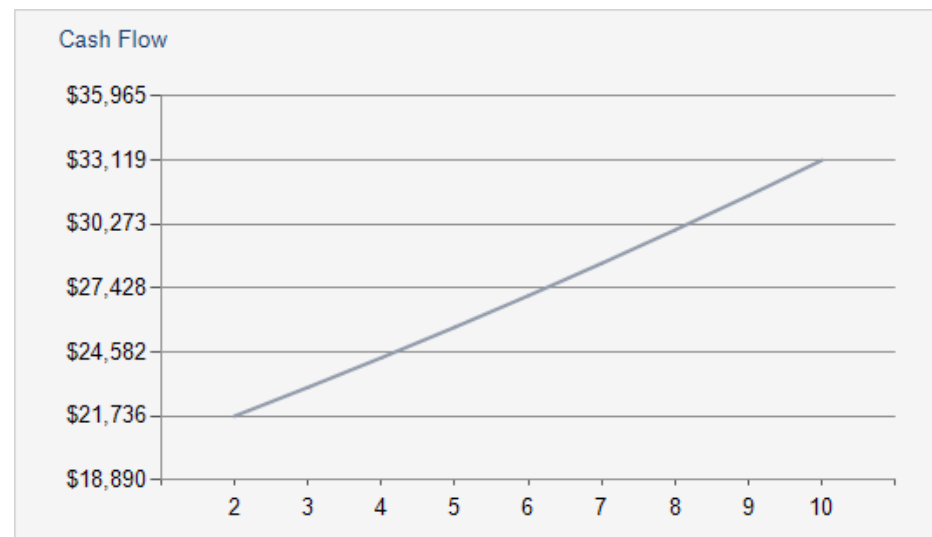
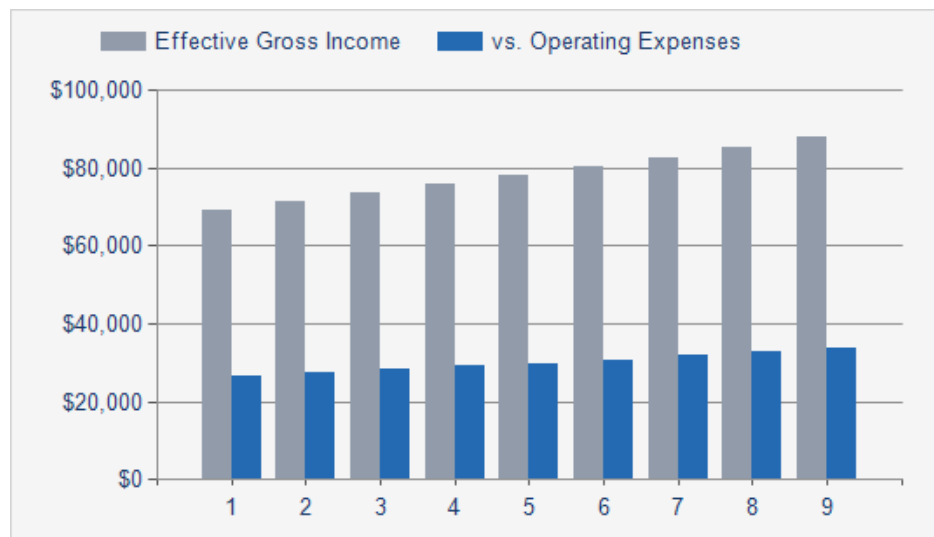
Notes 3% YOY increase in Expenses

PROPOSED FINANCING

Bank Loan	
Loan Type	Amortized
Down Payment	\$150,000
Loan Amount	\$225,000
Interest Rate	7.00%
Loan Terms	5
Annual Debt Service	\$20,933
Loan to Value	60%
Amortization Period	20 Years



Calendar Year	2025 Projection	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Gross Revenue										
7 RVs and 1 RV space rental	\$52,266	\$67,200	\$69,216	\$71,292	\$73,431	\$75,634	\$77,903	\$80,240	\$82,648	\$85,127
Laundry (\$35/mo x 5 people)	\$2,100	\$2,100	\$2,163	\$2,228	\$2,295	\$2,364	\$2,434	\$2,508	\$2,583	\$2,660
Effective Gross Income	\$54,366	\$69,300	\$71,379	\$73,520	\$75,726	\$77,998	\$80,338	\$82,748	\$85,230	\$87,787
Operating Expenses										
Real Estate Taxes	\$1,300	\$1,350	\$1,391	\$1,432	\$1,475	\$1,519	\$1,565	\$1,612	\$1,660	\$1,710
Insurance	\$2,016	\$2,016	\$2,076	\$2,139	\$2,203	\$2,269	\$2,337	\$2,407	\$2,479	\$2,554
Management Fee		\$3,465	\$3,569	\$3,676	\$3,786	\$3,900	\$4,017	\$4,137	\$4,262	\$4,389
Water / Sewer	\$2,333	\$2,500	\$2,575	\$2,652	\$2,732	\$2,814	\$2,898	\$2,985	\$3,075	\$3,167
Utilities	\$16,141	\$17,000	\$17,510	\$18,035	\$18,576	\$19,134	\$19,708	\$20,299	\$20,908	\$21,535
Trash	\$300	\$300	\$309	\$318	\$328	\$338	\$348	\$358	\$369	\$380
Total Operating Expense	\$22,090	\$26,631	\$27,430	\$28,253	\$29,100	\$29,973	\$30,873	\$31,799	\$32,753	\$33,735
Net Operating Income	\$32,276	\$42,669	\$43,949	\$45,268	\$46,626	\$48,024	\$49,465	\$50,949	\$52,477	\$54,052
Annual Debt Service	\$20,933	\$20,933	\$20,933	\$20,933	\$20,933	\$20,933	\$20,933	\$20,933	\$20,933	\$20,933
Cash Flow	\$11,343	\$21,736	\$23,016	\$24,335	\$25,693	\$27,091	\$28,532	\$30,016	\$31,544	\$33,119





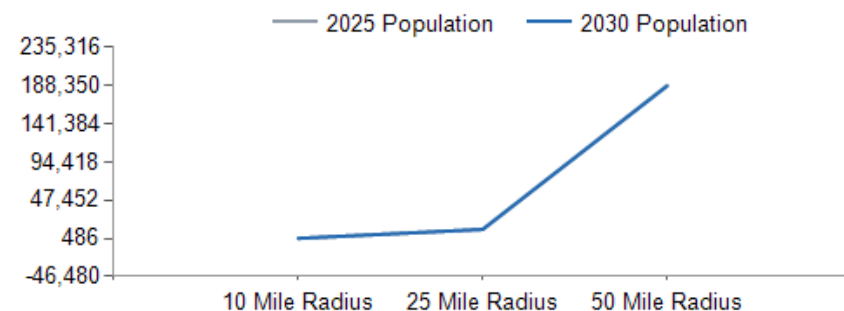
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Demographics

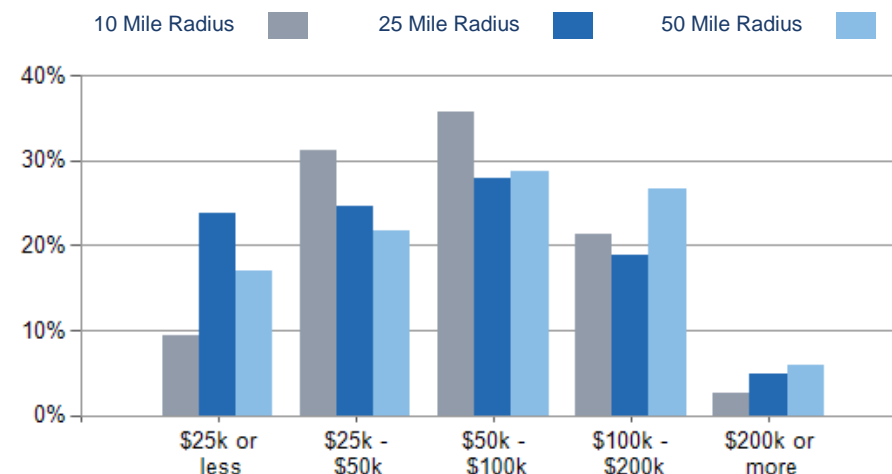
General Demographics

POPULATION	10 MILE	25 MILE	50 MILE
2000 Population	603	13,062	193,139
2010 Population	526	12,445	192,501
2025 Population	486	11,519	188,350
2030 Population	498	11,577	187,579
2025 African American	2	211	15,334
2025 American Indian	5	89	2,059
2025 Asian	1	44	3,290
2025 Hispanic	45	1,822	38,741
2025 Other Race	12	563	15,741
2025 White	428	9,556	131,825
2025 Multiracial	37	1,036	19,866
2025-2030: Population: Growth Rate	2.45%	0.50%	-0.40%

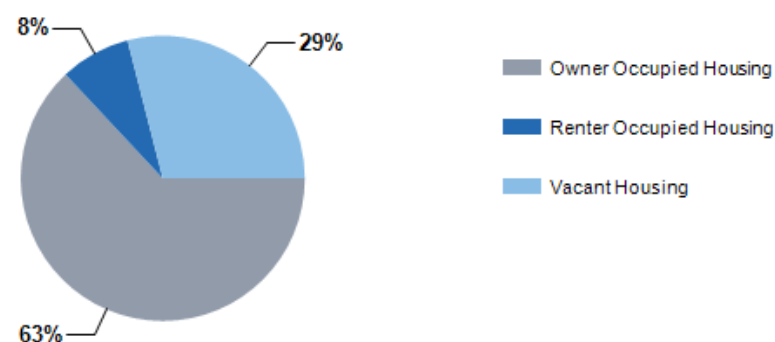
2025 HOUSEHOLD INCOME	10 MILE	25 MILE	50 MILE
less than \$15,000	10	725	7,176
\$15,000-\$24,999	8	445	5,393
\$25,000-\$34,999	14	548	6,733
\$35,000-\$49,999	46	667	9,327
\$50,000-\$74,999	29	699	12,096
\$75,000-\$99,999	40	674	9,026
\$100,000-\$149,999	32	742	13,977
\$150,000-\$199,999	9	190	5,679
\$200,000 or greater	5	244	4,345
Median HH Income	\$66,996	\$52,717	\$66,208
Average HH Income	\$76,738	\$72,375	\$88,235



2025 Household Income



2025 Own vs. Rent - 10 Mile Radius

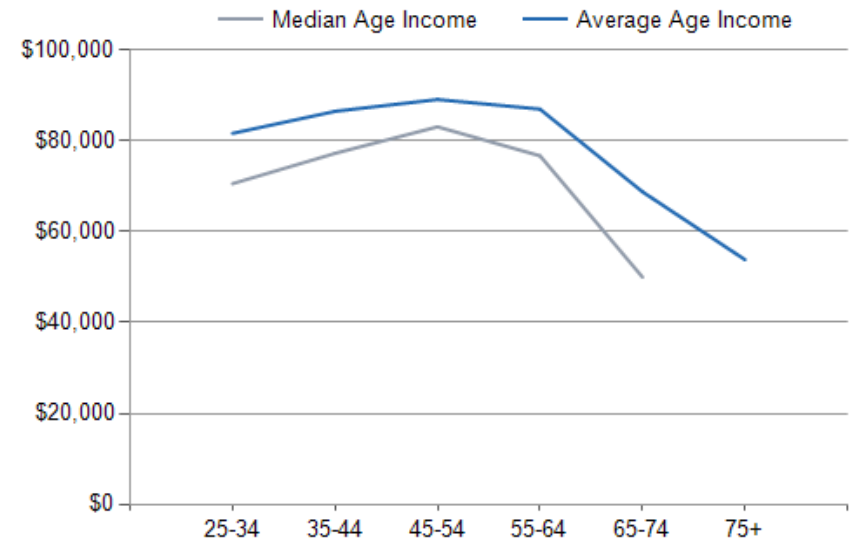
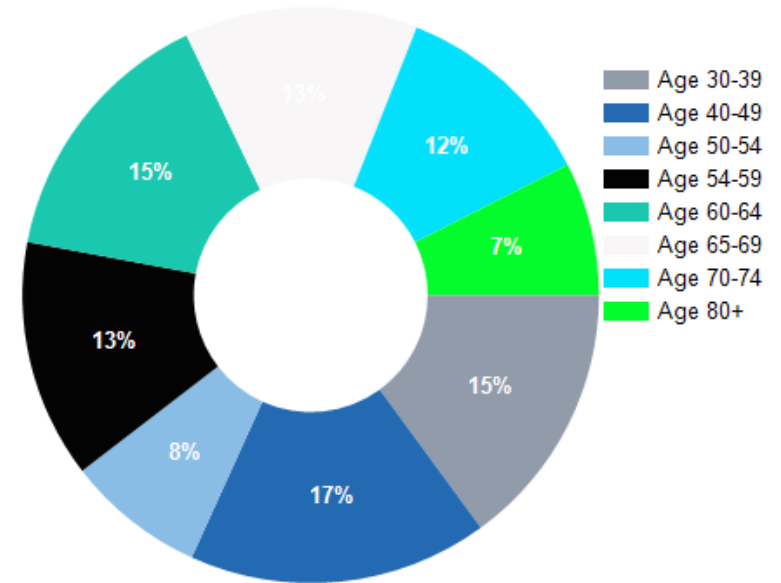


Source: esri

2025 POPULATION BY AGE	10 MILE	25 MILE	50 MILE
2025 Population Age 30-34	24	602	11,968
2025 Population Age 35-39	24	652	12,325
2025 Population Age 40-44	33	686	11,970
2025 Population Age 45-49	21	569	10,387
2025 Population Age 50-54	25	623	10,215
2025 Population Age 55-59	43	730	10,142
2025 Population Age 60-64	48	883	11,851
2025 Population Age 65-69	42	881	11,783
2025 Population Age 70-74	37	696	9,400
2025 Population Age 75-79	24	570	6,999
2025 Population Age 80-84	18	393	4,572
2025 Population Age 85+	13	321	4,246
2025 Population Age 18+	396	9,020	149,043
2025 Median Age	51	44	39
2030 Median Age	51	46	40

2025 INCOME BY AGE	10 MILE	25 MILE	50 MILE
Median Household Income 25-34	\$70,588	\$64,085	\$72,114
Average Household Income 25-34	\$81,664	\$76,180	\$89,187
Median Household Income 35-44	\$77,267	\$75,075	\$85,165
Average Household Income 35-44	\$86,527	\$91,410	\$107,468
Median Household Income 45-54	\$83,110	\$66,785	\$83,470
Average Household Income 45-54	\$89,124	\$82,974	\$104,814
Median Household Income 55-64	\$76,723	\$63,569	\$73,285
Average Household Income 55-64	\$87,009	\$82,546	\$94,228
Median Household Income 65-74	\$50,000	\$44,571	\$54,294
Average Household Income 65-74	\$68,803	\$66,903	\$78,340
Average Household Income 75+	\$53,842	\$47,839	\$64,249

Population By Age



Kenna Ranch RV Park

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