Offering Memorandum

Peas in a Pod RV & Camp

921 N RUSH AVE, RUSH SPRINGS, OK 73082

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SVN
COMMERCIAL REAL ESTATE ADVISORS

MEET THE TEAM

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Property Information

PROPERTY SUMMARY

PEAS IN A POD RV & CAMP

921 N RUSH AVE
RUSH SPRINGS, OK 73082

OFFERING SUMMARY	
SALE PRICE:	N/A
BUILDING SIZE:	2,590 SF
LOT SIZE:	295,760 SF
CALL FOR OFFERS	-

PROPERTY SUMMARY

Discover a thriving investment opportunity with Two Peas in a Pod RV Park, nestled on 6.8 acres of picturesque land in a serene rural setting near Rush Springs Township. This well-positioned property, located a few miles from the charming town, offers easy access to major highways and is just a short drive from popular local attractions, including historic sites and outdoor recreation areas, making it an ideal retreat for RV enthusiasts and travelers alike.

PROPERTY HIGHLIGHTS

- - Land: 6.8 acres, featuring 20 developed RV sites and 3–4 acres of undeveloped land ripe for expansion.
- - Current Operations: Operating at 80% occupancy (16/20 sites), with a restaurant (Soft Serve & Pizza) active since February 13, 2025, and a bar slated to open in January 2026.
- - Inclusions: 2025 2-bed/2-bath trailer, 54″ Cub Cadet mower, mid-size Massey Ferguson tractor, and restaurant inventory.

PROPERTY PHOTOS

Location Information

LOCATION DESCRIPTION

Two Peas in a Pod RV Park is strategically located on 6.8 acres in a serene, rural area, a few miles from the charming town of Rush Springs, OK. Nestled amidst rolling landscapes and natural beauty, the property offers a tranquil retreat for RV enthusiasts while providing convenient access to major highways, making it an attractive stop for travelers. The park is within a short drive of local attractions. The on-site restaurant, Soft Serve & Pizza, operational since February 13, 2025, and the planned bar opening in January 2026, position it as a growing hub for community and tourist activity, blending rural charm with modern amenities.

REGIONAL MAP

AERIAL MAP

Demographics

DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	26	118	857
AVERAGE AGE	40	40	41
AVERAGE AGE (MALE)	38	38	40
AVERAGE AGE (FEMALE)	43	43	42

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	11	49	350
# OF PERSONS PER HH	2.4	2.4	2.4
AVERAGE HH INCOME	$61,882	$61,882	$63,931
AVERAGE HOUSE VALUE	$259,092	$259,092	$265,079

Demographics data derived from AlphaMap

THE SVN BRAND

- Founded in 1987
- A globally recognized brand
- Local **independent ownership** combined with a **global support** network
- **225+** Offices across the globe (and expanding)
- **Accelerated growth** through the collective strength of our network
- Proactive **promotion of properties and fee sharing** with the entire commercial real estate industry
- Robust **global platform**
- Advancing commercial real estate through **cooperation, collaboration, and organized competition**
- A franchise business model that supports entrepreneurial growth and autonomy
- Over **2,000 Advisors** and staff
- **7+7** Core Services & Specialty Practice Areas
- **More offices in the US** than any other CRE company.
- Comprehensive **training & support**
- Commitment to **working together to create amazing value** with our clients, colleagues, and our communities.

THE SHARED VALUE NETWORK®

SVN was founded on the belief that **proactively cooperating and collaborating** with the global commercial real estate community is the right thing to do for our clients and the best way to ensure **maximum value** for a property. When a client chooses SVN, they **mobilize the entire SVN organization** of experts and all our trusted relationships to act on their behalf. We **share data, knowledge, and opportunities** with the entire brokerage community. This model ensures gives our offices and Advisors an **opportunity for exponential growth** and **unmatched earning potential.** This belief in a **Shared Value Network®** is what forms the foundation of the SVN Difference.

SALES

LEASING

TRANSACTION VOLUME

UNITED STATES NATIONAL DISTRIBUTION

SVN® Core Services & Specialty Practices

Our **SVN Specialty Practices are supported by our various Product Councils** that give **SVN Advisors the opportunity to network, share expertise and create opportunities** with colleagues who work within similar property sectors around the world to sell your asset.

SPECIALTY PRACTICES

- SPECIAL PURPOSE
- HOSPITALITY
- INDUSTRIAL
- LAND
- MULTIFAMILY
- OFFICE
- RETAIL

CORE SERVICES

- SALES
- LEASING
- PROPERTY MANAGEMENT
- CORPORATE SERVICES
- ACCELERATED SALES
- CAPITAL MARKETS
- TENANT REPRESENTATION

MARKETING PLATFORM

- PROPERTY SIGNAGE
- PROPERTY POSTCARDS
- REGIONAL EMAIL BLAST
- CRE FEATURED PROPERTY BLAST
- SVN NATIONAL BLAST EMAIL
- BUILDOUT PROPERTY & MARKETING PLATFORM
- DIRECT EMAIL, MAIL & PHONE CALLS
- MARKETING & SOCIAL MEDIA TEMPLATES
- SOCIAL MEDIA & PROMOTION
- INTERACTIVE APPS
- WEEKLY FEATURED PROPERTIES

PROPERTY MANAGEMENT

SVN is a **full-service commercial real estate firm** helping investors and property owners **grow their portfolios.** Our Advisors leverage the **strength and expertise of a network** of SVN professionals across the US and the world to assist you with buying, selling, and managing your investment real estate property.

As experts in your local market, our **leasing, capital markets, and property management** services make your ownership experience simpler, more productive, and more profitable.

We address each client's individual needs and build a **property-specific strategy,** harnessing the power of **collaboration to drive success.**

LEASE ADMINISTRATION

REPAIRS & MAINTENANCE

COLLECTIONS & BILL PAYMENTS

TENANT RELATIONS & OVERSIGHT

Property Management Services

Our Commercial Property Management Services are designed to take the stress out of property ownership. We manage everything from **lease administration and maintenance to collections and tenant relations,** ensuring your property runs smoothly. Our team is dedicated to providing a **seamless and positive experience** for both you and your tenants, allowing you to **focus on what matters most—your investment.**

PROPERTY MANAGEMENT

At SVN, we redefine commercial property management by offering a **comprehensive, asset-focused approach** that ensures your investments not only perform but **thrive**. Our mission is to provide **unparalleled service** through an integrated suite of offerings, encompassing **brokerage, leasing, maintenance,** and strategic asset management.

FINANCIAL TRANSPARENCY

Transparency is at the core of our financial management practices. We provide detailed, real-time financial reporting, enabling you to make informed decisions. Our strategic financial services include budgeting, expense tracking, and revenue optimization, ensuring your investments achieve their full potential.

TECHNOLOGY-DRIVEN

SVN harnesses cutting-edge technologies to enhance efficiency and engagement. Our online portals offer real-time access to property data, maintenance requests, and financial reports, keeping you informed and in control.

HOLISTIC ASSET MANAGEMENT

SVN isn't just a property management firm; we are your strategic partner in asset management. Our services are designed to maximize your property's value and performance. We combine industry expertise, innovative technologies, and a deep understanding of market dynamics to deliver customized solutions tailored to your investment goals.

FULL SERVICE

Our end-to-end services streamline operations and enhance property value. From leasing and tenant relations to maintenance and financial oversight, we cover all aspects of property management, allowing you to focus on expanding your portfolio.

PROACTIVE MAINTENANCE

Our proactive approach to property management ensures potential issues are swiftly identified and addressed, saving you money and preventing costly repairs. Through regular evaluations, stringent safety protocols, and strategic capital expenditure plans, we protect your assets, ensuring they remain in excellent condition.

SUSTAINABLE AND INNOVATIVE

We are committed to sustainable practices and innovative solutions that not only enhance property value but also reduce environmental impact. Our green initiatives and energy-efficient practices offer significant cost savings and reflect our dedication to responsible asset management.

EXPERTISE ACROSS SECTORS

Specializing in office, retail, and medical spaces, SVN leverages its extensive knowledge and experience to manage diverse commercial properties. Our team of seasoned professionals stays ahead of industry trends, ensuring your assets are always competitive and compliant.

VALUE PROPOSITION

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DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

SVN
COMMERCIAL REAL ESTATE ADVISORS

Collective Strength, Accelerated Growth

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SVN
OAK REALTY ADVISORS

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