

FOR SALE

The Two RV Park

1402 Harrison Ave, Port O'Connor, TX 77982

 **Port O'Connor**
Visit to fish. Return for life.™



partners

41 RV sites, 3 bunk huts, 1 tiny home, and 1 cabin


EXCLUSIVELY LISTED BY:

PRIMARY CONTACT



Eli Buck
Associate


 **512.647.1546**

 eli.buck@partnersrealestate.com



Landan Dory
Senior Vice President

 **512.647.1548**

 landan.dory@partnersrealestate.com

EXECUTIVE SUMMARY

Discover The TWO RV Park in Port O'Connor, TX, where a mix of RV sites and cottage units provides diverse lodging options. Just five minutes from King Fisher Beach, this property is nestled in the expanding eco-tourism market of the coastal bend. Featuring 41 RV sites, 3 bunk huts, 1 tiny home, and 1 cabin, the property offers varied revenue streams.

For more information email TheTwoRV@partnersrealestate.com



EXECUTIVE SUMMARY



LIST PRICE
\$1,450,000



PRICE PER PAD
\$31,522



NET OPERATING INCOME
\$105,837.34



CAP RATE
7.29%



OPERATING EXPENSE RATIO
45.78%



TOTAL RV SPACES
41



BUNK HUTS
3



TINY HOME
1



CABIN
1



LOT SIZE
3.80 AC



YEAR BUILT/RENOVATED
1990/2000



PROPERTY HIGHLIGHTS

TOTAL SPACES

There is a total of 46 rental units available, offering flexible leasing options for short-term, medium-term, and long-term renters.

PROXIMITY TO MAJOR BUSINESSES

The RV Park is located near major industrial businesses such as Formosa Plastics, DuPont, and Dow Chemical.

AMENITIES

Amenities include a clubhouse, laundry facility, restrooms, showers, fish cleaning facilities, overflow boat parking, and cable/Wi-Fi.

PRIME LOCATION

The Two RV Park is near Matagorda Bay, the Gulf of Mexico, beaches, bird watching spots, offshore fishing, and bay fishing. This makes it an ideal location for both outdoorsman and tourism-focused renters.

MANAGER LIVING SPACE

With a tiny home and cabin on-site, the park is well-equipped to offer innovative accommodation options for a park manager.



TWO RV INFORMATION

RENTS

MONTHLY

RV: \$325
 Tiny House: \$1,050
 Cabin: \$850

WEEKLY

RV: \$200

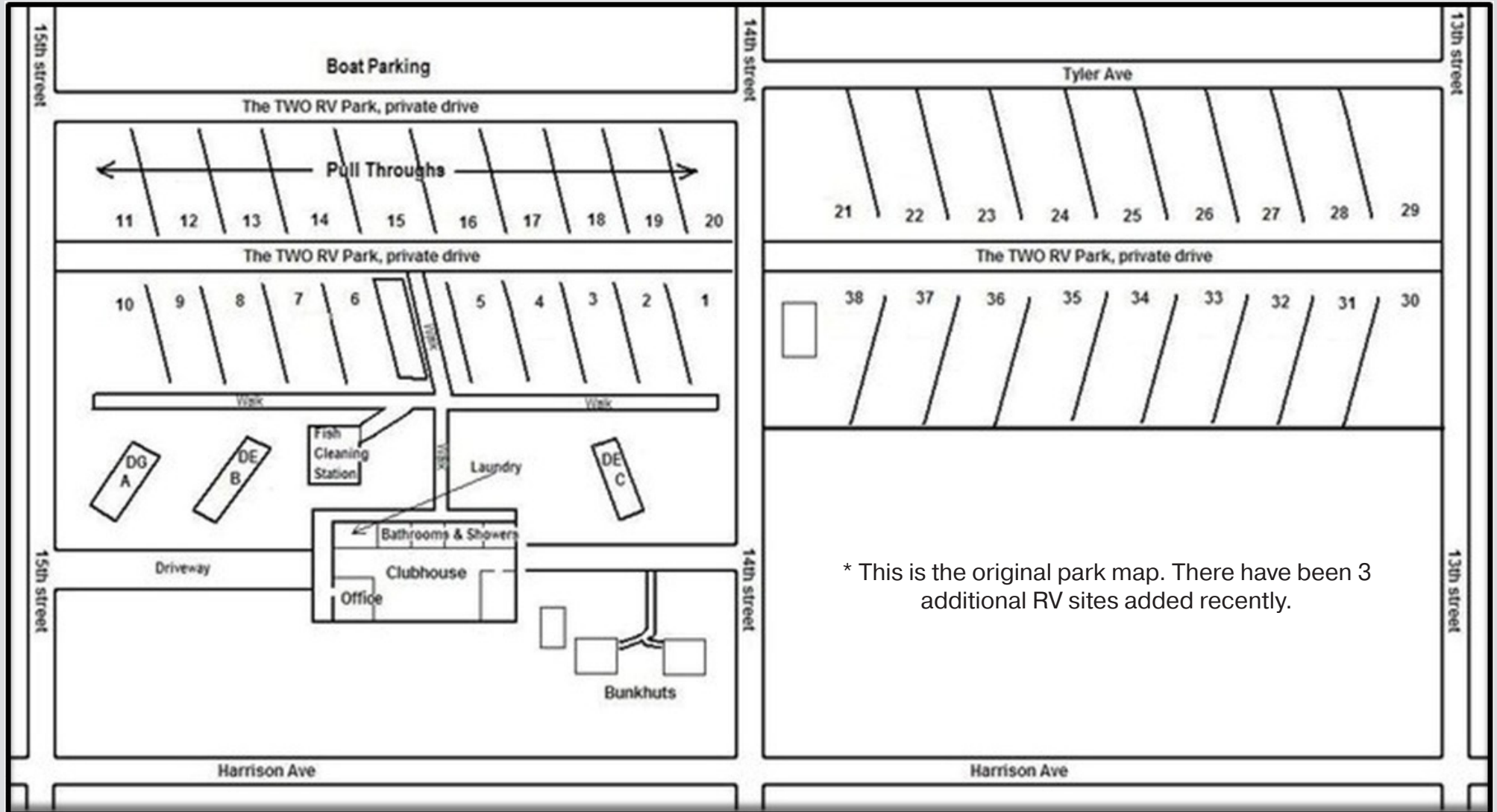
NIGHTLY

RV: \$45
 Bunk Hut: \$65

INFRASTRUCTURE

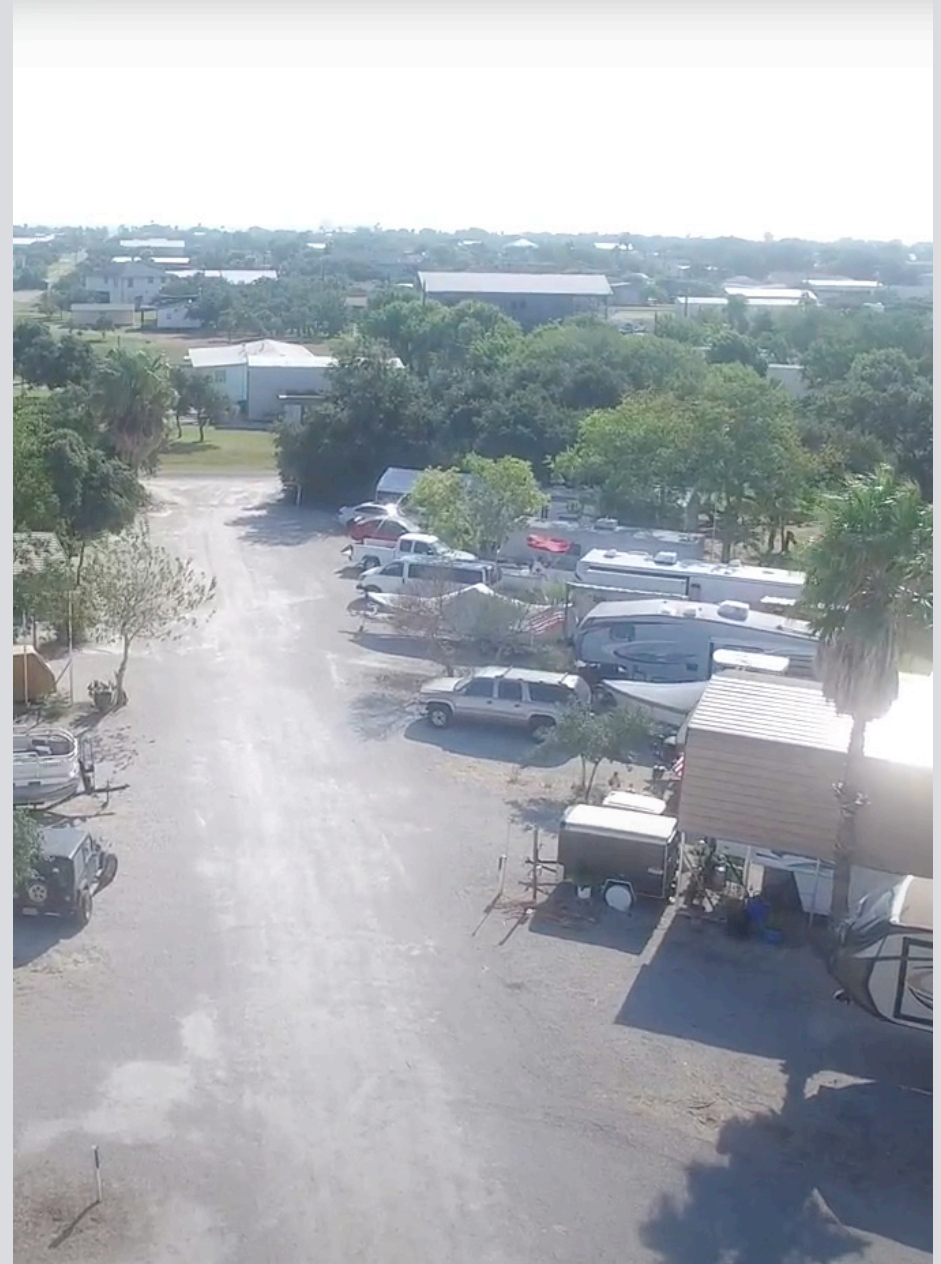
HOOKUPS	FULL 50/30/20
METERING	SUB METERED
ROAD SURFACE	GRAVEL
PAD SITE SURFACE	GRAVEL
PAD DIMENSIONS	40, 50, 60 FT PADS X 20 TO 24' WIDE
PARKING SPOTS PER SITE	2
WATER	WELL-WATER
SEWER	CITY
ELECTRIC	VEC ELECTRIC
TRASH	WASTE MANAGEMENT
CABLE/INTERNET/PHONE	VEC INFINIUM
BATHROOM/SHOWERS	YES
EXPANSION ROOM	YES

PARK LAYOUT



PROFIT AND LOSS STATEMENT

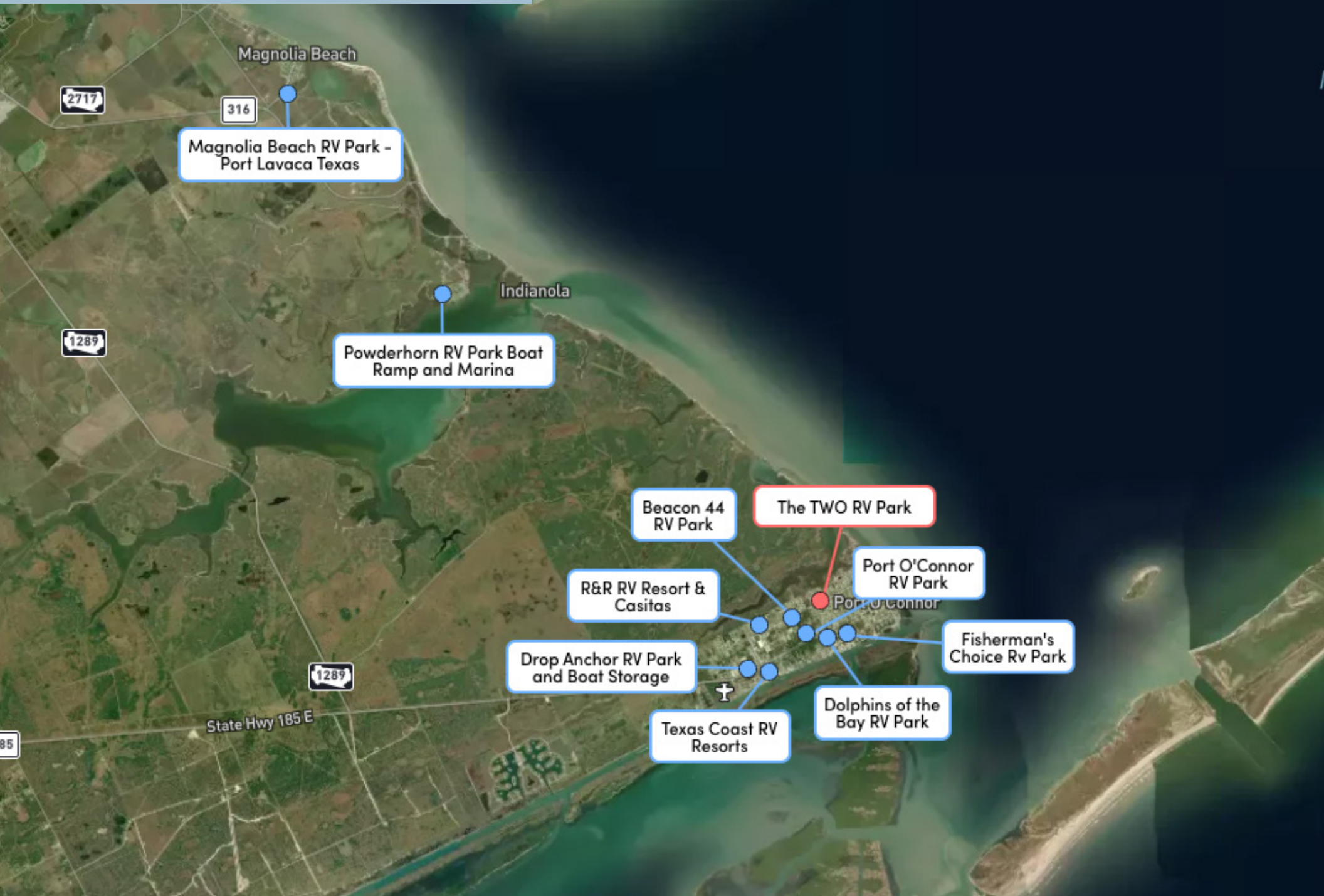
INCOME	2023	Percentage
Rental Income	\$180,283.00	92.36%
Other Income	\$14,911.00	7.64%
Total	\$195,194.00	100.00%
EXPENSES	2023	Percentage
Plumbing	\$574.89	0.64%
Property Tax	\$13,664.72	15.29%
Cable	\$7,521.41	8.42%
Electric	\$35,401.70	39.62%
Internet	\$5,717.23	6.40%
Phone	\$970.56	1.09%
Trash	\$3,218.41	3.60%
Water	\$262.00	0.29%
Website Fees	\$241.00	0.23%
Accounting Fees	\$927.89	1.04%
Repairs and Maintenance	\$8,644.24	9.67%
Landscaping	\$5,785.33	6.47%
Bunk Hut Maintenance	\$564.81	0.63%
Insurance	\$2,397.23	2.68%
Quickbooks Fees	\$3,465.24	3.88%
Total	\$89,356.66	100.00%
<i>Operating Expense Ratio</i>	<i>45.78%</i>	<i>100.00%</i>
NET OPERATING INCOME	2023	Percentage
Total	\$105,837.34	54.22%



MARKET COMPARABLES

Park Name	Distance	Spaces	Monthly	Weekly	Nightly	Utilities Included	Amenities
The TWO RV Park	-	46	\$385	\$180	\$50	\$.14 per KW for Electricity; wifi, water and sewer are included	Cable TV availability;Campfire Pits;Entertainment options (clubhouse, live music, events);On-site laundry facilities;Pet Area;Pet Friendly;Recreational activities (hiking trails, biking paths, fishing, boating, etc.);Restrooms;Showers;Wifi
Beacon 44 RV Park	0.47 miles	63	\$350-\$450	\$200	\$140	\$.14 per KW for Electricity; wifi, water and sewer are included	Cable TV availability;Entertainment options (clubhouse, live music, events);On-site laundry facilities;Propane Refil Stations;Recreational activities (hiking trails, biking paths, fishing, boating, etc.);Restrooms;Showers;Wifi
Port O'Connor RV Park	0.51 miles	71	\$400	\$195	\$45	\$.15 per KW for Electricity; wifi, water and sewer are included	Campfire Pits;On-site laundry facilities;Pet Area;Pet Friendly;Picnic areas;Playground Area;Pool;Recreational activities (hiking trails, biking paths, fishing, boating, etc.);Restrooms;Showers;Wifi
R&R RV Resort & Casitas	0.89 miles	76	\$499-\$629	\$263	\$58	\$.15 per KW for Electricity; wifi, water and sewer are included	Entertainment options (clubhouse, live music, events);Fitness center;Outdoor Grill;Pet Friendly;Playground Area;Pool;Recreational activities (hiking trails, biking paths, fishing, boating, etc.);Restrooms;Showers;Wifi
Dolphins of the Bay RV Park	0.52 miles	29	\$300	\$175	\$50	\$.14 per KW for Electricity; wifi, water and sewer are included	Cable TV availability;On-site laundry facilities;Restrooms;Showers;Wifi
Drop Anchor RV Park and Boat Storage	1.30 miles	26	\$275	-	-	\$.14 per KW for Electricity; wifi, water and sewer are included	Cable TV availability;Pet Friendly;Wifi
Fisherman's Choice Rv Park	0.61 miles	30	\$300	-	\$30	\$.14 per KW for Electricity; water and sewer are included	Pet Friendly
Texas Coast RV Resorts	1.20 miles	44	\$275	\$175	\$40	\$.12 per KW for Electricity; wifi, water and sewer are included	Pet Friendly;Wifi
Magnolia Beach RV Park	10.36 miles	10	\$500	\$175	\$50	Includes everything	Pet Friendly;Wifi
Powderhorn RV Park Boat Ramp and Marina	6.70 miles	32	\$400-\$550	\$250	\$45	\$.15 per KW for Electricity; wifi, water and sewer are included	Entertainment options (clubhouse, live music, events);On-site laundry facilities;Outdoor Grill;Recreational activities (hiking trails, biking paths, fishing, boating, etc.);Restrooms;Showers;Wifi

MARKET COMPARABLES





**BOGGY NATURE
PARK**

KING FISHER PIER

**PORT O'CONNOR
ELEMENTARY SCHOOL**

**PORT O'CONNOR
JETTY**

**DOLLAR
GENERAL**

**BAY FISHING
PORT O'CONNOR**

**POC FISHING
CENTER**

**US COAST
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