



# Lavon Oaks RV Park

17535 FM 2755

**Offering Memorandum**



# Property Summary

**Lavon Oaks RV Park** is a NEW, all-age RV and tiny house resort in Lavon, Texas, located 30 miles from downtown Dallas and about 10 miles to Rockwall, TX. With dedicated parking spaces for vacationing families and traveling workers, guests can enjoy being tucked away in a peaceful area with easy access to all the activities and events in the surrounding area.

Luxury amenities include a large dog park, laundromat, and an optional private 30x50' enclosed space for those who prefer a bit more privacy or prefer a private yard for their pets. A vehicle gate with a built-in pedestrian gate will be installed for tenants who opt for an enclosed space.

There are 42 sites available for short or long-term rentals. All sites are 30' x 70' and include a 15' x 40' gravel pad for the RV itself and a 30' x 20' parking pad for vehicles.

The park is located in Community ISD, within Southeast Collin County and is located nearby Lavon Lake and the cities of Rockwall, Wylie or Farmersville.



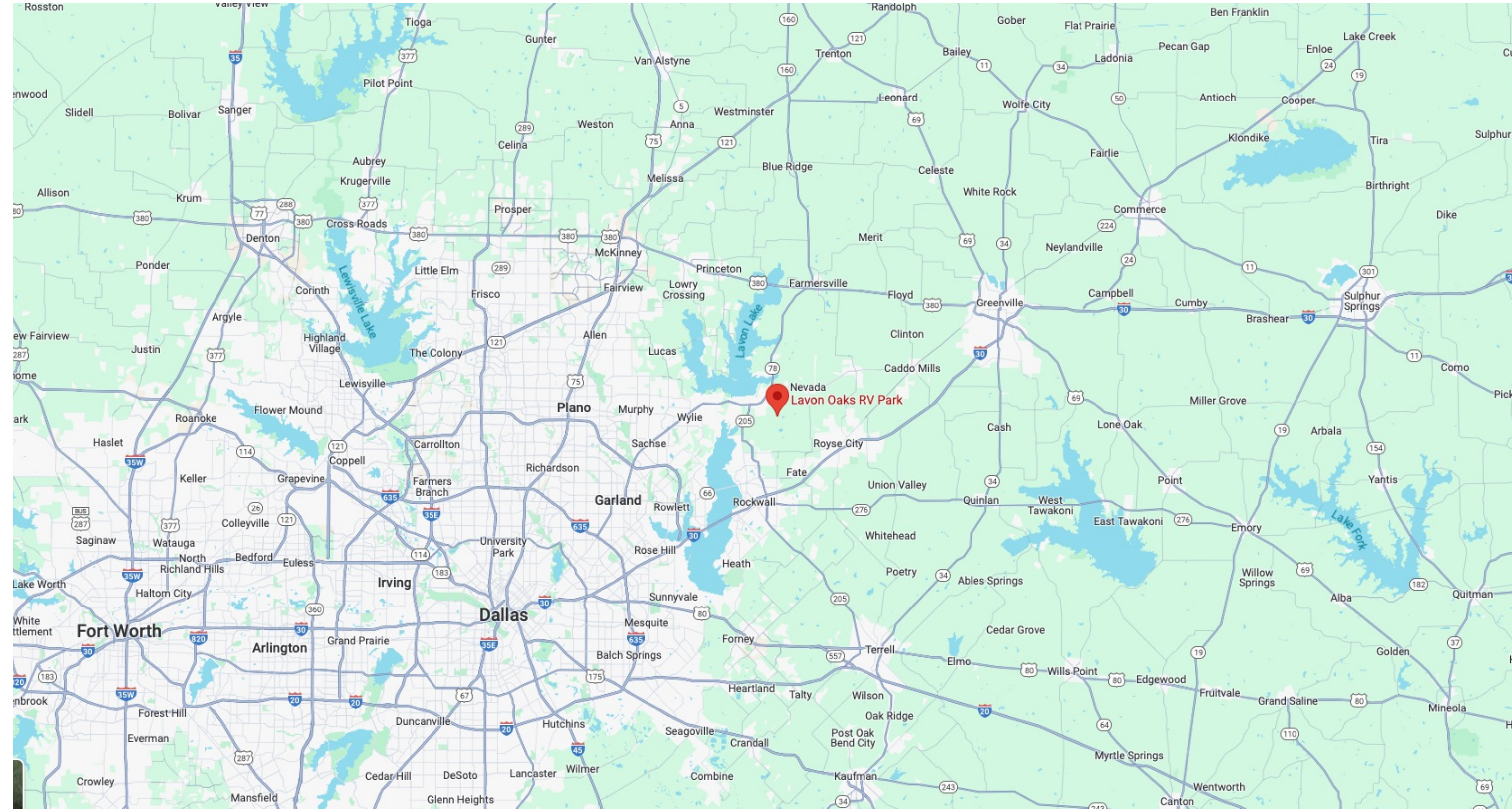


# Land Photos





# Area Map





# Nearby Attractions

## **Lake Lavon**

The closest boat ramp is just 7 minutes away, providing you access to boating, swimming and fishing.

## **Downtown Rockwall**

Rockwall is a designated Texas Main Street City and features many shops and restaurants and serves as hot for numerous local festivals.

## **Downtown Wylie**

Downtown Wylie is a charming and historic district with a small-town atmosphere, featuring restored buildings, restaurants, shops and a farmers market.

## **Downtown Farmersville**

Downtown Farmersville is a quaint and historic area with a small-town feel, featuring antique shops, boutiques and restaurants.

# Lavon, Texas Demographic Information

## Population Growth

Population as of July 1, 2022: 6,517

Population as of April 1, 2020: 4,467

Population Growth: +45.9%

## Education

High School Graduate or higher (age 25 years+): 96.2%

Bachelor's Degree or higher (age 25 years+): 37.6%

## Economic

Employment Rate: 81.4%

Median Household Income: \$122,889

Texas Median Household Income: \$72,284

Per Capita Income in Past 12 Months: \$43,948

# Lavon Oaks RV Park

## Financial Projections, 2024-2026

|                                |      |    |    |
|--------------------------------|------|----|----|
| <i>Max Occupancy</i>           | 42   | 42 | 42 |
| <i>Average Occupancy</i>       | 30   | 38 | 40 |
| <i>Annual Occupancy Factor</i> | 0.45 | 1  | 1  |

|  | <u>Projection</u><br><u>2024</u> | <u>Projection</u><br><u>2025</u> | <u>Projection</u><br><u>2026</u> |
|--|----------------------------------|----------------------------------|----------------------------------|
| <hr/>                                  |                                  |                                  |                                  |
| Revenue                                |                                  |                                  |                                  |
| Rental Income                          | \$198,000.00                     | \$273,600.00                     | \$324,000.00                     |
| <b>Total Income</b>                    | <b>\$198,000.00</b>              | <b>\$273,600.00</b>              | <b>\$324,000.00</b>              |
| GROSS PROFIT                           | <b>\$198,000.00</b>              | <b>\$273,600.00</b>              | <b>\$324,000.00</b>              |
| <hr/>                                  |                                  |                                  |                                  |
| Expenses                               |                                  |                                  |                                  |
| Bank Charges                           | 100.00                           | \$ 126.67                        | \$ 133.33                        |
| Commissions/Management Fees            | 0.00                             | \$ -                             | \$ -                             |
| Salaries                               | 13,095.41                        | \$ 16,587.53                     | \$ 24,881.29                     |
| Inspections, Licenses & Permits        | 5,000.00                         | \$ 5,000.00                      | \$ 5,000.00                      |
| Insurance                              | 4,000.00                         | \$ 4,000.00                      | \$ 4,000.00                      |
| Interest Paid                          | 0.00                             | \$ -                             | \$ -                             |
| Legal & Professional Fees              | 2,500.00                         | \$ 2,500.00                      | \$ 2,500.00                      |
| Meals                                  | 0.00                             | \$ -                             | \$ -                             |
| Office/General Administrative Expenses | 3,000.00                         | \$ 3,000.00                      | \$ 3,000.00                      |
| Repairs & Maintenance                  | 24,000.00                        | \$ 24,000.00                     | \$ 24,000.00                     |
| Taxes Paid                             | 10000.00                         | \$ 10,000.00                     | \$ 10,000.00                     |
| Utilities                              | 5,000.00                         | \$ 5,000.00                      | \$ 5,000.00                      |
| <b>Total Expenses</b>                  | <b>\$66,695.41</b>               | <b>\$70,214.19</b>               | <b>\$78,514.62</b>               |
| NET OPERATING INCOME                   | <b>\$131,304.59</b>              | <b>\$203,385.81</b>              | <b>\$245,485.38</b>              |
| NET INCOME                             | <b>\$131,304.59</b>              | <b>\$203,385.81</b>              | <b>\$245,485.38</b>              |

# Financial Projections



# About Douglas Elliman

## Your Journey, Your Partner

At Douglas Elliman, we understand that real estate is a journey – and that personal relationships built on trust are the key to finding your way home.

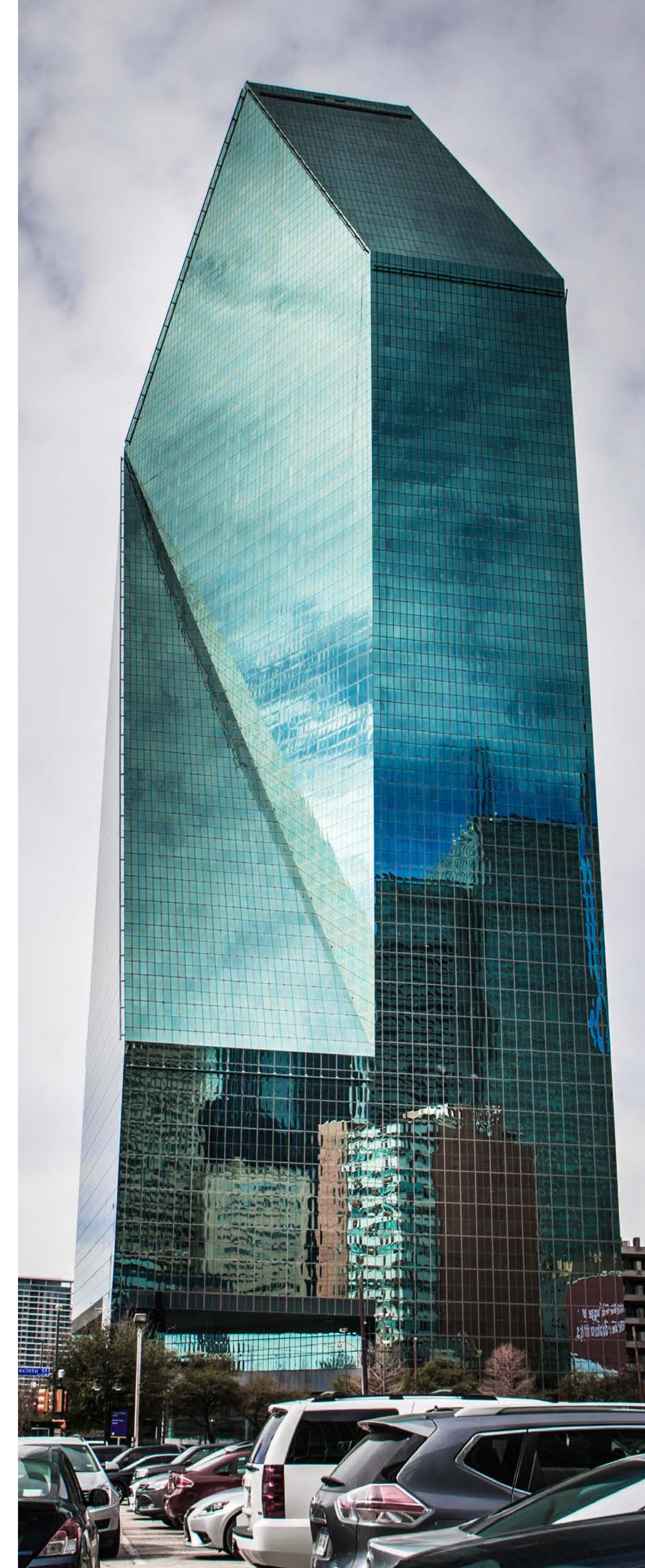
## Your Agent, Your Advocate

More than a century since we were founded in New York City, we have grown to become one of the largest independent real estate brokerages in the nation. We have earned our reputation for excellence and integrity – and we empower our agents to embody those values every day.

Drawing on decades of real estate knowledge and the resources that come with our scale and reach, an Elliman agent is an essential advocate, dedicated to guiding you every step of the way.

## Your Network, Your Community

Douglas Elliman agents belong to a network of real estate professionals spanning key markets across the country. They are colleagues, neighbors and members of the communities where they live and work. They promote local businesses, volunteer their time and forge true partnerships to support the causes they care about.





# About Douglas Elliman (continued)

## **We Are Leaders in Your Market**

With deep local expertise, Douglas Elliman knows the market inside and out.

Our exclusive Market Report series is a benchmark for residential market information in the region, providing your agent with the data and insights to help you to make critical and timely decisions.

## **Our Scale is Your Strength**

With over 7,000 agents and more than 100 offices in key markets across the country, we have the reach and resources to promote your property from coast to coast.

Our scale enables your agent to leverage a powerful network of referrals and services that puts our national strength to work for you.





# About Douglas Elliman (continued)

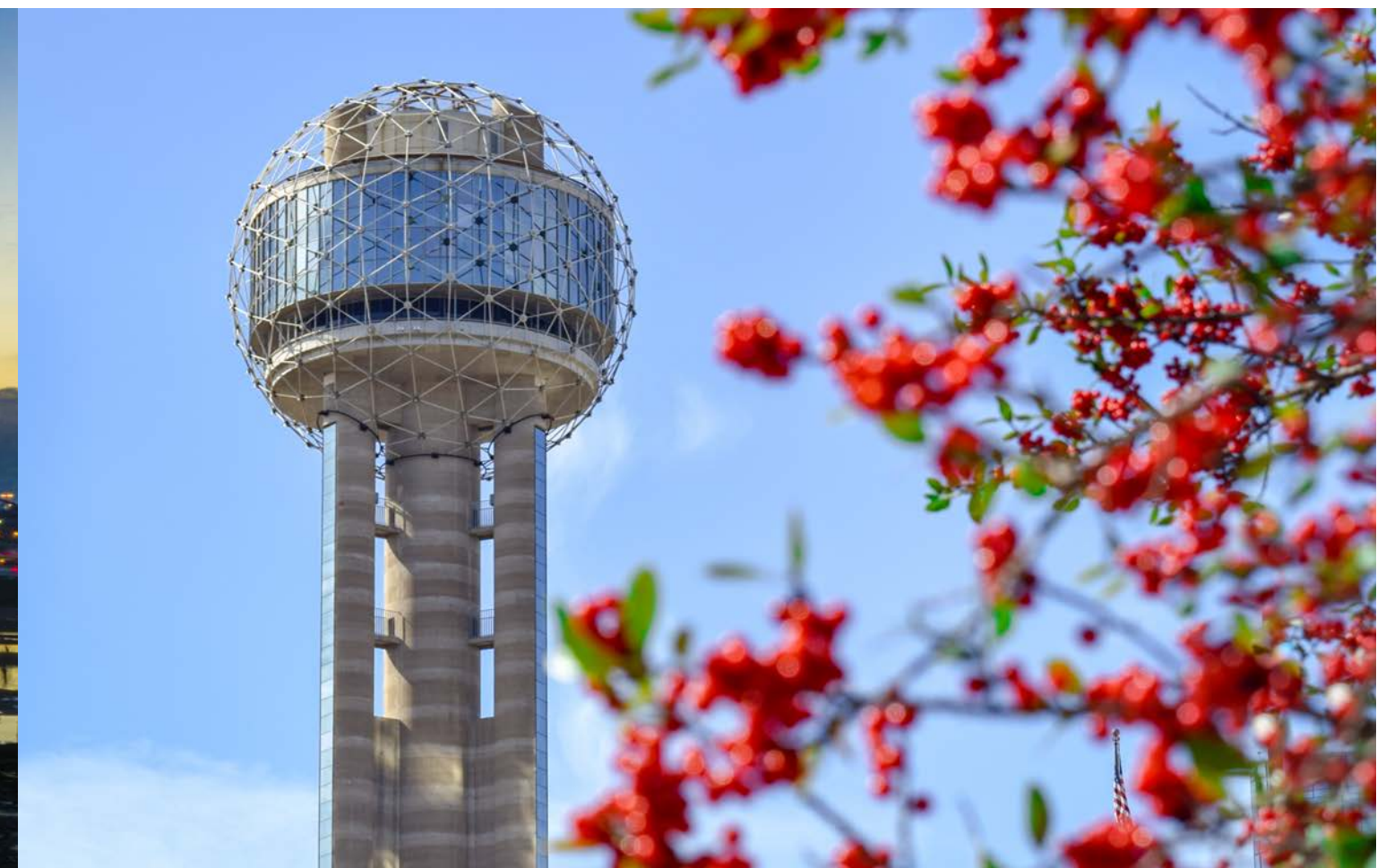
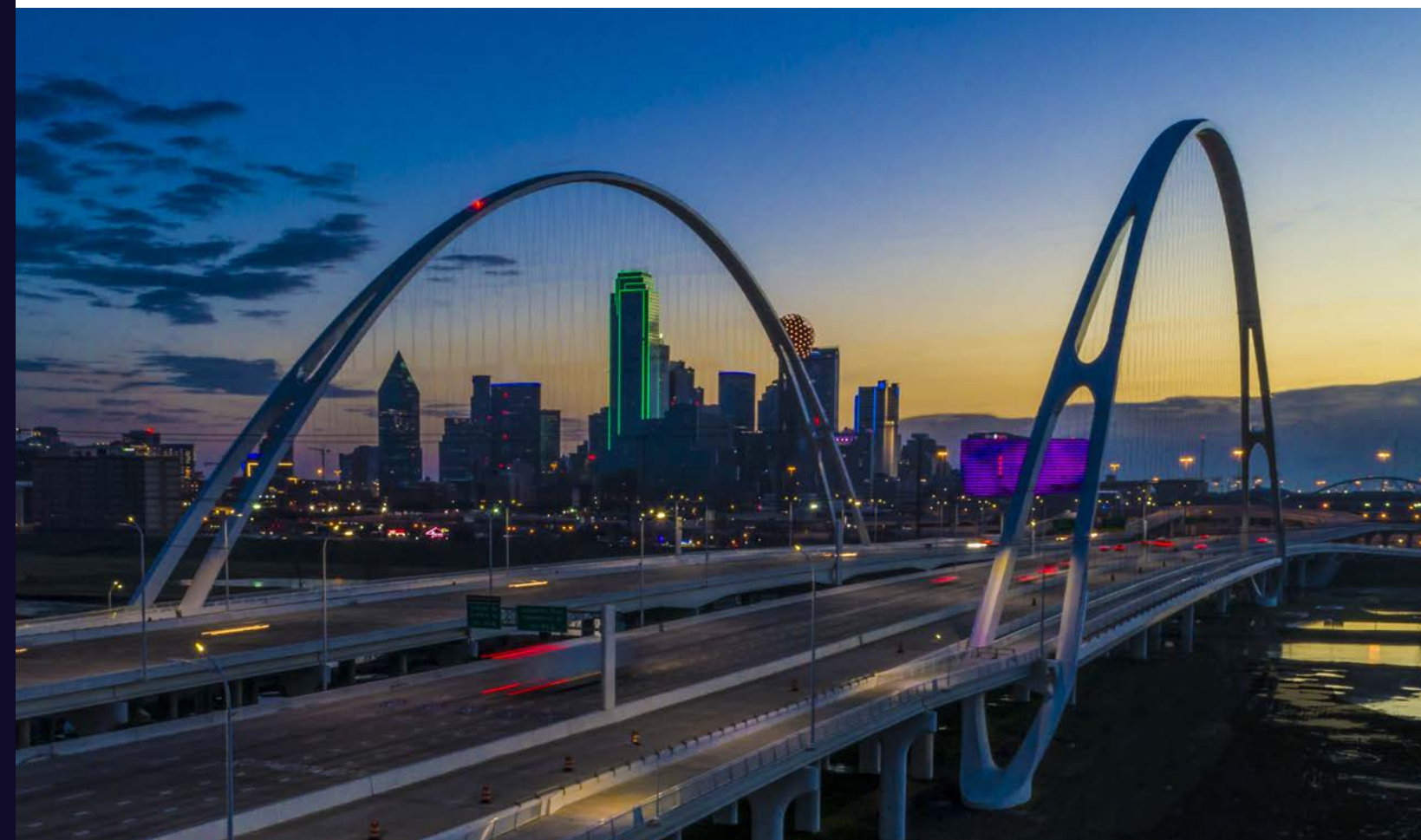
## We Bring Buyers to Sellers

Douglas Elliman works within every facet of the real estate industry, with visibility and insight into how each one supports our core commitment: connecting buyers with sellers

Each of our specialized divisions provides high-level buyers that your agent can bring to your property.

## Our Divisions

- Global Markets
- DE Title Services
- Sports & Entertainment
- Commercial Sales & Leasing
- Relocation
- Development Marketing
- Residential Sales
- Residential Leasing
- Property Management







## Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

### TYPES OF REAL ESTATE LICENSE HOLDERS:

- # **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- # **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- # Put the interests of the client above all others, including the broker's own interests;
- # Inform the client of any material information about the property or transaction received by the broker;
- # Answer the client's questions and present any offer to or counter-offer from the client; and
- # Treat all parties to a real estate transaction honestly and fairly.

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- # Must treat all parties to the transaction impartially and fairly;
- # May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- # Must not, unless specifically authorized in writing to do so by the party, disclose:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- # The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- # Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

|  |                |                                      |                      |
|--|----------------|--------------------------------------|----------------------|
| <b>Douglas Elliman Real Estate</b>                                 | <b>9008706</b> | <b>tx.info@elliman.com</b>           | <b>(281)652-5588</b> |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No.    | Email                                | Phone                |
| <b>Belinda Fernandez</b>   | <b>499580</b>  | <b>belinda.fernandez@elliman.com</b> | <b>(281)652-5588</b> |
| Designated Broker of Firm  | License No.    | Email                                | Phone                |
| <b>Concho Minick</b>   | <b>0785993</b> | <b>michael.reddell@elliman.com</b>   | <b>214-325-8483</b>  |
| Licensed Supervisor of Sales Agent/ Associate                      | License No.    | Email                                | Phone                |
| _____  | _____          | _____                                | _____                |
| Sales Agent/Associate's Name                                       | License No.    | Email                                | Phone                |

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission

TXR-2501

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Jacob Sudhoff

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-0 Date

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# IABS Form





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