



Cresson Woods RV & Resort

Location: Cresson, Texas (25 minutes south of Fort Worth)

Total Acreage: Approximately 39.9 acres

Offering Price: \$6,750,000

Property Overview

- Fully built steel-hangar RV park design
- 80 full pull-through RV sites
- All galvanized steel structures complete
- Amenity buildings constructed with shells complete
- All site infrastructure fully installed
- Interior finish-out remaining for office, community center, kitchen/coffee bar, laundry and showers
- Drainage and final road construction remaining



Key Advantages

- Rare covered steel-hangar RV design
- Located within the Fort Worth – Weatherford – Granbury growth corridor
- Buyer can customize interior finish-outs to preference
- Large acreage with expansion potential

Income Potential

Projected stabilized revenue: **\$941,300 annually.**

Projected net operating income: **\$808,120 annually.**

Projected debt service coverage ratio: **2.34x.**

Investment Opportunity

Cresson Woods RV & Resort presents a distinctive covered RV park development positioned within the rapidly expanding North Texas growth corridor. The property is located along the Cleburne Highway corridor between Fort Worth and Granbury and benefits from proximity to several strong regional demand drivers.

The surrounding region continues to experience significant economic and population growth, including the expanding communities of **Aledo, Weatherford, Granbury, and Fort Worth**. The area supports a wide range of travelers including **project-based construction workers, traveling medical professionals, film production crews, and extended-stay guests working throughout Parker and Hood counties**.

In addition, the property is located near **new commercial development in Cresson and major construction activity in the Granbury area**, which continues to generate demand for flexible lodging accommodations.

With **all site infrastructure fully installed**, the remaining improvements are primarily focused on final road installation and completion of the amenity interiors, allowing a buyer to efficiently transition the property to full operation and unlock the stabilized income potential of the resort.

Once stabilized, the resort is projected to generate approximately **\$941,300 in annual revenue**, with projected **Net Operating Income of approximately \$808,120** and an estimated **Debt Service Coverage Ratio of approximately 2.34x**.