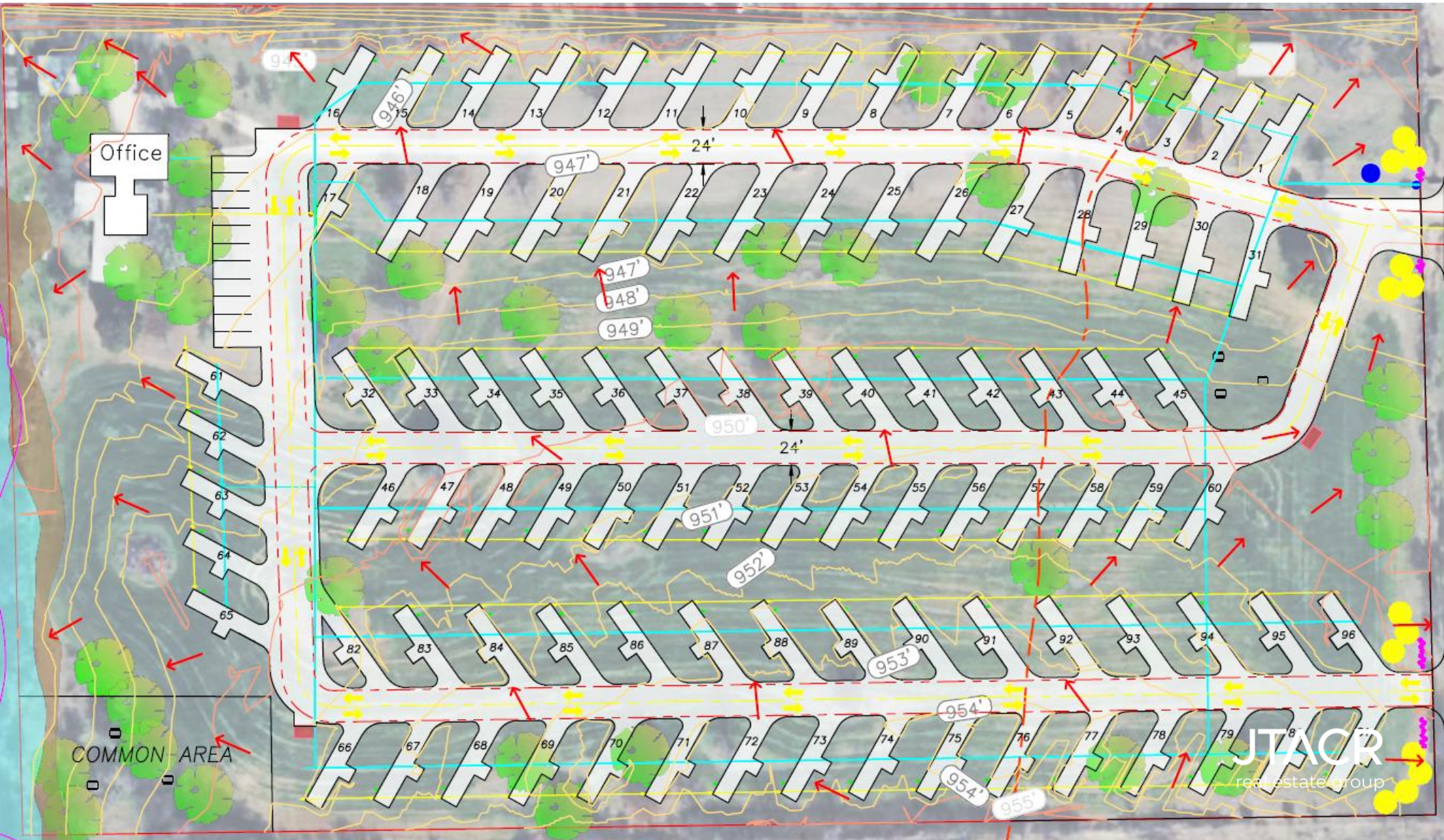


COUNTRYSIDE RV FARM

RV PARK DEVELOPMENT



BROKERAGE TEAM

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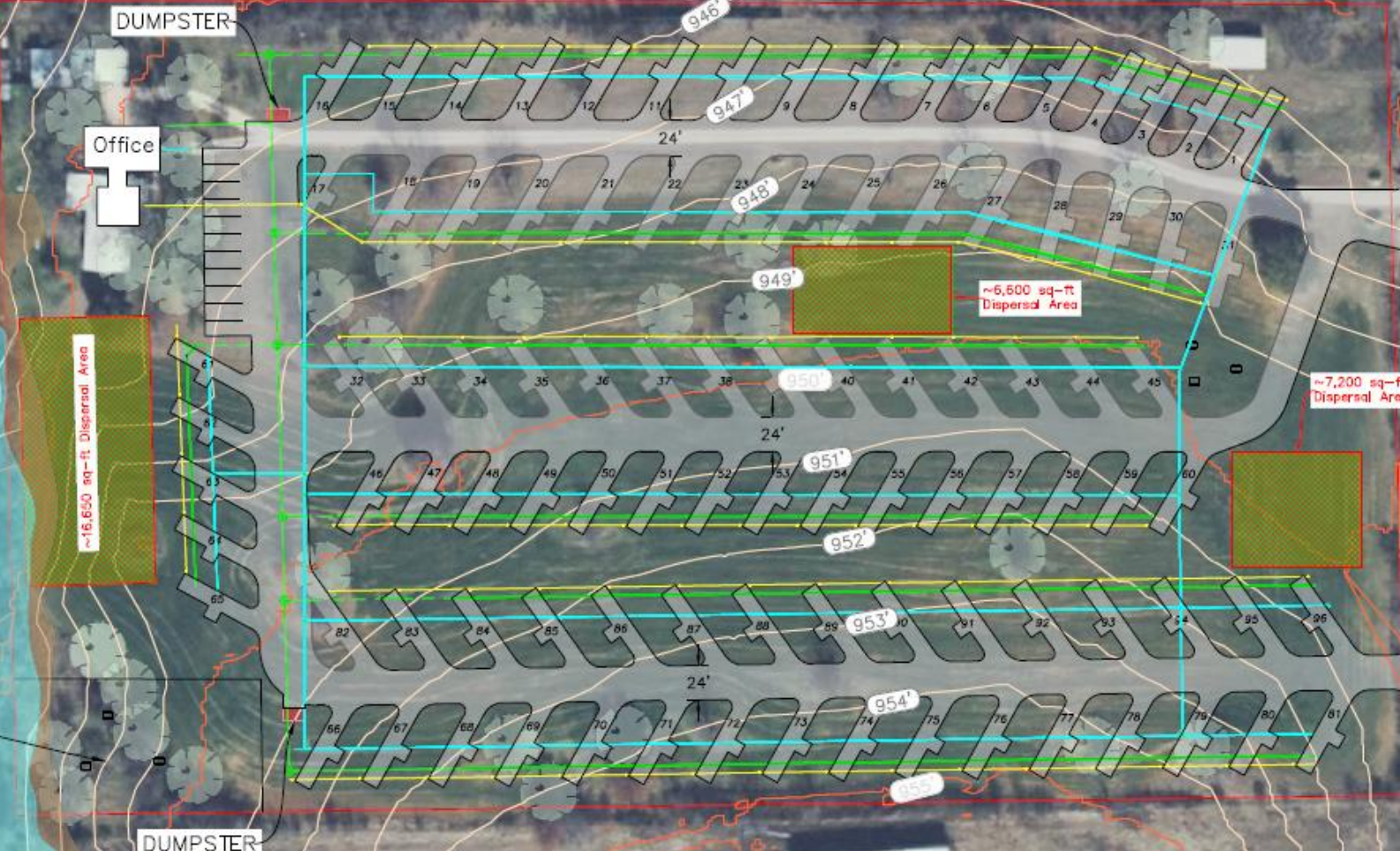




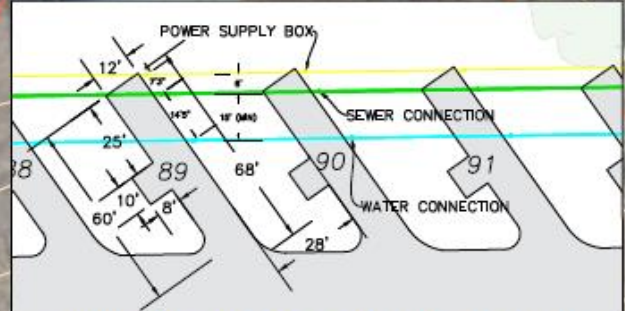
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SPECIAL FLOOD HAZARD AREA
 ZONE A
 FIRM #480516



APPROXIMATE BOUNDARY OF 0.2% ANNUAL CHANCE FLOOD



TYPICAL RV SLOT DIMENSIONS
 (1":50')

co

EXECUTIVE SUMMARY

JTACR Real Estate Group is pleased to present Countryside RV Farm: a shovel ready, fully approved development site for a proposed 96-site community. Current infrastructure includes an on-site septic system and public water with Sturnevant Water Supply. The seller is in the process of upgrading the water lines to 4-inch lines from the existing 2-inch lines. Electricity is with Oncor and is run to the house from the road. Oncor has given an informal approval to the development.

The property is just over 50 miles west of the bustling DFW Metroplex, providing potential residents with a perfect balance of peaceful country living with big city amenities nearby. The 12 acres of property can provide space for up to 96 pad sites creating outstanding income potential.



Mineral Wells, Texas USA

CITY/STATE



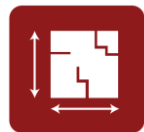
All-Age

TYPE



96

PROPOSED SITES



+12

ACREAGE

MARKET OVERVIEW

Area overview

Local attractions

Amenities map

Location map

Regional map

Population density

Median household income

Developments

AREA OVERVIEW

Nestled in the heart of Texas, Mineral Wells exudes small-town warmth and a welcoming community spirit. Renowned for its therapeutic mineral springs, the city has a rich history as a health resort destination. The historic Baker Hotel, a local landmark, adds a touch of nostalgia and architectural grandeur. Nature enthusiasts will appreciate the nearby state parks and scenic beauty, providing ample opportunities for outdoor activities. The community values its heritage, evident in events and festivals celebrating the city's history. With friendly locals, a relaxed atmosphere, and a commitment to preserving its unique character, Mineral Wells offers a delightful escape for those seeking a blend of history, nature, and genuine Southern hospitality.

ECONOMY

Historically known for its mineral springs, which attracted health-seekers from far and wide in the early 20th century, the city's economy had a foundation in the health and hospitality sectors. While the health resort era has evolved, echoes of this history remain in attractions like the Famous Mineral Water Company. Presently, the city's economy is diversified, encompassing sectors such as healthcare, education, and tourism.

POPULATION

Mineral Wells has experienced fluctuations in its population over the years. The city's historical significance as a health resort destination during the early 20th century attracted a substantial population, but changes in economic dynamics and societal trends have influenced its growth. Despite variations, Mineral Wells remains a tight-knit community with a mix of historic charm and modern amenities, catering to both long-time residents and those who appreciate its unique history and scenic surroundings.

DEMOGRAPHICS

2010 Population	16,764
2020 Population	14,820
2022 Population	15,173
Median Age	34.9
Median Household Income	\$53,385

TOP 5 MINERAL WELLS EMPLOYERS

Industry	Employees
Construction	1,472
Manufacturing	1,361
Healthcare and Social Assistance	1,304
Retail Trade	1,264
Educational Services	960



AREA OVERVIEW



1

Natural beauty abounds at Lake Mineral Wells State Park!

2

Visit the Famous Mineral Water Company to learn more about the water that brought fame to the area!

3

Stop by Rickwell Brewery to get a taste of the local flair.

4

An aerial view of the scenic state park.

JTACR
real estate group



LOCAL ATTRACTIONS

POINTS OF INTEREST

Lake Mineral Wells State Park

Boasting an expansive lake, the park is a haven for fishing, kayaking, and paddleboarding. Well-maintained hiking and biking trails wind through the park, offering visitors opportunities to explore the natural landscape and catch glimpses of local wildlife. With its tranquil ambiance and well-equipped facilities for camping and picnicking, Mineral Wells Lake State Park invites both locals and visitors to unwind, recharge, and immerse themselves in the tranquility of the Texas countryside.

Haunted Hill House

This historic bed and breakfast, nestled in a charming neighborhood, is renowned for its reported ghostly encounters and paranormal activities. The Victorian-era architecture adds an eerie charm to the atmosphere, creating an immersive experience for guests seeking a taste of the supernatural. Guests can participate in guided ghost tours, exploring the history and reported hauntings of the house.

Mineral Wells Fossil Park

The park is renowned for its abundance of ancient marine fossils from the Pennsylvanian Period, around 300 million years ago. Visitors are encouraged to bring their own tools and dig for fossils, creating a hands-on and educational experience. The exposed fossil beds reveal a diverse array of prehistoric sea creatures, including brachiopods, crinoids, and bryozoans.

Famous Mineral Water Company

This iconic establishment is rooted in the legacy of the city's famed mineral springs, which attracted visitors seeking the therapeutic benefits of the mineral-infused waters. The company continues to bottle and distribute the mineral water that made Mineral Wells a renowned health destination in the early 20th century. Visitors can explore the rich history of the Famous Mineral Water Company, learn about the purported health benefits associated with the water, and even partake in the tradition of tasting the unique mineral blend.

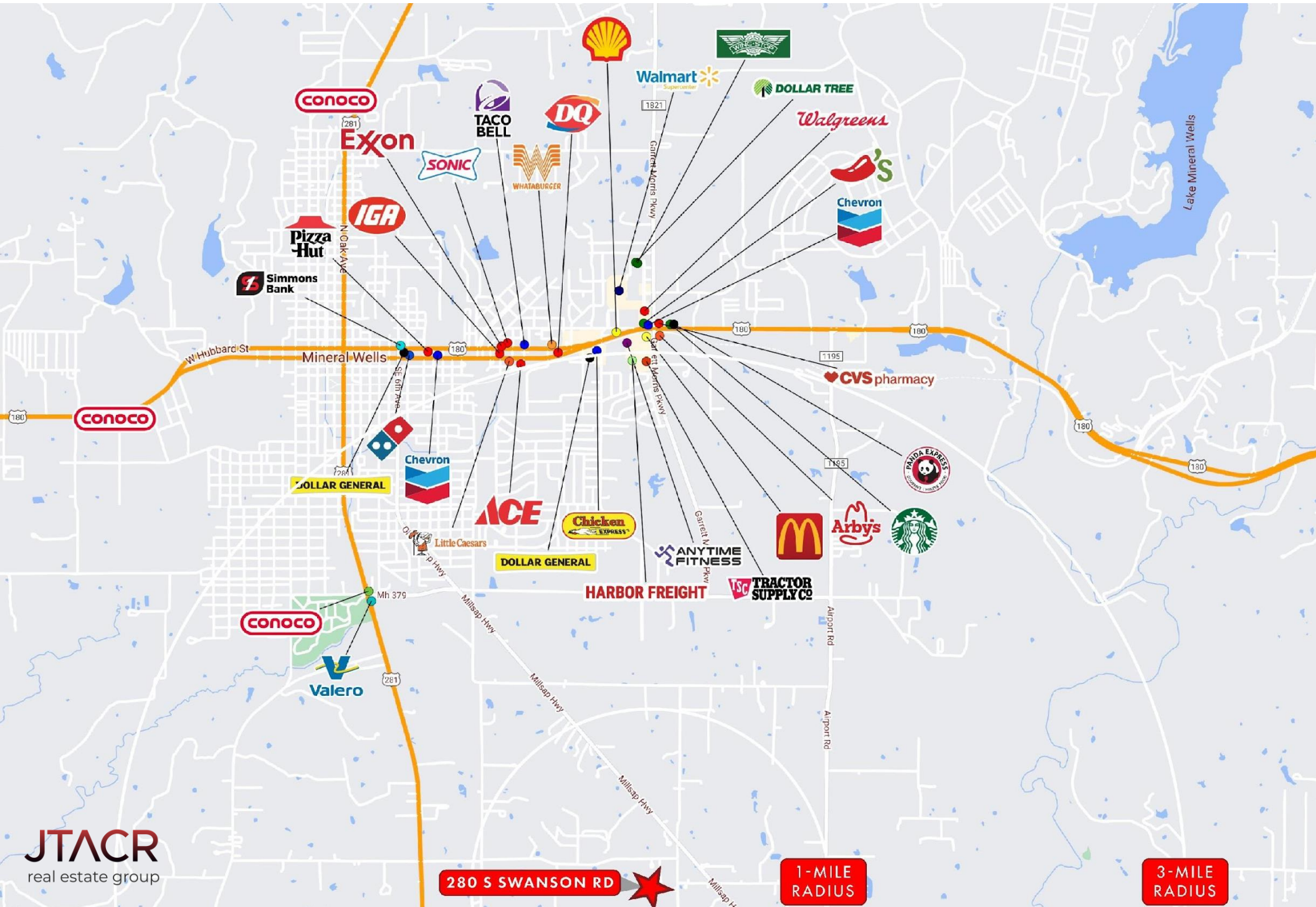
TOP 10 THINGS TO DO IN MINERAL WELLS

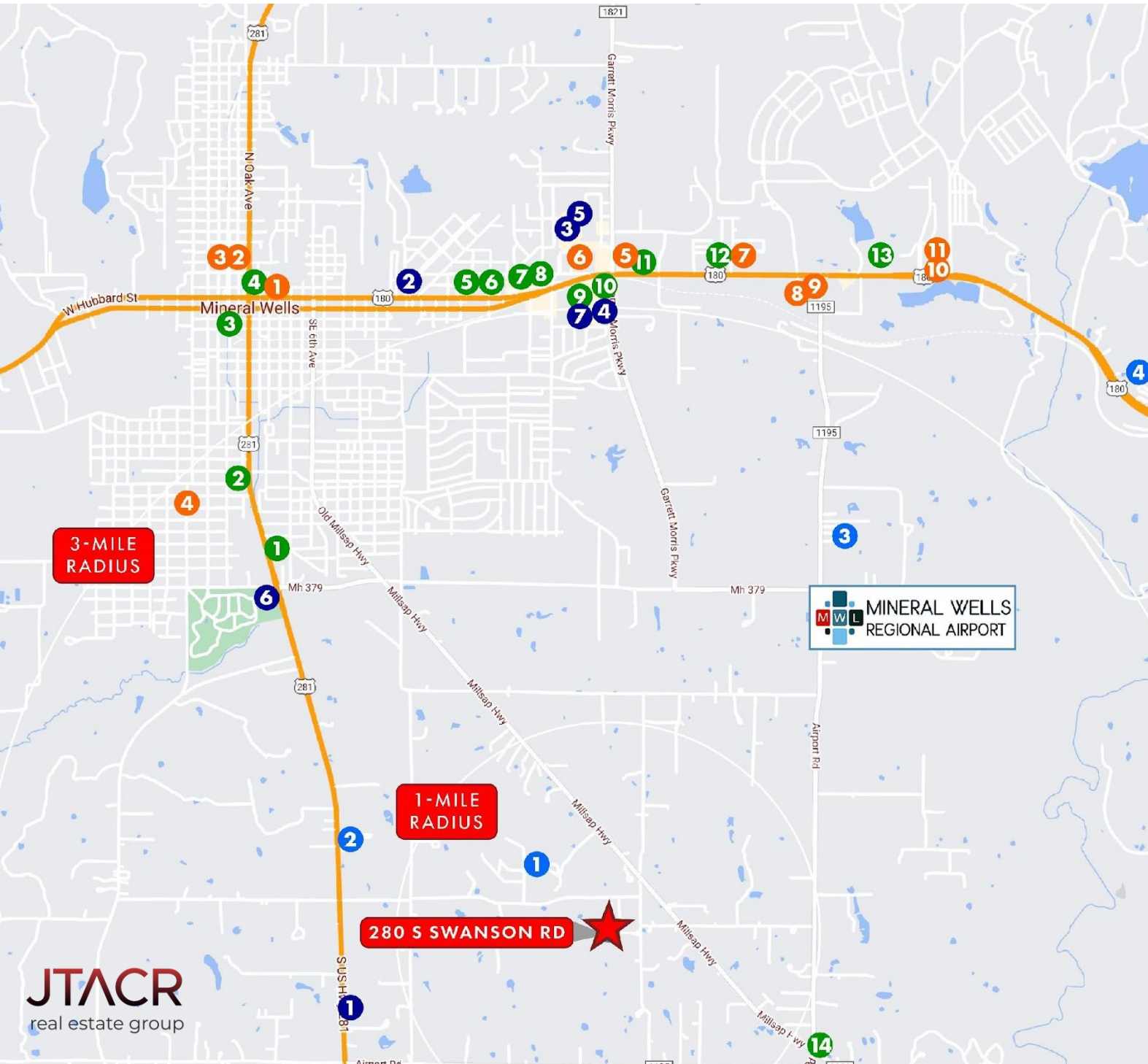
according to tripadvisor

1. Lake Mineral Wells State Park
2. Haunted Hill House
3. Mineral Wells Fossil Park
4. Famous Mineral Water Company
5. Texas Frontier Trails Western Heritage Park
6. Elmwood Cemetery
7. Rickhouse Brewing
8. B-four Barn
9. Fort Wolters - Texas State Historical Marker
10. The Marketplace - Antique Shops



AMENITIES MAP





HOTELS

1. The Baker Hotel and Spa
2. The Crazy Water
3. Magpie Inn
4. Mineral Wells
5. Super 8
6. Budget Host Inn
7. Relax Inn Mineral Wells
8. Motel 6 Mineral Wells
9. Best Western Club House Inn & Suites
10. Red Lion & Suites
11. Days Inn & Suites

EATERIES

1. Mi Fiesta Restaurant
2. Jesse's Drive-In
3. Natty Flat Smokehouse
4. Pastafina Mineral Wells
5. Taco Casa
6. Whataburger
7. Old School Pizza Company
8. Taqueria La Estrella
9. Chicken Express
10. McDonald's
11. Starbucks
12. Mesquite Pit
13. Woody's Bar & Grill
14. Chuvy's Restaurant

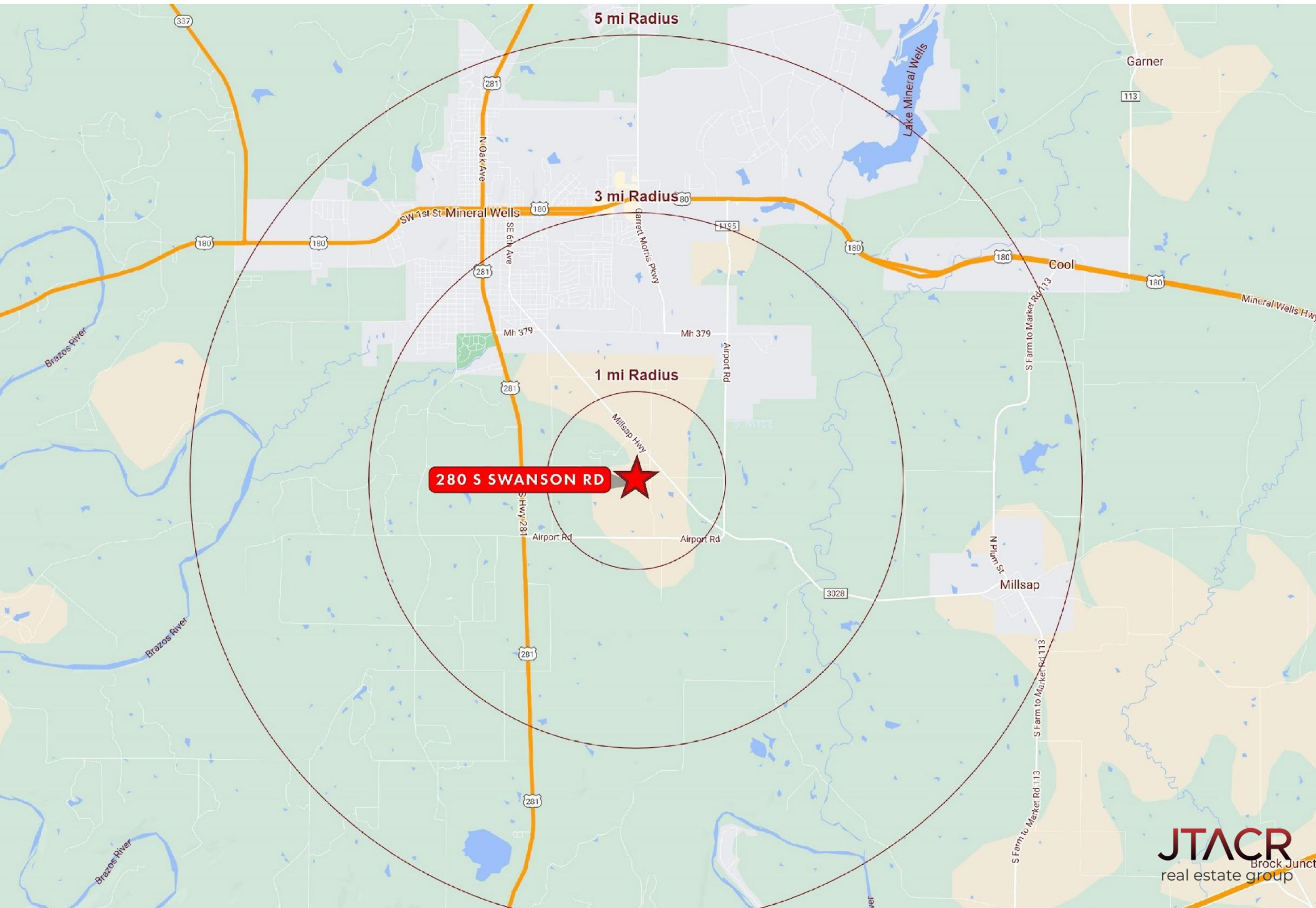
RETAILS

1. Dollar General
2. O'Reilly Auto Parts
3. Walmart Supercenter
4. Tractor Supply Co.
5. Atwood Ranch & Home
6. Allsup's Convenience Store
7. Harbor Freight Tools

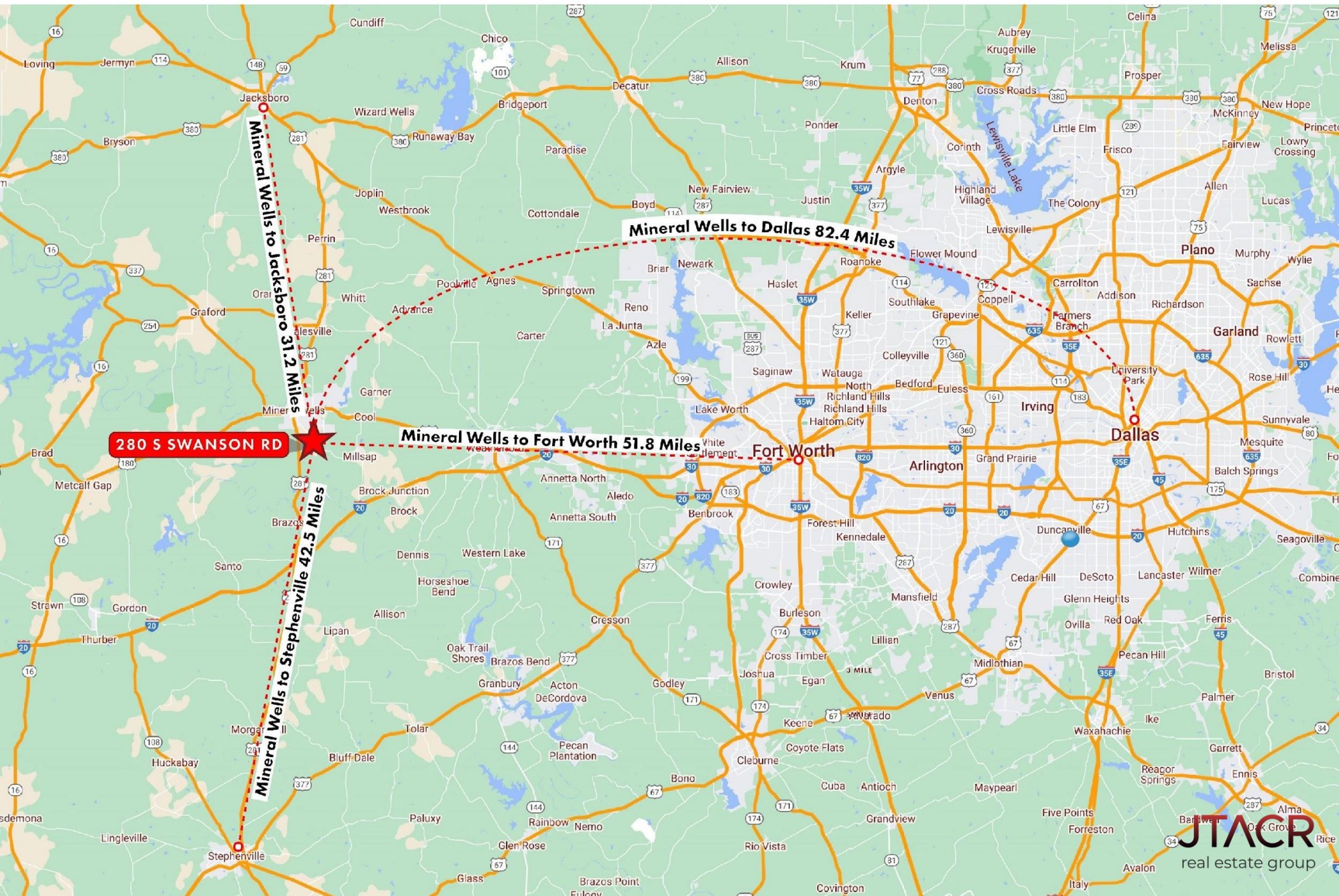
RV PARKS

1. Hog Mountain RV Ranch
2. Country Living RV Park
3. Tuck's Mobile Home Park
4. Eagle's Nest RV Park

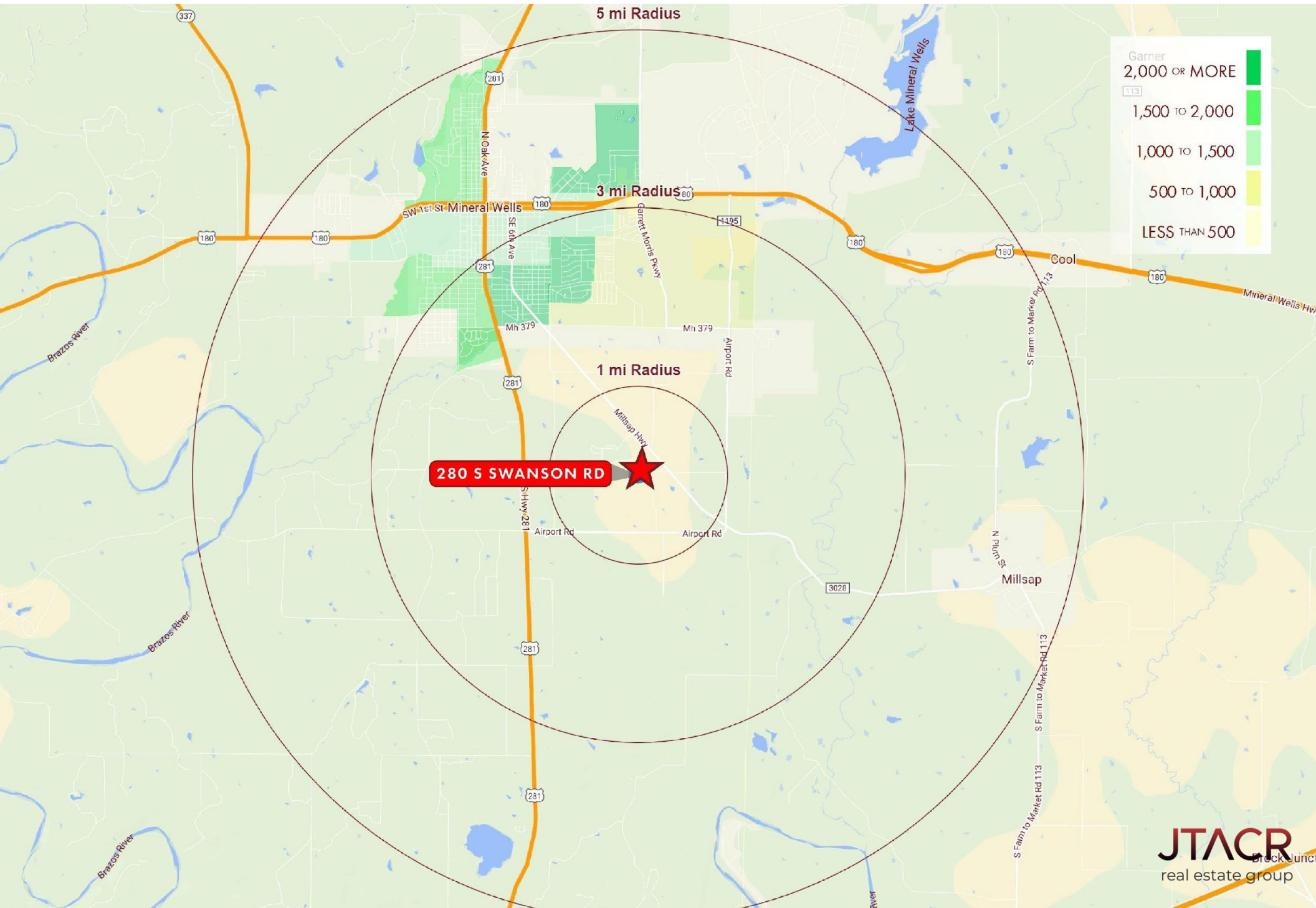
LOCATION MAP



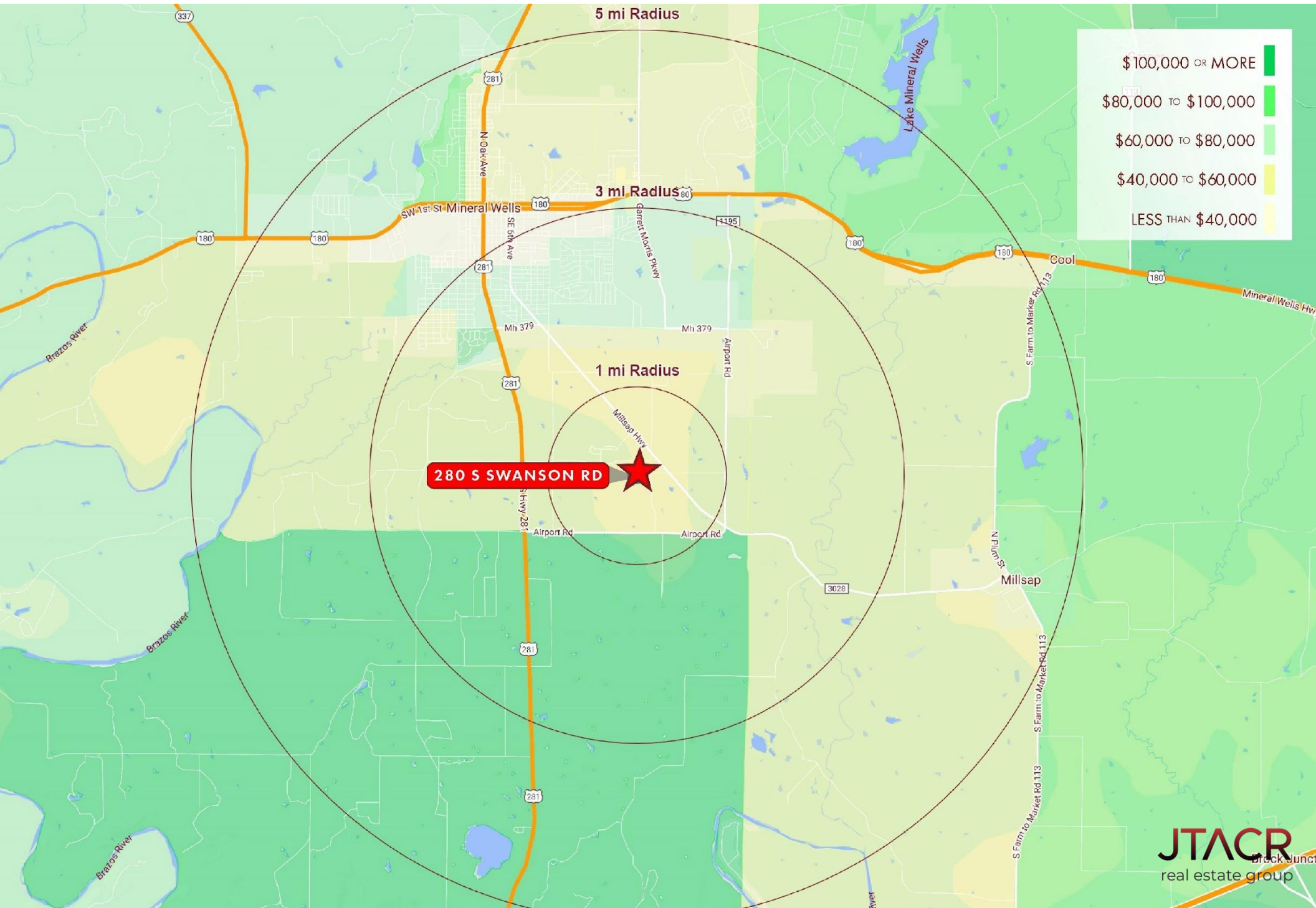
REGIONAL MAP



POPULATION DENSITY



MEDIAN HOUSEHOLD INCOME



280 S SWANSON RD



DEVELOPMENTS

BAKER HOTEL

Originally opened in 1929 by T.B. Baker for a reported \$1.2 million, it was the first air-conditioned hotel in Texas and boasted an Olympic-sized swimming pool and spa attracting thousands to enjoy the healing waters of Mineral Wells. The Baker Hotel Development Partners, LLC and its affiliates — in conjunction with support from the city of Mineral Wells — will revive the 14-story Spanish Colonial Revival tower to feature a fully-renovated collection of 165 guest rooms and amenities — including a spa, convention and business facilities, event ballrooms, and restaurant, coffee shop and retail options. The local mineral springs that once drew celebrities from around the world, will be utilized again, along with modernized amenities adapted to the lifestyle of the modern-day guest. Blending historic architectural design with new technology, the hotel will offer expanded guest rooms and gracious public spaces to host weddings, special events, conventions and the sojourning weekenders.

CRAZY WATER HOTEL

Mineral Wells is centered around a remodeled and restored Crazy Water Hotel. Many historic details are still intact throughout the remodeled hotel, which reopened in 2018. The hotel originally was built atop a famous mineral water well back in 1912. Its massive first floor includes the a restaurant and the Crazy Coffee & Water Bar serving coffee and smoothies. A local brewer offers beer brewed with Crazy Water; and several boutiques are open for shopping in the pavilion.



DEVELOPMENTS (cont..)

ECONOMIC DEVELOPMENT – AIRPORT EXPANSION

Envision Mineral Wells is a collaborative effort between community stake holders, the Mineral Wells Area Chamber of Commerce and the City of Mineral Wells to identify, prioritize and act on the goals for the future of Mineral Wells in the coming decade.

This 501 (c)(3) nonprofit seeks to increase the economic competitiveness of Mineral Wells; maintain a competitive workforce; encourage community redevelopment; provide the basis for quality infrastructure & mobility; promote quality of life; and promote community pride.

The Mineral Wells Airport is undergoing a major initiative to grow and promote the airport expansion. The initiative is prioritizing the following goals:

- ❖ Attract high-quality aviation businesses to the airport
- ❖ Expand overall use of the airport
- ❖ Maintain a safe, attractive, high quality, customer focused, efficient airport
- ❖ Develop the airport into the most effective aviation business facility west of the DFW Metroplex—the place to grow your business!



PROPERTY DESCRIPTION

Property details
Land Comparables

PROPERTY DETAILS

Street Address	280 S SWANSON RD
City, State	MINERAL WELLS, TX 76067
County	PALO PINTO
MSA	NON METRO
Property Type	LAND
Community Type	ALL AGES
Proposed Rental Sites	96
Total Acreage	12.292 ACRES
Parcel Number(s)	R000003104
Year of Construction	N/A
Flood Zone	NO
Opportunity Zone	NO



LAND COMPARABLES

	ADDRESS	CITY/STATE	ACRES	PRICE PER ACRE	UTILITIES ON SITE	PLANS
	280 S SWANSON	MINERAL WELLS	12.292	\$40,270	YES	YES
1	FM 920	PEASTER	22	\$41,190	NO	NO
2	LOT 15 DOBBS VALLEY	MINERAL WELLS	5.03	\$30,000	NO	NO
3	SPORTSMAN DRIVE	MINERAL WELLS	8.21	\$24,360	NO	NO
4	20 RIVER CANYON	PALO PINTO	5.29	\$50,850	NO	NO
5	2 DOSS RD	COOL	5	\$44,800	NO	NO



OFFERING DETAILS

JTACR Real Estate Group has been engaged as the exclusive listing Broker representative of the Owner for the sale of this property. No contact shall be made by any prospective purchaser or agents to the Owner, its executives, staff, personnel, tenants, or related parties.

This Investment Offering Memorandum is a confidential solicitation of interest, and the information provided herein is provided for the sole purpose of considering the purchase of the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property or to terminate discussions with any entity at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Investment Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Purchase Agreement on terms acceptable to the Owner. By receipt of this Offering Memorandum, prospective purchaser will be deemed to have acknowledged the foregoing and agrees to release the Owner from any and all liability with respect hereto.

The enclosed materials are being provided solely to facilitate the prospective purchaser's own due diligence for which the purchaser shall be fully and solely responsible. All information contained herein is confidential in nature, and recipient agrees not to photocopy, duplicate, forward, distribute, or solicit third party interest without written permission and consent from Owner or JTACR Real Estate Group.

Neither JTACR Real Estate Group 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 shall be relied upon as a promise or representation as to the future performance of the Property.

OFFER SUBMISSION

Offers should be presented in the form of a non-binding Letter of Intent, spelling out all significant terms and conditions of Purchaser's offer including, but not limited to, (1) asset pricing, (2) due diligence and closing timeframe, (3) deal structure and each party's rights and responsibilities (as applicable), (4) earnest money deposit, and to include (5) a resume of previous multi-family ownership experience, as well as (6) qualifications to close, and (7) details of debt and equity financing.

ASKING PRICE & TERMS

\$495,000

SOURCES

<https://thebakerhotellandspa.com/>

<https://thecrazywaterhotel.com/>

<https://www.mineralwellstx.com/envision-mineral-wells/>

Countryside

RV PARK DEVELOPMENT

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