

WAHA RV Camp

801 Woodard Street | Pyote, TX 79777



Calling for Offers!

NAI Wheelhouse

6502 Slide Road
Suite 200
Lubbock, TX 79424

806.722.1200
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For more information:

Joe Magby
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NAIWheelhouse
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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Contents

| | |
|----------------------|----|
| PROPERTY INFORMATION | 3 |
| LOCATION INFORMATION | 7 |
| DEMOGRAPHICS | 12 |



PROPERTY INFORMATION

NALWheelhouse

WAHA RV Camp

801 Woodard Street | Pyote, TX 79777

PROPERTY OVERVIEW



PROPERTY SUMMARY

Sale Price:

Calling for Offers!

NOI:

\$99,312.92
(2021 Current)

Land Size:

2.8 Acres

PROPERTY OVERVIEW

WAHA RV Camp was completed in August of 2018 and encompasses 2.8 acres in Pyote, TX, sitting at the epicenter of the major oilfield activity in the region. It's situated between the fast-growing towns of Pecos and Monahans, allowing for excellent access to the Permian and Delaware Basins.

With brand-new septic, electrical and water systems, the Camp is built for easy management. Eight 4k security cameras are included and installed along with WIFI, providing for better off-site monitoring and happier tenants. 100% occupancy was easily achieved in less than 3 months from opening, and with the oilfield boom continuing to draw workers from around the country, the Camp has enjoyed a constant stream of short and long-term tenants.

PROPERTY HIGHLIGHTS

- 62 Oversized Spaces
- Current occupancy: 43%
- Current Rent: \$600/mo (market \$750-800/mo.)
- 50/30A Electric Units
- City Water – Best in the Region!
- Three septic systems (six 1,500-gallon tanks)
- WiFi & Laundromat Installed
- Eight 4k security cameras

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INVESTMENT SUMMARY

SALE PRICE: Calling for Offers!

NOI: \$99,312.92 (2021 Current)

LAND SIZE: 2.8 ACRES

PRICE PER SF: TBD

LEASE TYPE: Month-to-Month



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PROFIT & LOSS

2018

August - December

2019

January - December

2020

January - December

2021

January - December

2022

January - Current

| Item | Amount | | | | |
|-------------------------------|---------------------|---------------------|---------------------|---------------------|--------------------|
| Income | | | | | |
| Services | \$148,790.00 | \$379,083.00 | \$210,889.00 | \$144,231.00 | \$20,205.00 |
| Total Income | \$148,790.00 | \$379,083.00 | \$211,164.00 | \$144,231.00 | \$20,205.00 |
| GROSS PROFIT | \$148,790.00 | \$379,083.00 | \$211,164.00 | \$144,231.00 | \$20,205.00 |
| Expenses | | | | | |
| Advertising & Marketing | \$1,002.55 | \$6,722.33 | \$7,705.87 | \$635.54 | - |
| Legal & Professional Services | - | \$4,140.40 | \$5,405.88 | \$479.88 | \$39.99 |
| Office Supplies & Software | - | \$194.76 | \$90.22 | \$55.44 | - |
| Repairs & Maintenance | \$9,188.39 | \$11,022.38 | \$4,936.89 | - | - |
| Taxes & Licenses | \$893.02 | \$96.33 | \$833.10 | \$5,889.14 | - |
| Uncategorized Expense | - | \$1,508.64 | \$386.10 | - | - |
| Utilities | \$12,228.85 | \$73,409.85 | \$58,305.82 | \$37,858.08 | \$2,779.43 |
| Total Expenses | \$23,312.81 | \$97,094.69 | \$77,663.88 | \$44,918.08 | \$2,819.42 |
| NET INCOME | \$125,477.19 | \$281,988.31 | \$133,500.12 | \$99,312.92 | \$17,385.58 |



LOCATION INFORMATION

NALWheelhouse

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LOCATION DESCRIPTION



LOCATION DESCRIPTION

The City of Pyote sits at the heart of West Texas' oilfield operations. The Permian Basin is six years into a boom sparked by advances in drilling methods that have unlocked a sea of unattainable oil buried inside a 90,000-square-mile stretch of sedimentary rock straddling Texas and New Mexico. The area is fast approaching the oil production of the entire country of Iran (OPEC's 3rd largest member). With almost 4,000 oil wells yet to be tapped, as well as the discovery of a brand new oilfield underneath Andrews, TX, the boom will continue to drive the local, regional and worldwide economy.

Multi- and single-family housing struggles to keep pace with the vast amounts of new residents—local builders estimate a two-year waiting period for a new home, and large energy suppliers such as Halliburton and Exxon-Mobil have taken to renting out entire floors of hotels for their employees. Due to the fluctuating nature of the oilfield industry, many renters shy away from traditional multi-family offerings in favor of the ready-made spaces that RVs provide. This makes RV and Mobile Home Parks a stable investment as demand continues to increase for space to live.

IN THE NEWS

Read More: [With the United States and European countries reopening, the region has seen a drastic uptick in oilfield activity as wells are reopened and rigs are put back to work.](#)

Read More: [A brand-new, \\$7b lower carbon gasoline manufacturing facility is planned to be constructed in neighboring Penwell, TX \(20min drive\).](#)

Read More: [Numerous pipeline projects are coming back online in the wake of the COVID pandemic.](#)

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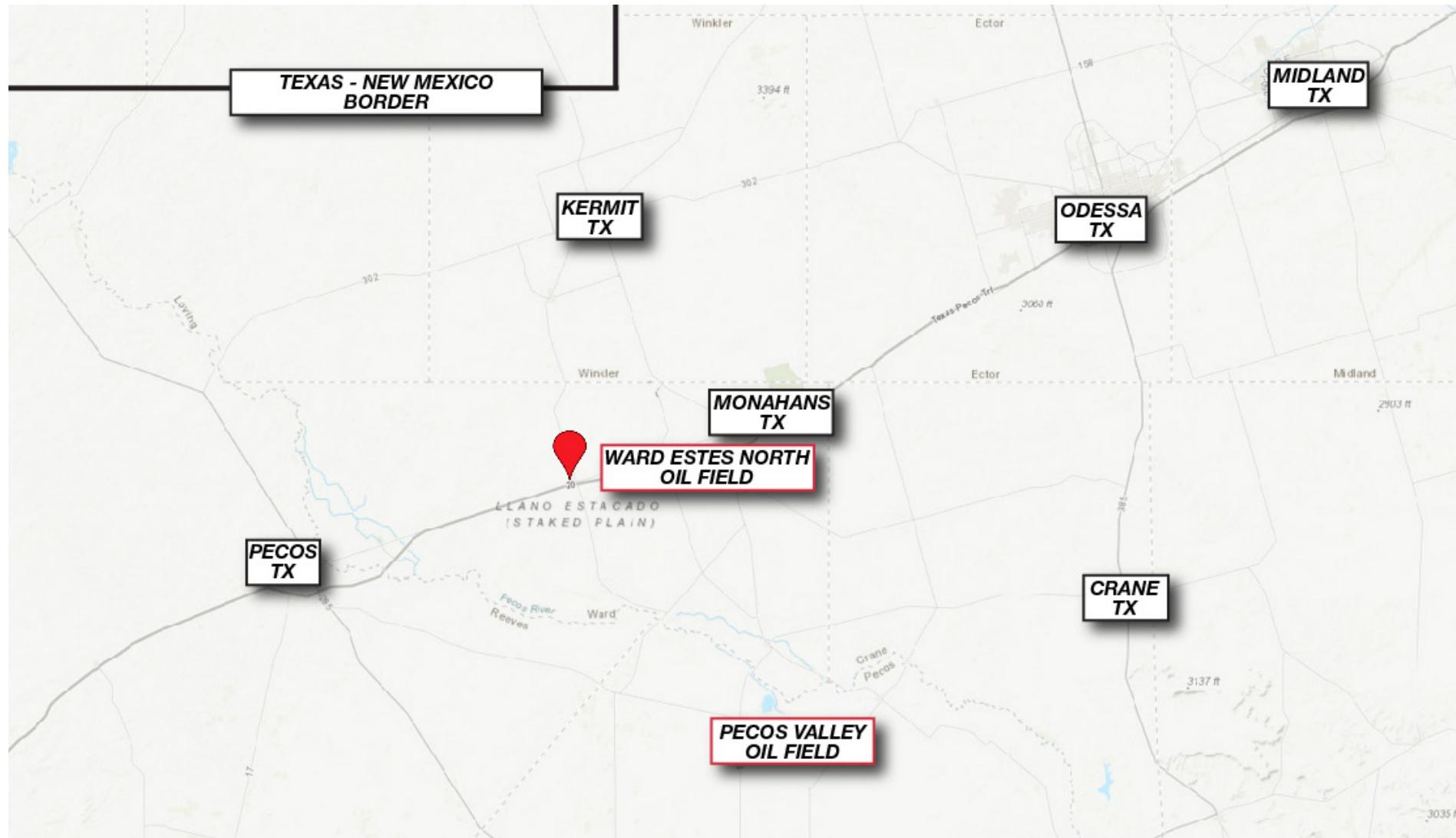
806.200.3244

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REGIONAL MAP



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LOCATION MAPS



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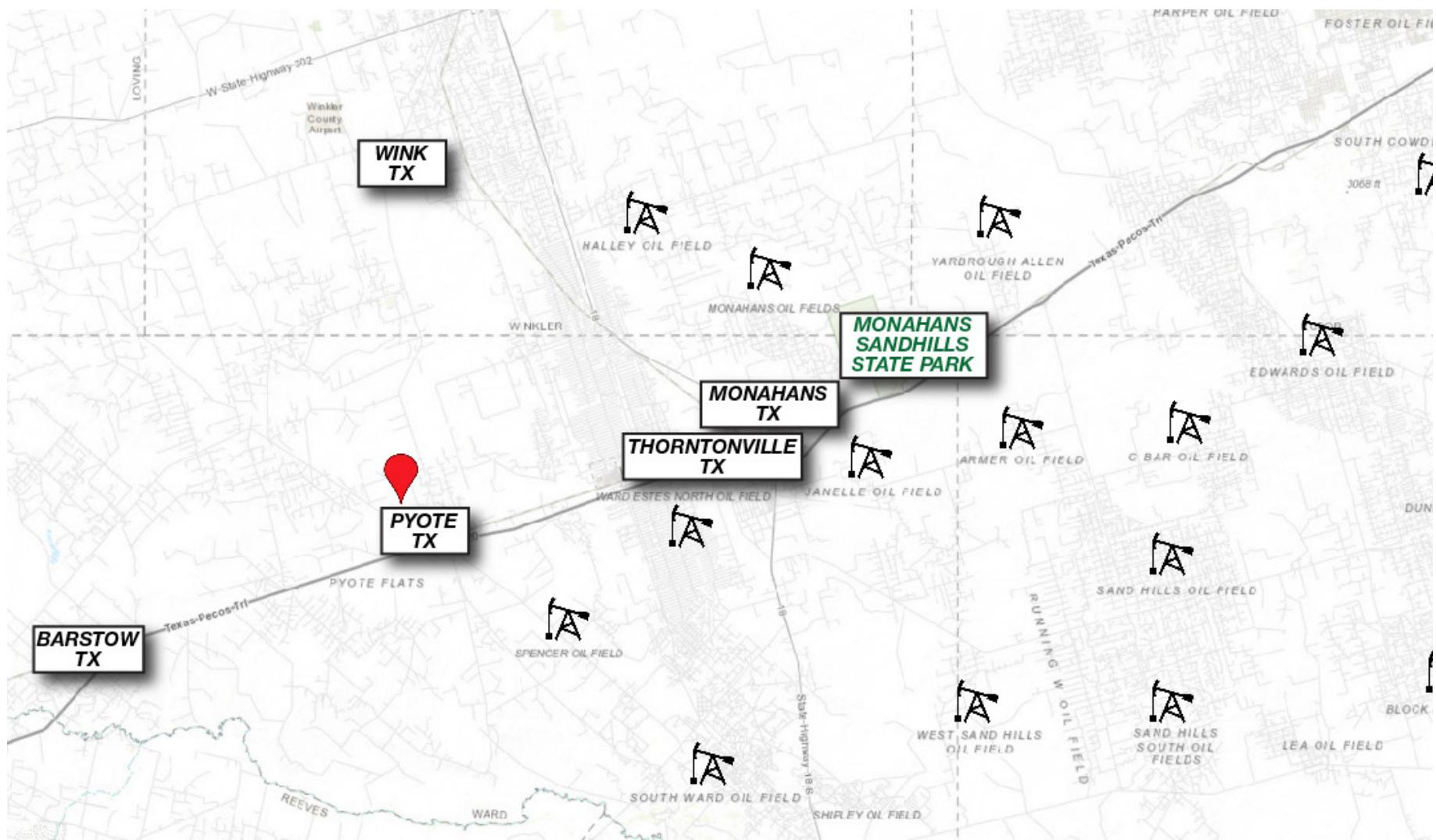
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TOPOGRAPHIC MAP



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DEMOGRAPHICS

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DEMOGRAPHICS REPORT

Population

TOTAL POPULATION
MEDIAN AGE
MALE POPULATION
FEMALE POPULATION

1 Mile

138
47.5
52.2%
47.8%

5 Miles

166
46.6
51.8%
47.6%

10 Miles

684
39.6
50.9%
49.1%

Households & Income

TOTAL HOUSEHOLDS
OF PERSONS PER HH
AVERAGE HH INCOME
MEDIAN HH INCOME

1 Mile

53
2.53
\$47,938
\$34,317

5 Miles

62
2.60
\$48,433
\$35,000

10 Miles

268
2.53
\$61,712
\$48,597

Race

% WHITE
% BLACK
% ASIAN
% HAWAIIAN
% INDIAN
% OTHER

1 Mile

68.6%
2.2%
0.7%
0.7%
0.0%
23.4%

5 Miles

68.3%
2.4%
1.2%
0.6%
0.0%
23.4%

10 Miles

77.0%
2.8%
1.0%
0.3%
0.0%
14.6%

Ethnicity

% HISPANIC

1 Mile

67.4%

5 Miles

66.9%

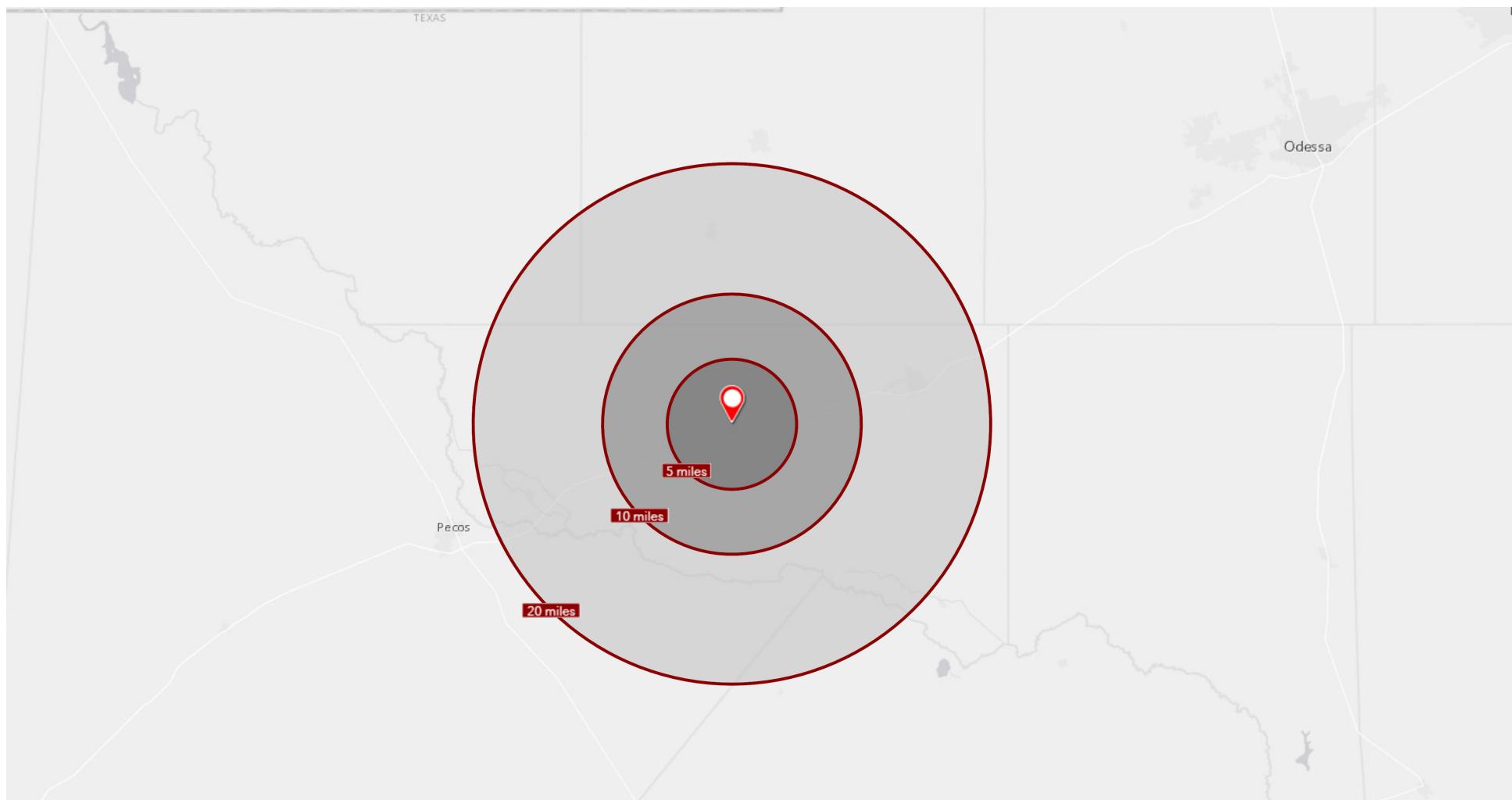
10 Miles

49.4%

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DEMOGRAPHICS MAP



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