

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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NAI Wheelhouse

COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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An aerial photograph of a mobile home park. In the foreground, several mobile homes are parked in rows on a dirt lot. A red rectangular box is superimposed over the center of the image, containing the text "PROPERTY INFORMATION" in white. The background shows more mobile homes and a long, straight dirt road that stretches towards the horizon under a cloudy sky.

PROPERTY INFORMATION

NAIWheelhouse



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

PROPERTY SUMMARY

Sale Price:	Calling for Offers!
NOI:	\$99,312.92 (2021 Current)
Land Size:	2.8 Acres

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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



2018 **2019** **2020** **2021** **2022**
 August - December January - December January - December January - December 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

An aerial photograph of a mobile home park. In the foreground, there are several mobile homes parked in rows. A dirt road runs diagonally from the bottom left towards the top right. In the background, there are more mobile homes and some trees. A red rectangular box is overlaid in the center of the image, containing the text "LOCATION INFORMATION" in white capital letters.

LOCATION INFORMATION

NAIWheelhouse



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 \(20min drive\).](#)

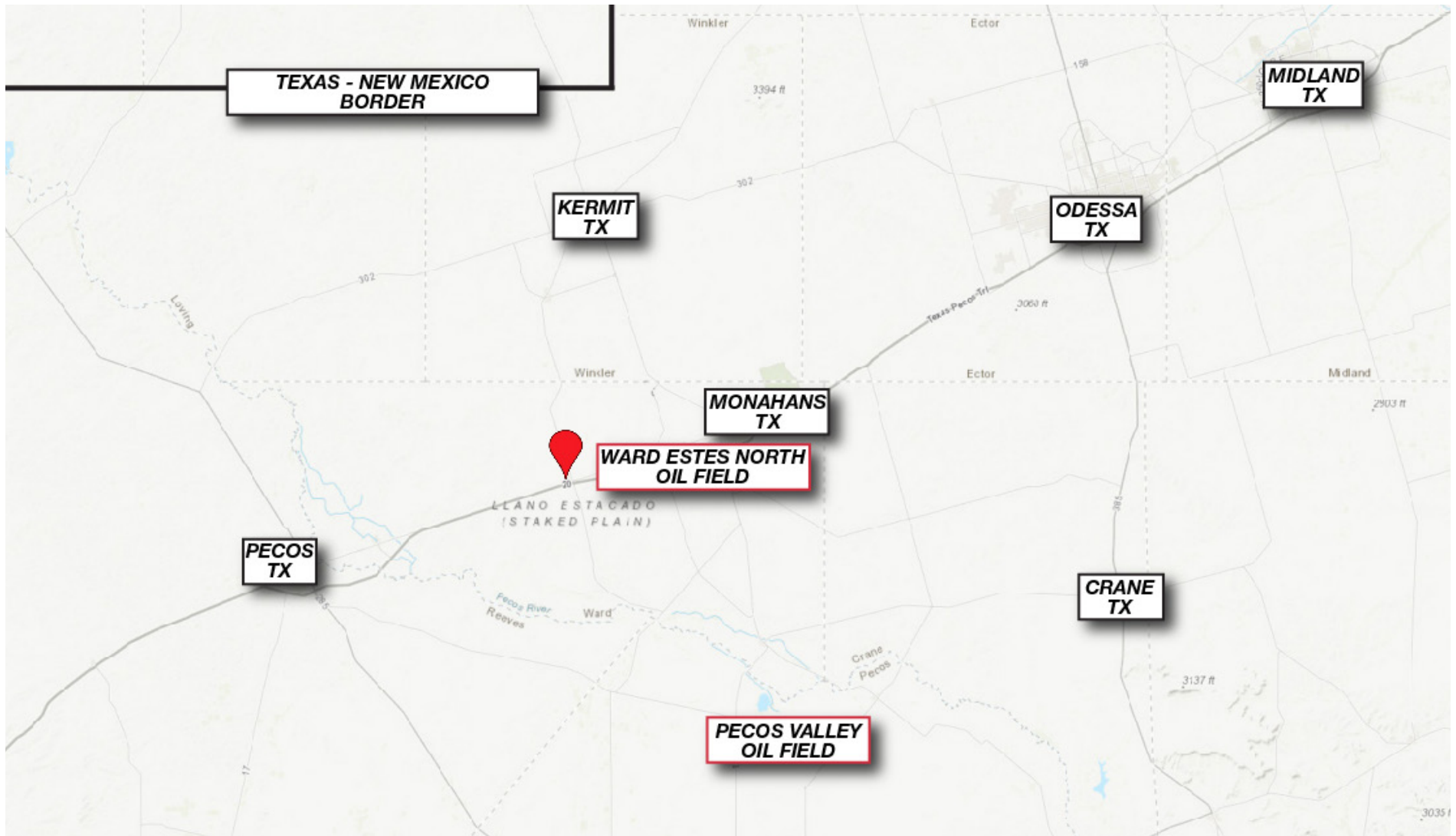
Read More: [Numerous pipeline projects are coming back online in the wake of the COVID pandemic.](#)



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REGIONAL MAP



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LOCATION MAPS



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TOPOGRAPHIC MAP



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An aerial photograph of a mobile home park. In the foreground, there are several mobile homes parked in rows. A dirt road runs diagonally from the bottom left towards the right side of the image. In the background, there are more mobile homes and some open land. A semi-transparent red banner is overlaid in the center of the image, containing the word "DEMOGRAPHICS" in white capital letters.

DEMOGRAPHICS

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DEMOGRAPHICS REPORT

Population

	1 Mile	5 Miles	10 Miles
TOTAL POPULATION	138	166	684
MEDIAN AGE	47.5	46.6	39.6
MALE POPULATION	52.2%	51.8%	50.9%
FEMALE POPULATION	47.8%	47.6%	49.1%

Households & Income

	1 Mile	5 Miles	10 Miles
TOTAL HOUSEHOLDS	53	62	268
# OF PERSONS PER HH	2.53	2.60	2.53
AVERAGE HH INCOME	\$47,938	\$48,433	\$61,712
MEDIAN HH INCOME	\$34,317	\$35,000	\$48,597

Race

	1 Mile	5 Miles	10 Miles
% WHITE	68.6%	68.3%	77.0%
% BLACK	2.2%	2.4%	2.8%
% ASIAN	0.7%	1.2%	1.0%
% HAWAIIAN	0.7%	0.6%	0.3%
% INDIAN	0.0%	0.0%	0.0%
% OTHER	23.4%	23.4%	14.6%

Ethnicity

	1 Mile	5 Miles	10 Miles
% HISPANIC	67.4%	66.9%	49.4%



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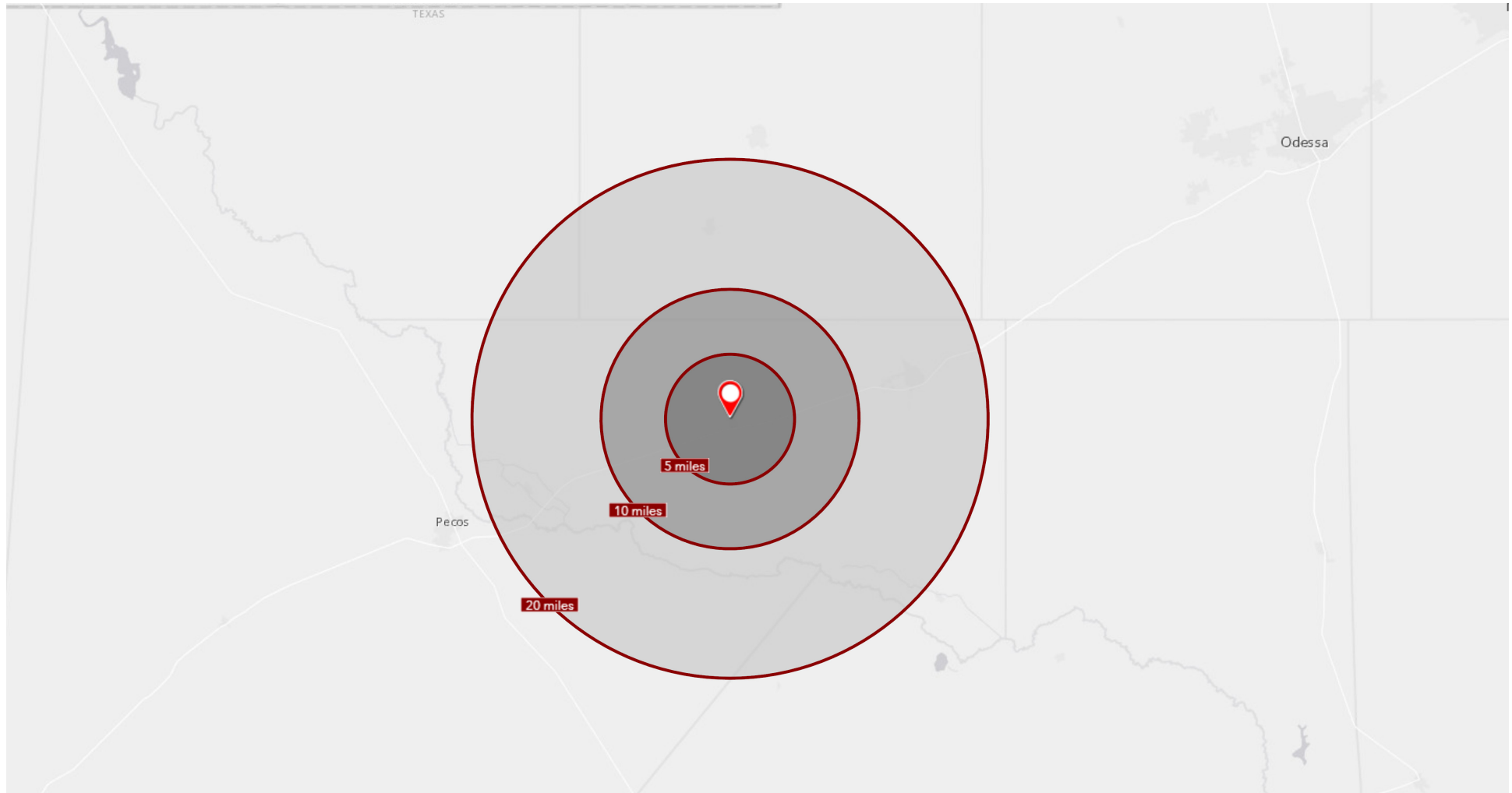
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