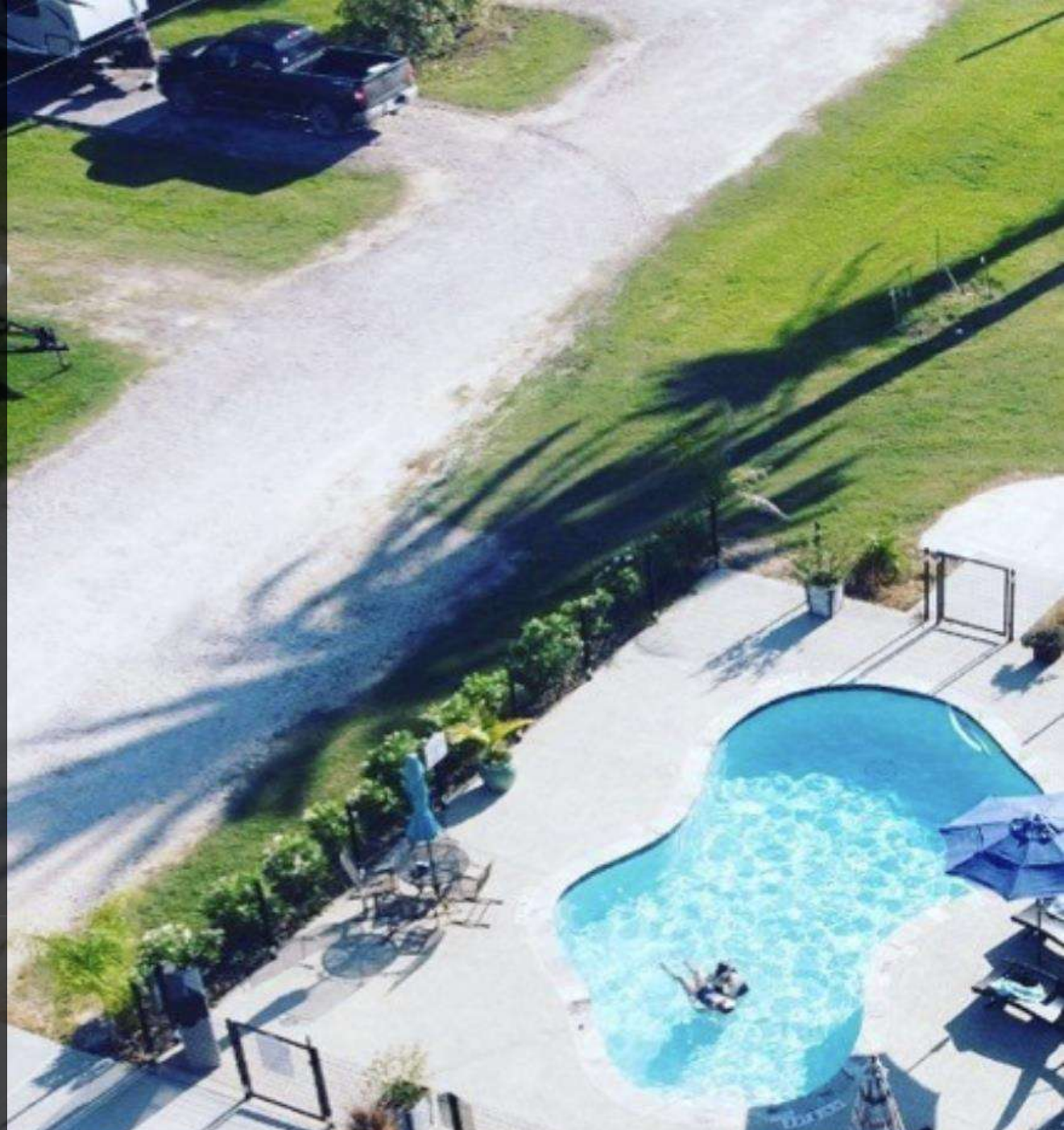


# Trinity Bay RV Park & Lodging

RV PARK AND SFR FOR SALE

OFFERING MEMORANDUM

1512 South Main  
Anahuac, TX 77514



# Trinity Bay RV Park & Lodging

## CONTENTS

- 01 Executive Summary**
  - Investment Summary
- 02 Location**
  - Location Summary
  - Aerial View Map
- 03 Property Description**
  - Property Features
  - Site Plan
  - Parcel Map
  - Property Images
- 04 Financial Analysis**
  - Income & Expense Analysis
  - Multi-Year Cash Flow Assumptions
  - Cash Flow Analysis
- 05 Demographics**
  - General Demographics
  - Race Demographics

*Exclusively Marketed by:*

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**Billi@ireinvestment.com**

**IRE Investment**  
**(518) 379-0652**  
**inquiries@ireinvestment.com**





01 Executive Summary

Investment Summary

## OFFERING SUMMARY

ADDRESS	1512 South Main Anahuac TX 77514
COUNTY	Chambers
BUILDING SF	800 SF
LAND ACRES	10.282
YEAR BUILT	2001
YEAR RENOVATED	2017
APN	00304-03000-00100-190001 and 00304-03000-00100-190
OWNERSHIP TYPE	Fee Simple

## FINANCIAL SUMMARY

PRICE	\$3,500,000
NOI (CURRENT)	\$309,310
NOI (Pro Forma)	\$344,626
CAP RATE (CURRENT)	8.84%
CAP RATE (PRO FORMA)	9.85%
CASH ON CASH (CURRENT)	8.92%
CASH ON CASH (PRO FORMA)	11.16%
GRM (CURRENT)	7.16
GRM (PRO FORMA)	6.31

## PROPOSED FINANCING

Seller Financing	
LOAN TYPE	Amortized
DOWN PAYMENT	\$1,685,000
LOAN AMOUNT	\$1,815,000
INTEREST RATE	7.00%
LOAN TERMS	5
ANNUAL DEBT SERVICE	\$168,860
LOAN TO VALUE	52%
AMORTIZATION PERIOD	20 Years

## DEMOGRAPHICS

	5 MILE	10 MILE	20 MILE
2026 Population	3,701	19,291	164,285
2026 Median HH Income	\$72,273	\$103,614	\$80,990
2026 Average HH Income	\$91,222	\$121,731	\$101,817



## Investment Overview

- Trinity Bay RV Park & Lodging is a well-established, income-producing RV park and cabin community overlooking Trinity Bay. Originally developed in 2001 and expanded in 2017, the property offers a stabilized operation with strong occupancy and significant upside potential.

The park maintains approximately 88% occupancy with a predominantly long-term tenant base (90%), including refinery workers, retirees, and seasonal visitors. Located adjacent to Fort Anahuac Park and within close proximity to major refineries and the Anahuac Wildlife Refuge, the property benefits from both workforce housing demand and tourism.

Additional revenue is generated through local events such as the annual Alligator Festival, producing approximately \$4,000–\$5,000 in a single weekend. Birdwatchers and seasonal travelers present further upside opportunities.

## Property Summary

- Year Developed: 2001 (Expanded 2017)  
Acquired: August 19, 2020  
Flood History: Never flooded (including Ike & Harvey)  
Flood Zone: Zone A (functional area unaffected)  
Zoning/Restrictions: None known  
Property sits approximately 24 feet above sea level and never flooded, including during Hurricane Ike or Harvey

## RV Site Details

- Total RV Sites: 78  
52 improved and ready  
23 additional sites with utilities installed (require pads, currently grass)

Currently Occupied: 45  
Vacant: 33

Pad Size: Approx. 70' x 17'  
Lease Structure: Month-to-month (many tenants 3+ years)



Public Boat Ramps & Slips - Nearby Amenities - Not Included In Sale

## Cabin Details

- Total Cabins: 12  
11 Park-owned  
1 lot rent only (\$500/month + electric)

### Configurations:

9 units: 40' x 10' with porches  
2 units: 35' x 12' with porches  
1 unit: 40' x 12' with loft (3-bedroom)

Occupancy: 100%

Condition: Generally good; cosmetic updates recommended

## Single Family Residence Details

- Coastal-style owner's home  
Bay views, lots of shaded parking underneath and a fenced yard  
Size: 1,800 SF  
Configuration: 3 bed / 2 bath  
Year Built: 2004  
Estimated Market Rent: \$3,000/month  
Updates: Recently renovated hall bathroom

## Utilities

- Water/Sewer: City provided  
Lift Station: Bypassed (no longer needed)  
Electric: Individually metered (sites + 5 cabins)  
Utilities Included: Water, trash, WiFi  
Internet: Highline fiber (installed new towers in 2020)  
Infrastructure Condition: No known issues

## Amenities

- Pool: Approx. 20' x 10', fenced, built 2018 (good condition)  
  
Laundry: 3 washers / 3 dryers (coin-operated)  
Laundry Income: \$800–\$1,200/month  
  
Office: Operated from owner's home  
  
Additional Building: 800 SF structure (currently batting cages)  
Suitable for conversion to income-producing use

## Location Highlights

- Adjacent to Fort Anahuac Park includes a playground and splash pad  
Boat access within 200 yards (4 public ramps)  
20 minutes to major refineries  
12–15 miles to Anahuac Wildlife Refuge  
Strong event traffic (Alligator Festival, birdwatchers, local markets, sports)

## Operations

- Occupancy: ~88%  
Tenant Mix: 90% long-term / 10% short-term  
Average Stay: 8 months to 5+ years  
Booking System: Campspot

Staffing:  
Owner-operated (management/reservations)  
1 part-time maintenance (rent offset + hourly)

Legal: No known liens or litigation

## Value-Add Opportunities

- Conversion of 23 unused RV sites (pads needed)  
Rental increases through cabin updates  
Rental increase by renting out the SFR  
Monetization of existing 800 SF building  
Expansion of seasonal/event-based occupancy

## Investment Highlights

- Stabilized asset with strong occupancy  
Significant expansion potential  
No flood history despite coastal location  
City utilities with modern infrastructure  
Diverse demand drivers (workforce + tourism)  
Proven event-based income



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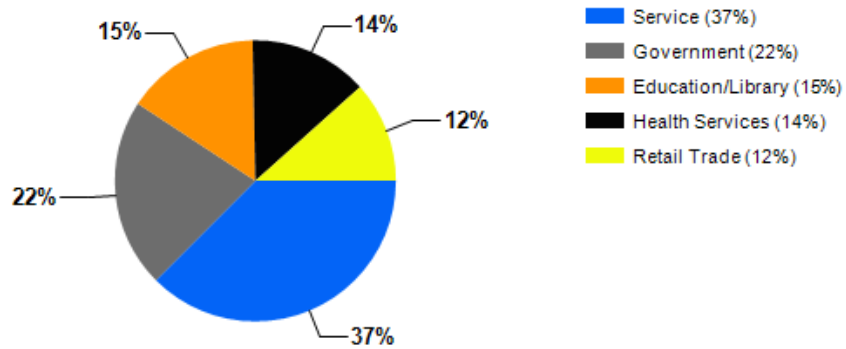
Location

- Location Summary
- Aerial View Map

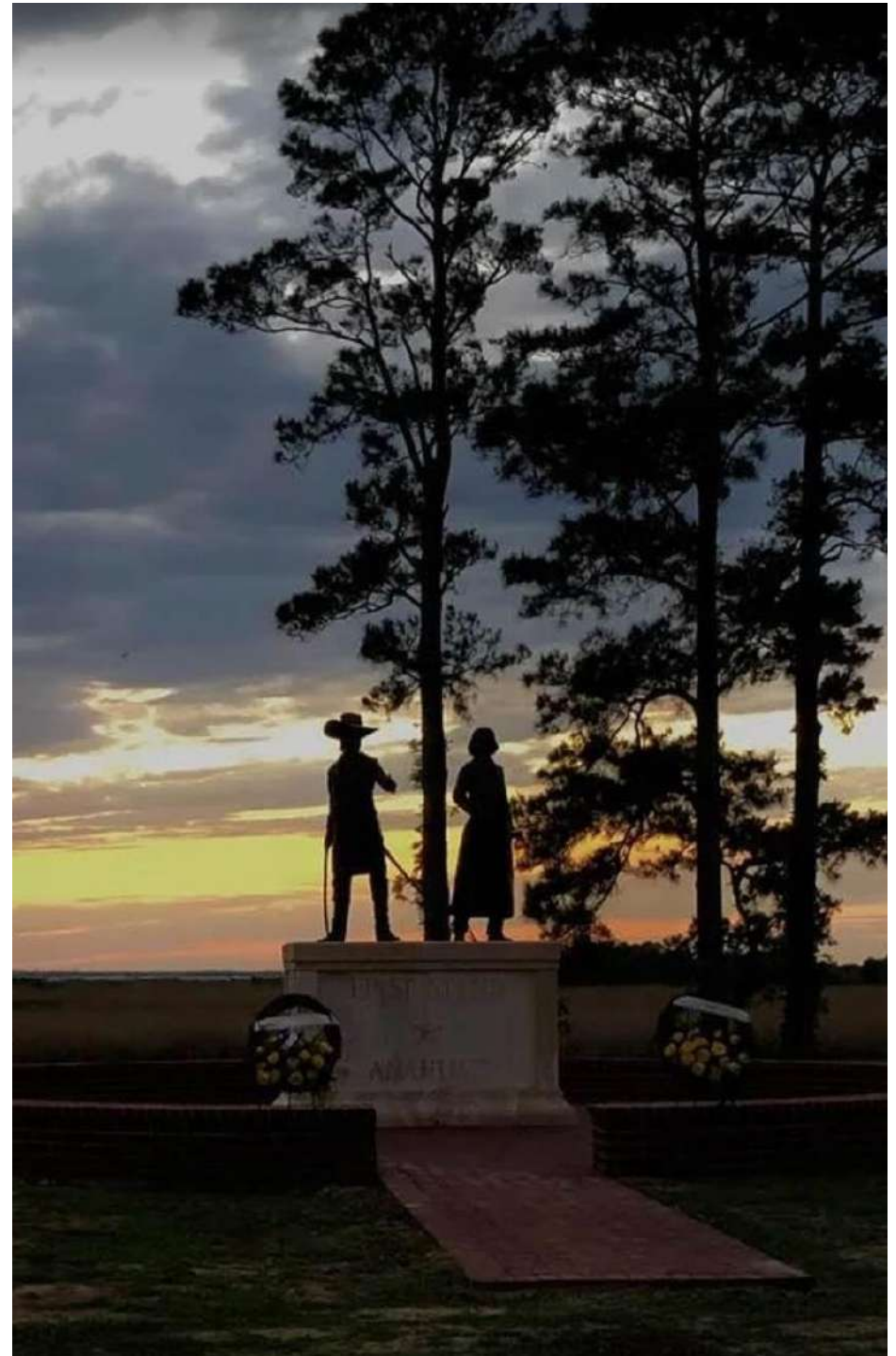
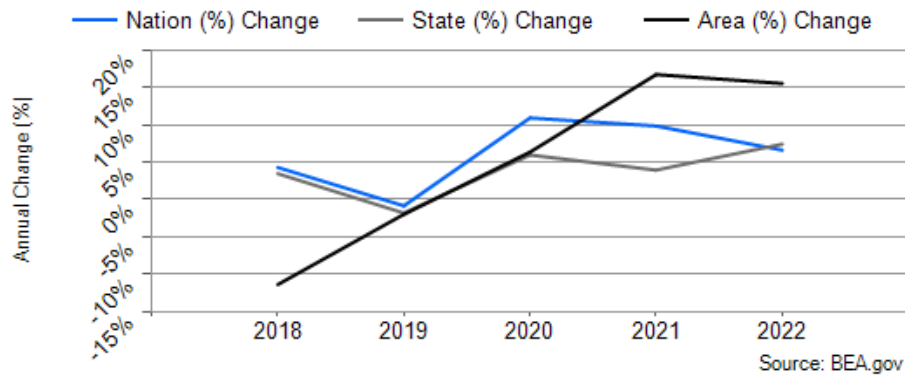
## Nearby Employers

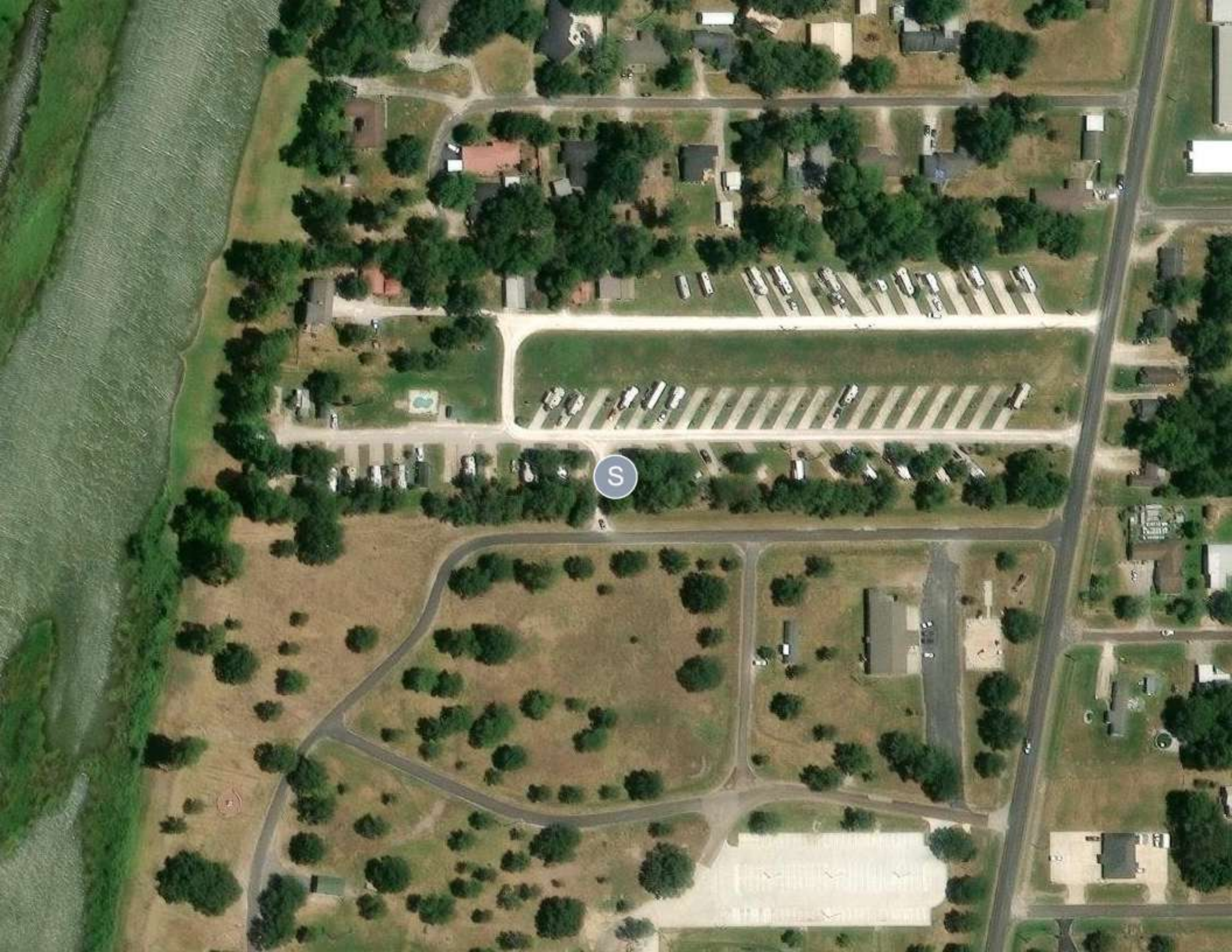
- Covestro - 24.4 miles
- Enterprise - 21.9 miles
- Chevron Phillips (Cedar Bayou Plant) - 23 miles
- Chevron Phillips (Pasadena Plant) - 45 miles
- Exxon Mobil (Olefins) - 31.2 miles
- Exxon Mobil (Technology and Engineering) - 29.7 miles
- Raven Chemical Company - 21.6 miles
- Phillips 66 - 24.5 miles

## Major Industries by Employee Count



## Chambers County GDP Trend





S



03 Property Description

- Property Features
- Site Plan
- Parcel Map
- Property Images

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## GLOBAL

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NUMBER OF UNITS	91
BUILDING SF	800
LAND ACRES	10.282
# OF PARCELS	2
YEAR BUILT	2001
YEAR RENOVATED	2017
NUMBER OF BUILDINGS	14
NUMBER OF PADS	78
NUMBER OF INGRESSES	1
NUMBER OF EGRESSES	1

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## MULTI-FAMILY VITALS

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POOL / JACUZZI	Pool
WASHER/DRYER	3/3 Coin-Op
CURRENT OCCUPANCY	88.00%

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## COMMERCIAL VITALS

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LEASE TYPE	Month-to-Month
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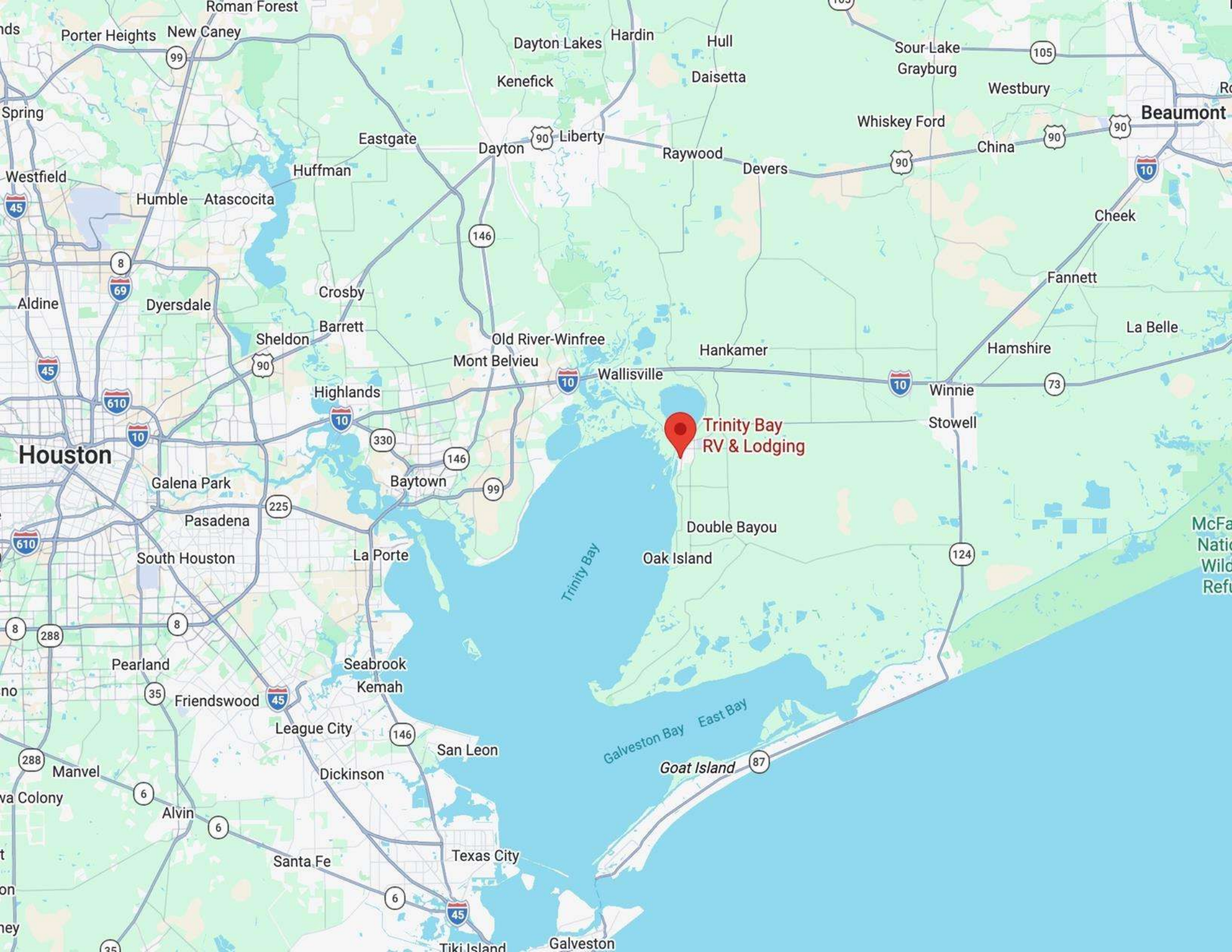
## CONSTRUCTION

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WATER	Public
SEWER	Public
ROADS	Gravel
RV SITE PADS (52)	Concrete

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Trinity Bay  
RV & Lodging

Houston

Beaumont

Trinity Bay

Galveston Bay East Bay  
Goat Island

McF  
Natio  
Wild  
Refu

Live Oak Street

Live Oak Street

5261

4303

18685

15029

5333

5878

1647

16937

9588

14490

4205

44292

13270

444

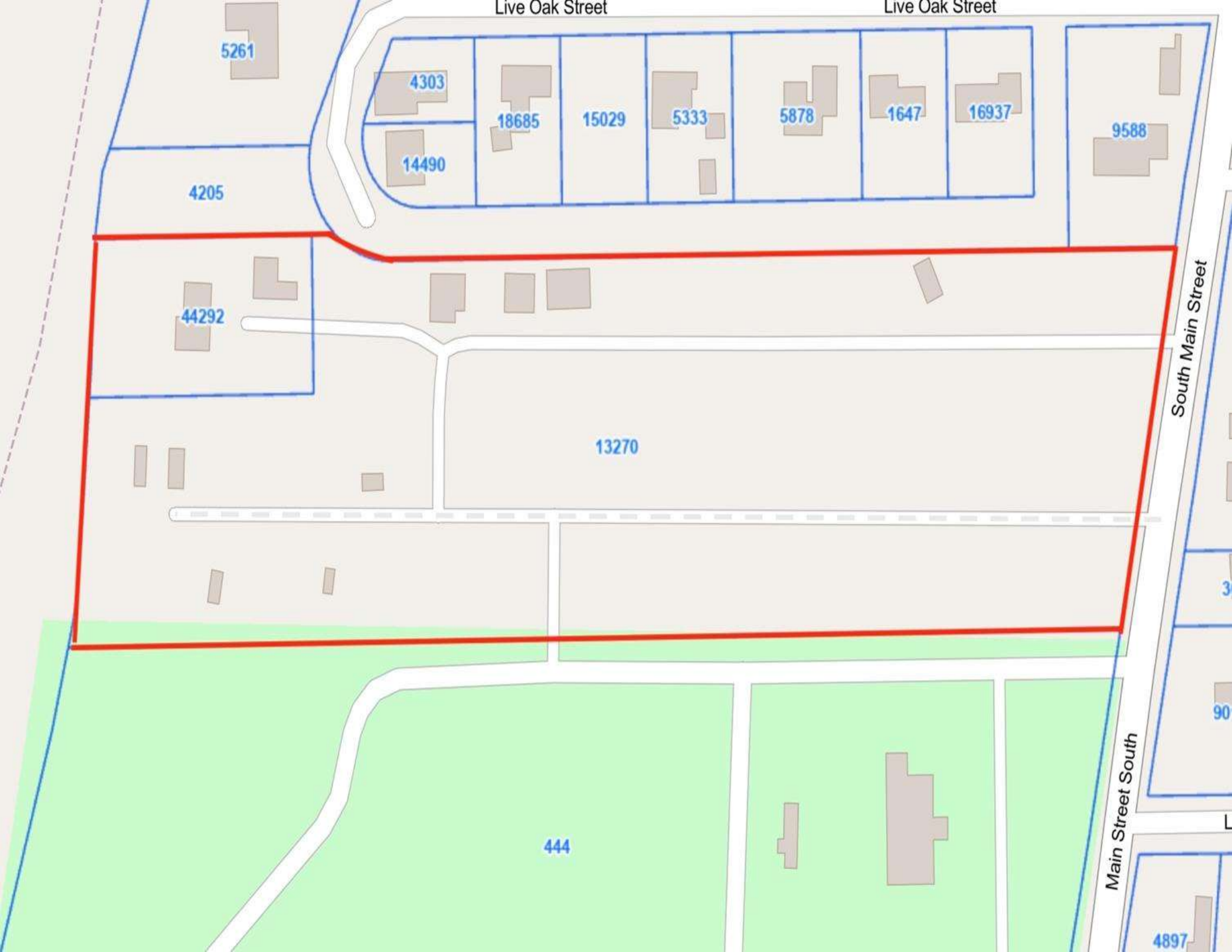
South Main Street

Main Street South

3

90

4897





**Cabin 1 & 2**



**Cabin 3 & 5**



**Cabin 6**



**Cabin Kitchen**



Cabin 9



Cabin 10



Cabin 11



Cabin River



04

**Financial Analysis**

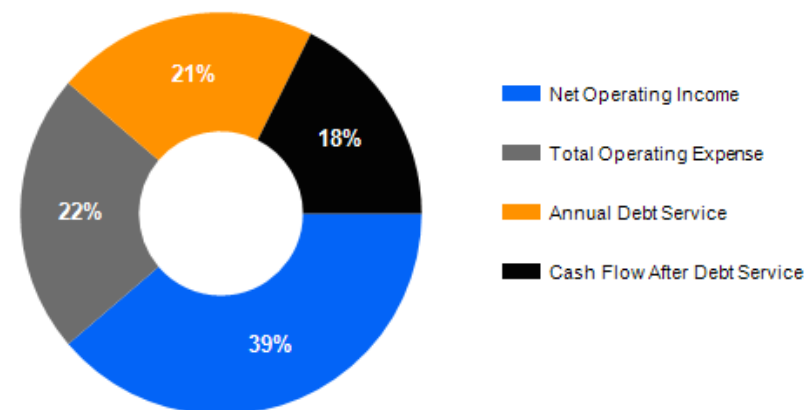
- Income & Expense Analysis
- Multi-Year Cash Flow Assumptions
- Cash Flow Analysis

## REVENUE ALLOCATION

CURRENT

INCOME	CURRENT		PRO FORMA	
RV Rentals and Cabins	\$476,658	97.5%	\$500,491	90.2%
Single Family Residence (\$3,000/mo)			\$42,000	7.6%
Laundry	\$12,000	2.5%	\$12,600	2.3%
<b>Effective Gross Income</b>	<b>\$488,658</b>		<b>\$555,091</b>	
Less Expenses	\$179,348	36.70%	\$210,465	37.91%
<b>Net Operating Income</b>	<b>\$309,310</b>		<b>\$344,626</b>	
Annual Debt Service	\$168,860		\$168,860	
<b>Cash flow</b>	<b>\$140,450</b>		<b>\$175,767</b>	
Debt Coverage Ratio	1.83		2.04	

**Income Notes:** Pro Forma figured at 5% Increase in Income for first year

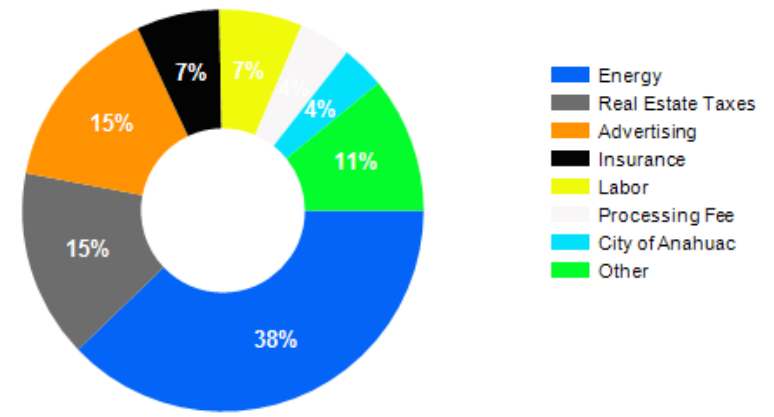


Disclaimer: These numbers are provided as assumptions and are not guaranteed. Broker and/or Seller shall bear no responsibility if actual outcomes vary.

EXPENSES	CURRENT	PRO FORMA
Real Estate Taxes	\$27,145	\$28,502
Insurance	\$12,000	\$12,600
Management Fee (4.00% of EGI)		\$22,204
Advertising	\$26,994	\$28,291
City of Anahuac	\$6,295	\$6,610
Energy	\$67,855	\$71,248
CenterPoint	\$2,326	\$2,442
Repairs & Maintenance	\$3,022	\$3,173
Waste Management	\$4,329	\$4,545
Phone	\$1,200	\$1,260
Processing Fee	\$7,521	\$7,897
Internet	\$1,949	\$2,046
TV	\$2,227	\$2,338
Pool	\$2,700	\$2,835
Supplies	\$1,785	\$1,874
Labor	\$12,000	\$12,600
<b>Total Operating Expense</b>	<b>\$179,348</b>	<b>\$210,465</b>
Annual Debt Service	\$168,860	\$168,860
Expense / SF	\$224.19	\$263.08
% of EGI	36.70%	37.91%

## DISTRIBUTION OF EXPENSES

CURRENT



**Expense Notes:** Pro Forma figured at 5% Increase in Expenses for first year

Disclaimer: These numbers are provided as assumptions and are not guaranteed. Broker and/or Seller shall bear no responsibility if actual outcomes vary.

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## GLOBAL

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Price	\$3,500,000
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## EXPENSES - Growth Rates

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Real Estate Taxes	3.00%
Insurance	3.00%
Advertising	3.00%
City of Anahuac	3.00%
Energy	3.00%
CenterPoint	3.00%
Repairs & Maintenance	3.00%
Waste Management	3.00%
Phone	3.00%
Processing Fee	3.00%
Internet	3.00%
TV	3.00%
Pool	3.00%
Supplies	3.00%
Labor	3.00%

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**Notes** 3% YOY increase in Expenses

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## PROPOSED FINANCING

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Seller Financing	
Loan Type	Amortized
Down Payment	\$1,685,000
Loan Amount	\$1,815,000
Interest Rate	7.00%
Loan Terms	5
Annual Debt Service	\$168,860
Loan to Value	52%
Amortization Period	20 Years

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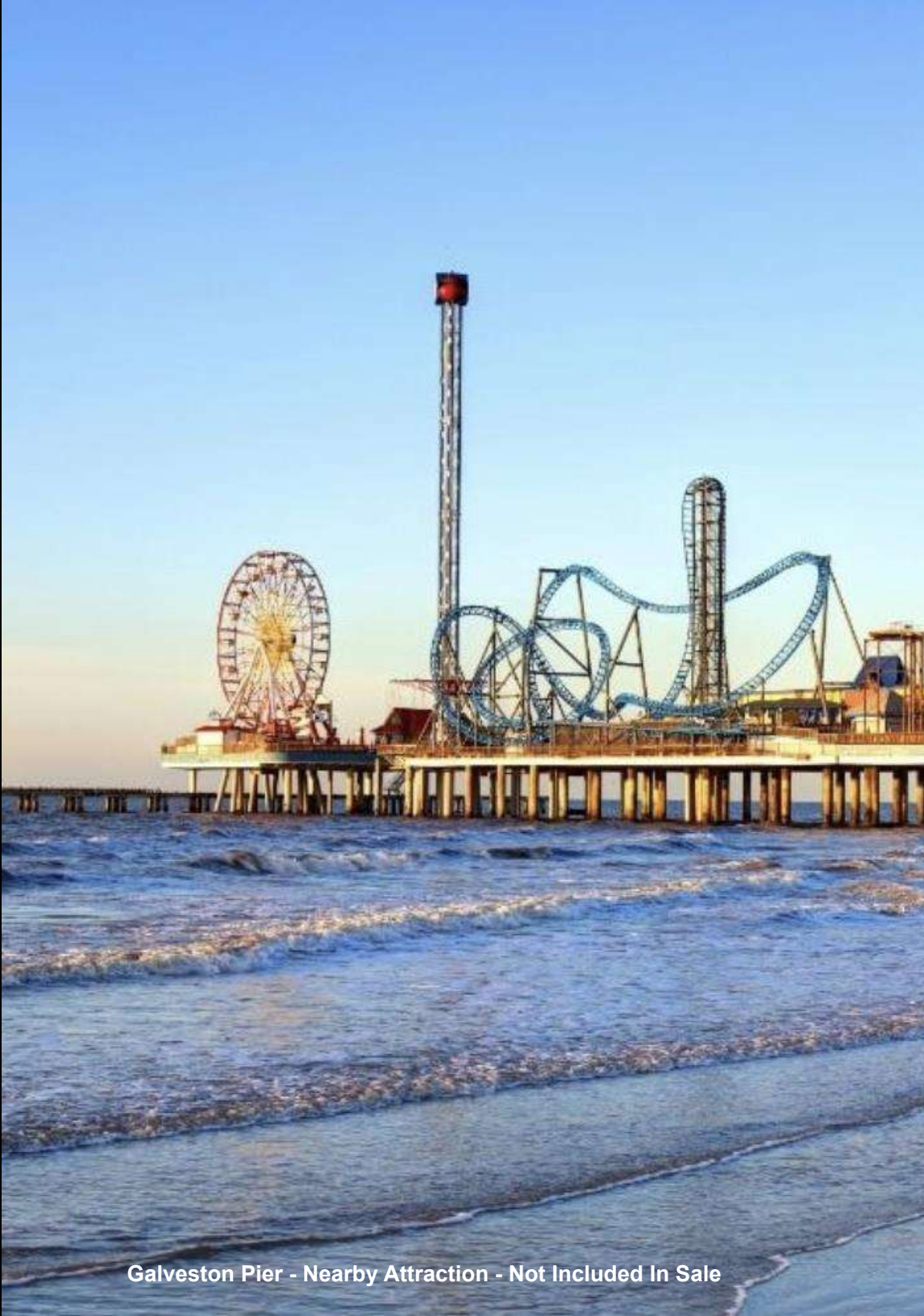


<b>INCOME - Growth Rates</b>	<b>Year 3</b>	<b>Year 4</b>	<b>Year 5</b>	<b>Year 6</b>	<b>Year 7</b>	<b>Year 8</b>	<b>Year 9</b>	<b>Year 10</b>
RV Rentals and Cabins	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Single Family Residence (\$3,000/mo)	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Laundry	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%

**Notes** 3% YOY increase in Income

Calendar Year	CURRENT	Pro Forma	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
<b>Gross Revenue</b>										
RV Rentals and Cabins	\$476,658	\$500,491	\$515,506	\$530,971	\$546,900	\$563,307	\$580,206	\$597,612	\$615,541	\$634,007
Single Family Residence (\$3,000/mo)		\$42,000	\$43,260	\$44,558	\$45,895	\$47,271	\$48,690	\$50,150	\$51,655	\$53,204
Laundry	\$12,000	\$12,600	\$12,978	\$13,367	\$13,768	\$14,181	\$14,607	\$15,045	\$15,496	\$15,961
<b>Effective Gross Income</b>	<b>\$488,658</b>	<b>\$555,091</b>	<b>\$571,744</b>	<b>\$588,896</b>	<b>\$606,563</b>	<b>\$624,760</b>	<b>\$643,503</b>	<b>\$662,808</b>	<b>\$682,692</b>	<b>\$703,173</b>
<b>Operating Expenses</b>										
Real Estate Taxes	\$27,145	\$28,502	\$29,357	\$30,238	\$31,145	\$32,079	\$33,042	\$34,033	\$35,054	\$36,105
Insurance	\$12,000	\$12,600	\$12,978	\$13,367	\$13,768	\$14,181	\$14,607	\$15,045	\$15,496	\$15,961
Management Fee		\$22,204	\$22,870	\$23,556	\$24,263	\$24,990	\$25,740	\$26,512	\$27,308	\$28,127
Advertising	\$26,994	\$28,291	\$29,140	\$30,014	\$30,914	\$31,842	\$32,797	\$33,781	\$34,794	\$35,838
City of Anahuac	\$6,295	\$6,610	\$6,808	\$7,013	\$7,223	\$7,440	\$7,663	\$7,893	\$8,129	\$8,373
Energy	\$67,855	\$71,248	\$73,385	\$75,587	\$77,855	\$80,190	\$82,596	\$85,074	\$87,626	\$90,255
CenterPoint	\$2,326	\$2,442	\$2,515	\$2,591	\$2,668	\$2,748	\$2,831	\$2,916	\$3,003	\$3,093
Repairs & Maintenance	\$3,022	\$3,173	\$3,268	\$3,366	\$3,467	\$3,571	\$3,678	\$3,789	\$3,902	\$4,019
Waste Management	\$4,329	\$4,545	\$4,681	\$4,822	\$4,966	\$5,115	\$5,269	\$5,427	\$5,590	\$5,757
Phone	\$1,200	\$1,260	\$1,298	\$1,337	\$1,377	\$1,418	\$1,461	\$1,505	\$1,550	\$1,596
Processing Fee	\$7,521	\$7,897	\$8,134	\$8,378	\$8,629	\$8,888	\$9,155	\$9,429	\$9,712	\$10,004
Internet	\$1,949	\$2,046	\$2,107	\$2,171	\$2,236	\$2,303	\$2,372	\$2,443	\$2,516	\$2,592
TV	\$2,227	\$2,338	\$2,408	\$2,480	\$2,555	\$2,631	\$2,710	\$2,792	\$2,875	\$2,962
Pool	\$2,700	\$2,835	\$2,920	\$3,008	\$3,098	\$3,191	\$3,287	\$3,385	\$3,487	\$3,591
Supplies	\$1,785	\$1,874	\$1,930	\$1,988	\$2,048	\$2,109	\$2,172	\$2,238	\$2,305	\$2,374
Labor	\$12,000	\$12,600	\$12,978	\$13,367	\$13,768	\$14,181	\$14,607	\$15,045	\$15,496	\$15,961
<b>Total Operating Expense</b>	<b>\$179,348</b>	<b>\$210,465</b>	<b>\$216,779</b>	<b>\$223,282</b>	<b>\$229,980</b>	<b>\$236,880</b>	<b>\$243,986</b>	<b>\$251,306</b>	<b>\$258,845</b>	<b>\$266,610</b>
<b>Net Operating Income</b>	<b>\$309,310</b>	<b>\$344,626</b>	<b>\$354,965</b>	<b>\$365,614</b>	<b>\$376,583</b>	<b>\$387,880</b>	<b>\$399,516</b>	<b>\$411,502</b>	<b>\$423,847</b>	<b>\$436,562</b>
Annual Debt Service	\$168,860	\$168,860	\$168,860	\$168,860	\$168,860	\$168,860	\$168,860	\$168,860	\$168,860	\$168,860
<b>Cash Flow</b>	<b>\$140,450</b>	<b>\$175,767</b>	<b>\$186,106</b>	<b>\$196,754</b>	<b>\$207,723</b>	<b>\$219,020</b>	<b>\$230,657</b>	<b>\$242,642</b>	<b>\$254,987</b>	<b>\$267,703</b>

Disclaimer: These numbers are provided as assumptions and are not guaranteed. Broker and/or Seller shall bear no responsibility if actual outcomes vary.



Galveston Pier - Nearby Attraction - Not Included In Sale

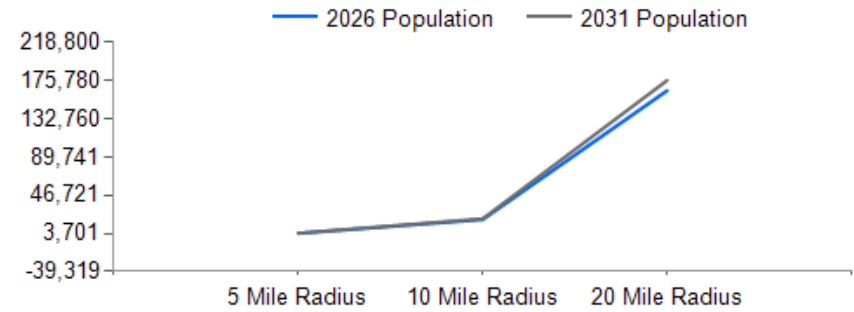
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Demographics

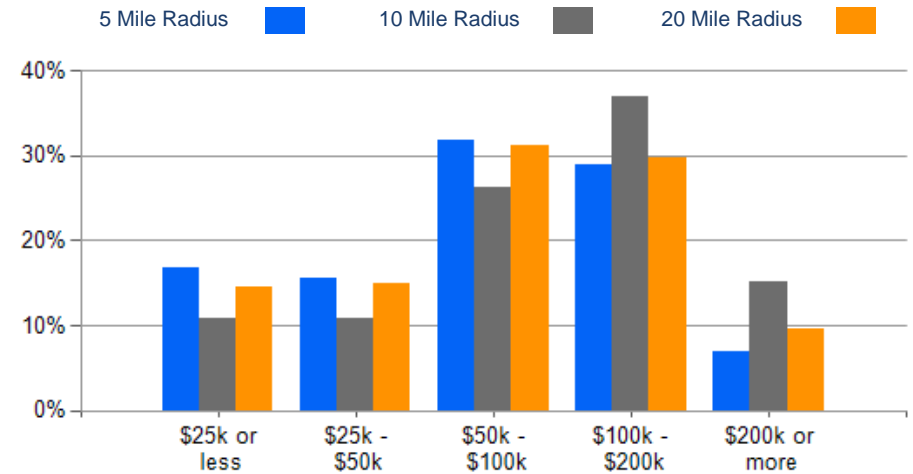
- General Demographics
- Race Demographics

POPULATION	5 MILE	10 MILE	20 MILE
2000 Population	3,839	9,162	101,764
2010 Population	3,648	11,874	120,637
2026 Population	3,701	19,291	164,285
2031 Population	3,942	20,179	175,780
2026 African American	553	1,825	22,919
2026 American Indian	21	138	1,824
2026 Asian	82	248	3,730
2026 Hispanic	944	4,252	69,537
2026 Other Race	519	1,621	27,381
2026 White	2,140	13,354	80,440
2026 Multiracial	386	2,103	27,880
2026-2031: Population: Growth Rate	6.35%	4.50%	6.80%

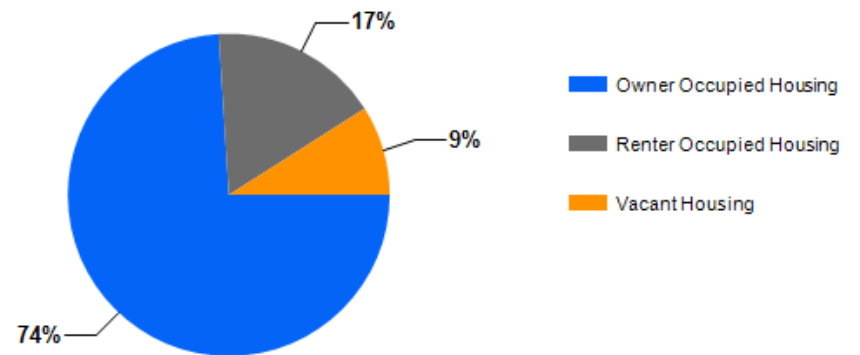
2026 HOUSEHOLD INCOME	5 MILE	10 MILE	20 MILE
less than \$15,000	133	421	4,878
\$15,000-\$24,999	98	304	3,459
\$25,000-\$34,999	99	303	3,112
\$35,000-\$49,999	117	415	5,440
\$50,000-\$74,999	273	884	9,138
\$75,000-\$99,999	165	851	8,693
\$100,000-\$149,999	251	1,469	10,853
\$150,000-\$199,999	147	986	6,194
\$200,000 or greater	96	1,002	5,500
Median HH Income	\$72,273	\$103,614	\$80,990
Average HH Income	\$91,222	\$121,731	\$101,817



2026 Household Income



2026 Own vs. Rent - 5 Mile Radius

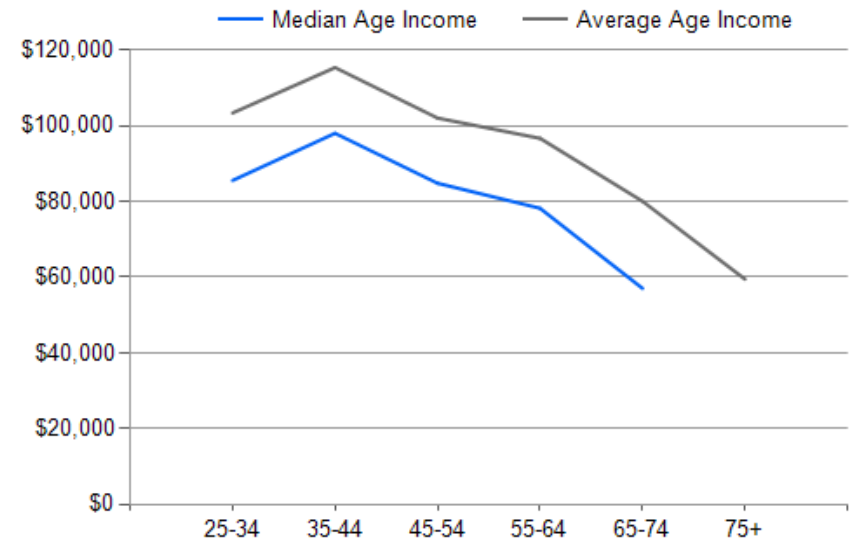
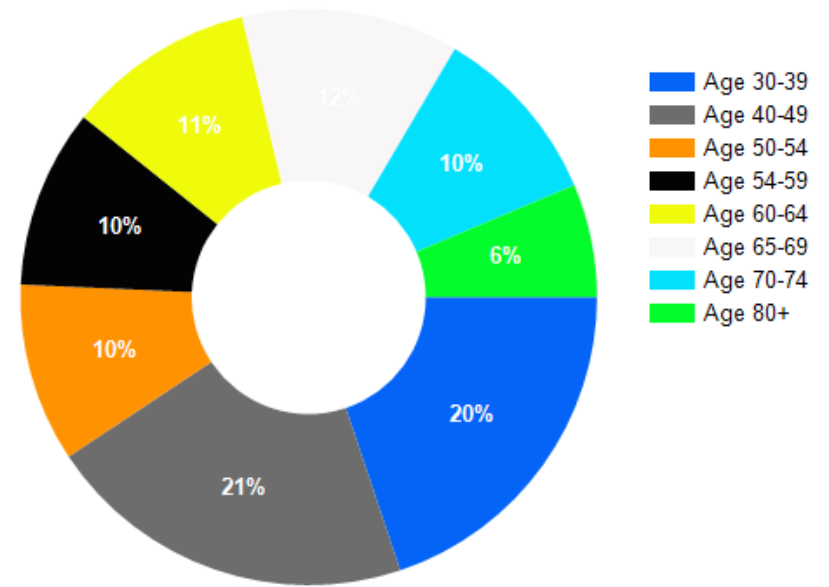


Source: esri

2026 POPULATION BY AGE	5 MILE	10 MILE	20 MILE
2026 Population Age 30-34	233	1,263	11,915
2026 Population Age 35-39	204	1,323	11,322
2026 Population Age 40-44	244	1,449	11,409
2026 Population Age 45-49	214	1,255	10,193
2026 Population Age 50-54	221	1,192	9,954
2026 Population Age 55-59	221	1,133	8,911
2026 Population Age 60-64	232	1,088	8,339
2026 Population Age 65-69	268	1,035	7,684
2026 Population Age 70-74	224	820	6,094
2026 Population Age 75-79	140	528	4,146
2026 Population Age 80-84	105	299	2,385
2026 Population Age 85+	53	170	1,774
2026 Population Age 18+	2,862	14,425	122,156
2026 Median Age	42	37	35
2031 Median Age	42	38	36

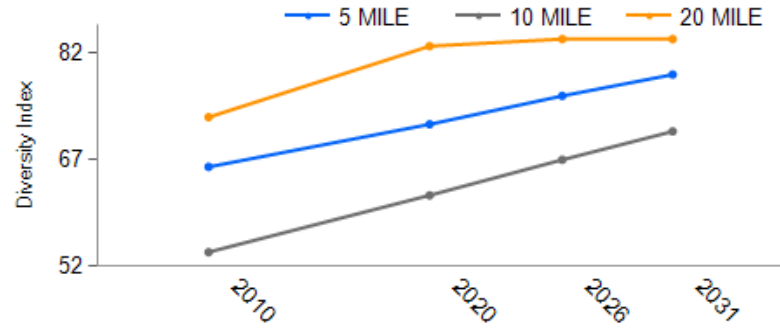
2026 INCOME BY AGE	5 MILE	10 MILE	20 MILE
Median Household Income 25-34	\$85,553	\$110,995	\$87,936
Average Household Income 25-34	\$103,395	\$128,606	\$104,202
Median Household Income 35-44	\$98,022	\$122,205	\$95,865
Average Household Income 35-44	\$115,396	\$141,631	\$118,167
Median Household Income 45-54	\$84,824	\$124,060	\$96,997
Average Household Income 45-54	\$102,050	\$145,645	\$119,899
Median Household Income 55-64	\$78,215	\$109,208	\$82,821
Average Household Income 55-64	\$96,698	\$129,138	\$105,195
Median Household Income 65-74	\$57,028	\$73,941	\$62,319
Average Household Income 65-74	\$80,057	\$95,007	\$83,166
Average Household Income 75+	\$59,468	\$68,198	\$63,118

Population By Age

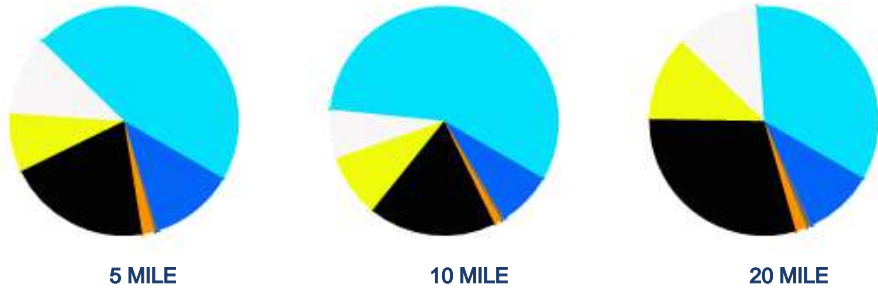


DIVERSITY INDEX	5 MILE	10 MILE	20 MILE
Diversity Index (+5 years)	79	71	84
Diversity Index (current year)	76	67	84
Diversity Index (2020)	72	62	83
Diversity Index (2010)	66	54	73

POPULATION DIVERSITY



POPULATION BY RACE

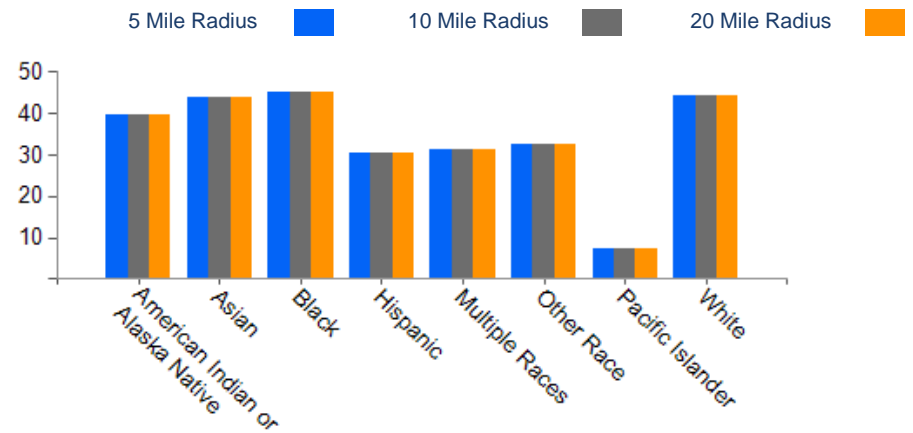


2026 MEDIAN AGE BY RACE

	5 MILE	10 MILE	20 MILE
Median American Indian/Alaska Native Age	39	36	34
Median Asian Age	44	41	38
Median Black Age	45	41	35
Median Hispanic Age	30	27	29
Median Multiple Races Age	31	30	30
Median Other Race Age	33	29	30
Median Pacific Islander Age	8	40	32
Median White Age	44	39	39

2026 POPULATION BY RACE	5 MILE	10 MILE	20 MILE
African American	12%	8%	10%
American Indian	0%	1%	1%
Asian	2%	1%	2%
Hispanic	20%	18%	30%
Multiracial	8%	9%	12%
Other Race	11%	7%	12%
White	46%	57%	34%

2026 MEDIAN AGE BY RACE



# Trinity Bay RV Park & Lodging

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