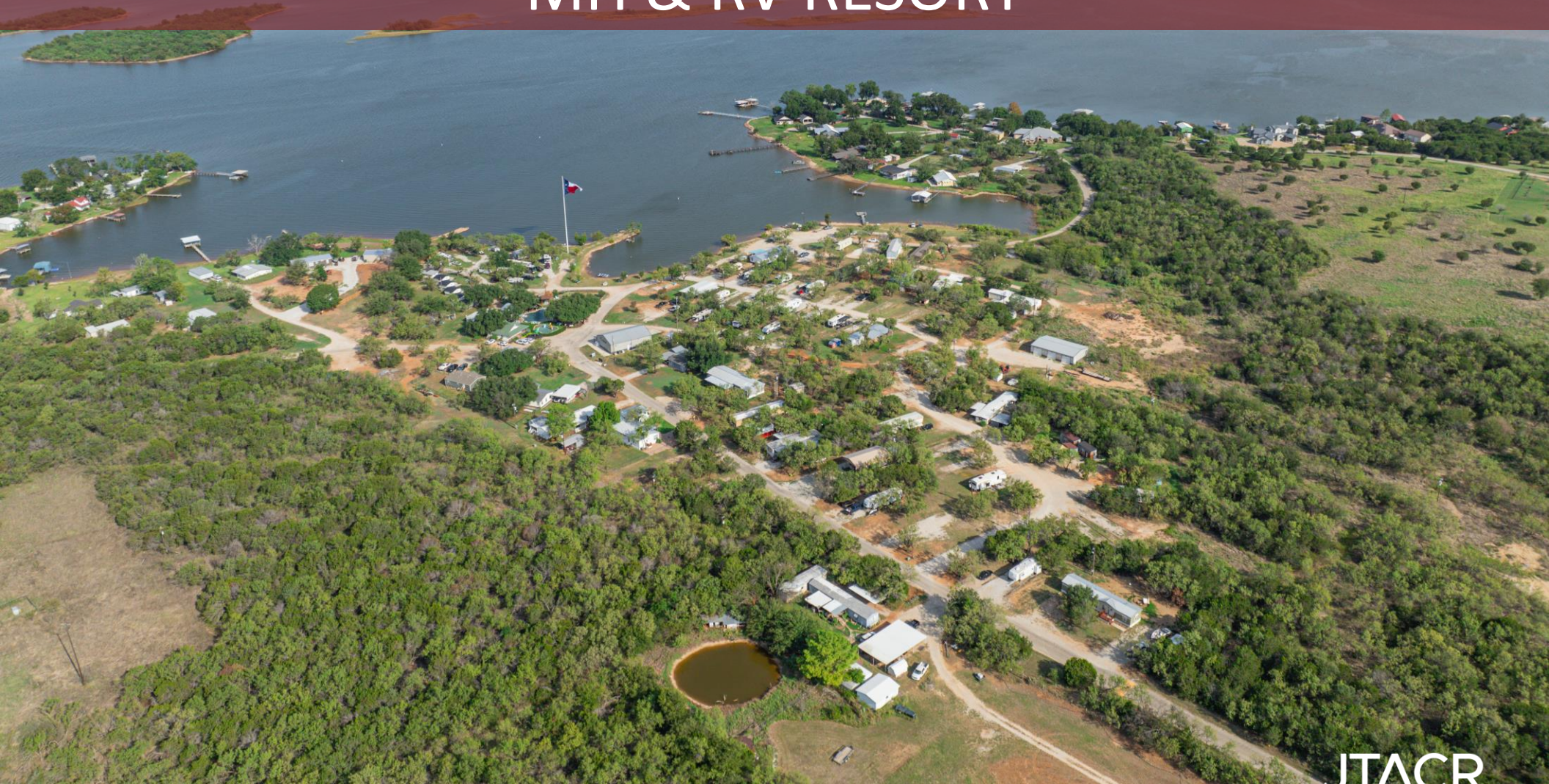


ROCK CREEK

MH & RV RESORT



ITACR

BROKERAGE TEAM




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FINANCIAL ANALYSIS	29



INVESTMENT OVERVIEW

Executive summary
Investment highlights

EXECUTIVE SUMMARY

JTACR Real Estate Group is pleased to present Rock Creek Camp RV & MH Community: a stunning, 84-site, 30 deeded acre destination community located on the beautiful and highly sought after Possum Kingdom Lake.

The community features 11 cabins, 41 long term RV sites, 20 tenant owned MH sites, 12 weekend RV sites, a fully stocked convenience store, a \$1m resort style pool, coin operated laundry, a newly renovated boat ramp, fish cleaning station, boat docks, a community and event center, and much more. With its variety of amenities, Rock Creek Camp has become a local favorite. Owners cater to the community by selling season passes for the pool, daily passes for the pool, sponsoring local events and charities, honor system use of the boat ramp, and free coffee inside the main office.

Advantageously positioned on Possum Kingdom Lake, this property boasts the most lake frontage owned by a private entity on the ENTIRE lake. The community has a public water provider and on-site septic holding tanks. Current ownership manages and operates the community. Future ownership has the opportunity to bring the annual and monthly rents up to market rates, develop additional sites, bring in cabins/tiny homes to meet market demands, improve marketing and promotions to boost revenues, and so much more. This opportunity is an ideal purchase for many buyer types and has left so much meat on the bone for future ownership.



Graford, Texas USA
CITY/STATE



Possum Kingdom Lake
MICRO MARKET



84
SITES



+28
ACREAGE



LOCATED ON POSSUM KINGDOM LAKE,
WITH THE MOST PRIVATELY HELD LAKE
FRONTAGE ON THE ENTIRE LAKE

INVESTMENT HIGHLIGHTS



SEPTIC HOLDING TANKS
AND PUBLIC WATER



SITUATED ON THE EAST SIDE OF PK
LAKE JUST 2 HOURS FROM DFW



UPSIDE IN INFILLING MORE MOBILE
HOMES, SELLING MOBILE HOMES,
INCREASING OCCUPANCY OF RV SITES,
BETTER ONLINE PRESENCE, AND SO
MUCH MORE!



MARKET OVERVIEW

Location Overview

Possum Kingdom Lake

Annual Average Daily Traffic

Education Overview

Local Attractions

Area Overview

Location Map

Regional Map

Texas Drive Map

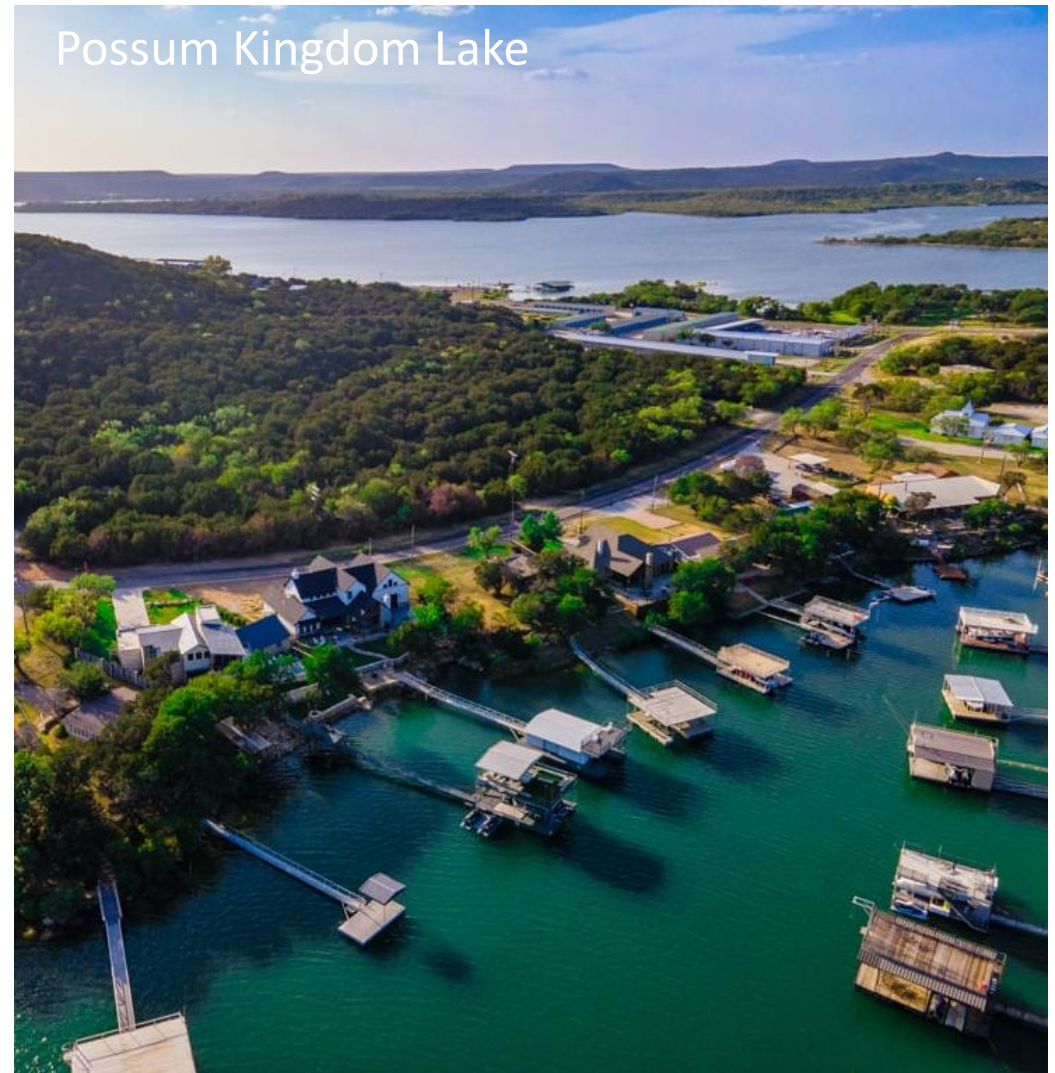
Population Density

Median Household Income

LOCATION OVERVIEW

About Graford, Texas

Graford, TX is a small rural town located in the heart of North Texas. The town has a population of just over 800 people and is known for its tight-knit community and beautiful, open countryside. There are plenty of outdoor activities to enjoy such as fishing, camping, hunting and hiking, making it great for those who love the outdoors. There's also a variety of local stores offering unique products and services, giving Graford its own unique charm. It's the perfect place to call home if you're looking for some peace and quiet away from the hustle and bustle of city life. Very small metro area set in the plains and rolling hills of Texas. Primary industries include manufacturing and agriculture. - Located in north Texas, 50 miles west of Fort Worth and 95 miles east of Abilene.



DEMOGRAPHICS			
	3 Mile	5 Mile	10 Mile
2020 Population	839	1,126	3,862
2024 Population	1,161	1,612	5,183
Median Age	50.6	52.7	51.7
Median Household Income	\$62,308	\$60,481	\$61,270

POSSUM KINGDOM LAKE

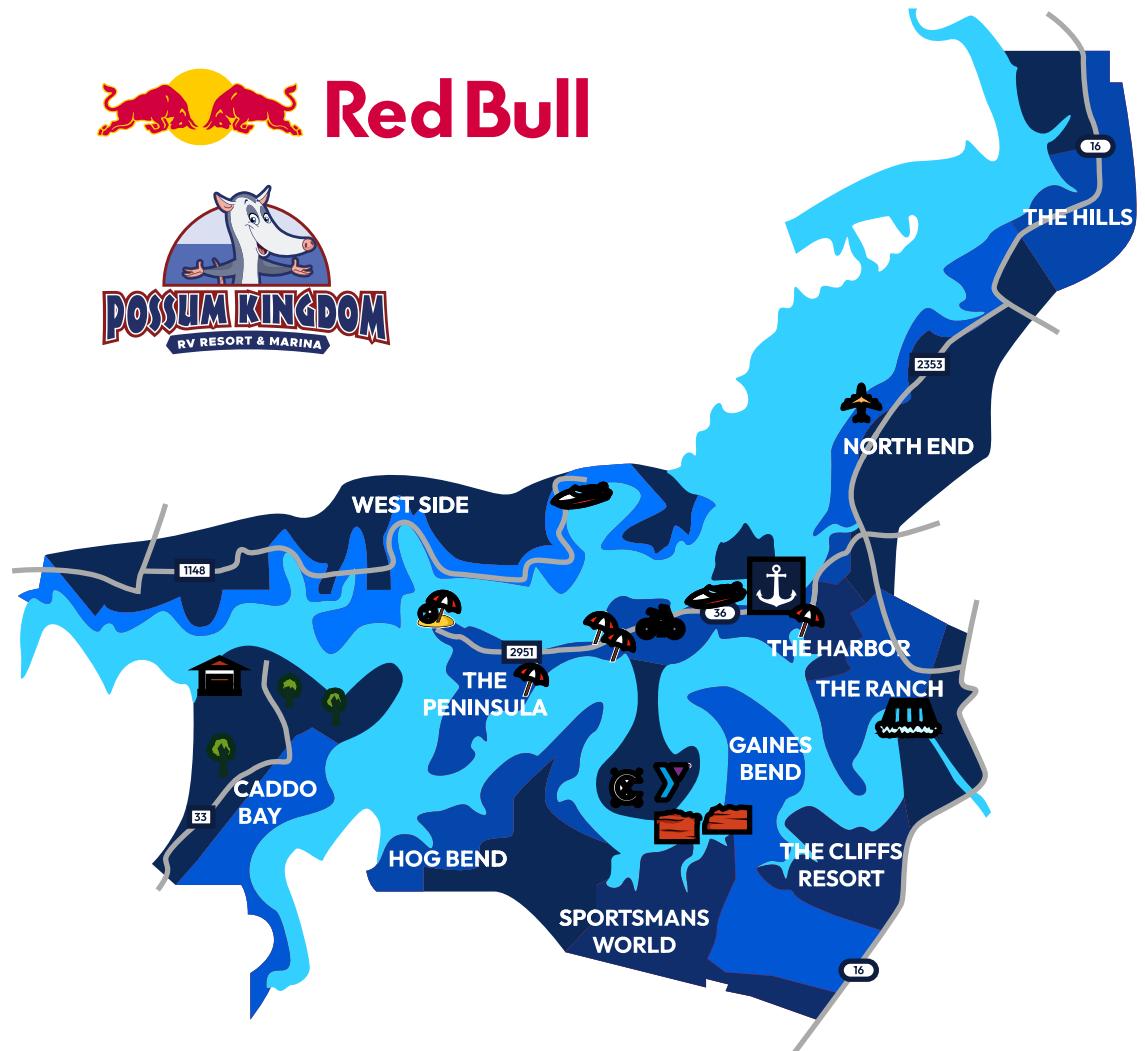
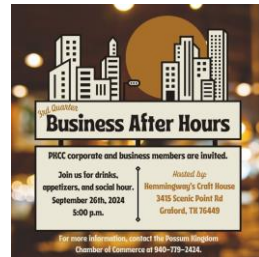
Overview

Possum Kingdom is the perfect four season destination. Nestled in the foothills of the Palo Pinto mountains less than 75 miles west of Fort Worth, Possum Kingdom Lake is The Great Lake of Texas. More than 18,000 acres of crystal clear water, a Texas oasis surrounded by beautiful cliffs and rolling hillsides. Whether you are visiting for a weekend or staying for a lifetime, Possum Kingdom Lake has the amenities and services to meet your every need, from first-class dining and resorts to some of the finest marinas and golf courses in Texas. Enjoy a wide variety of outdoor activities including boating, diving, fishing, hiking, cycling and golf.

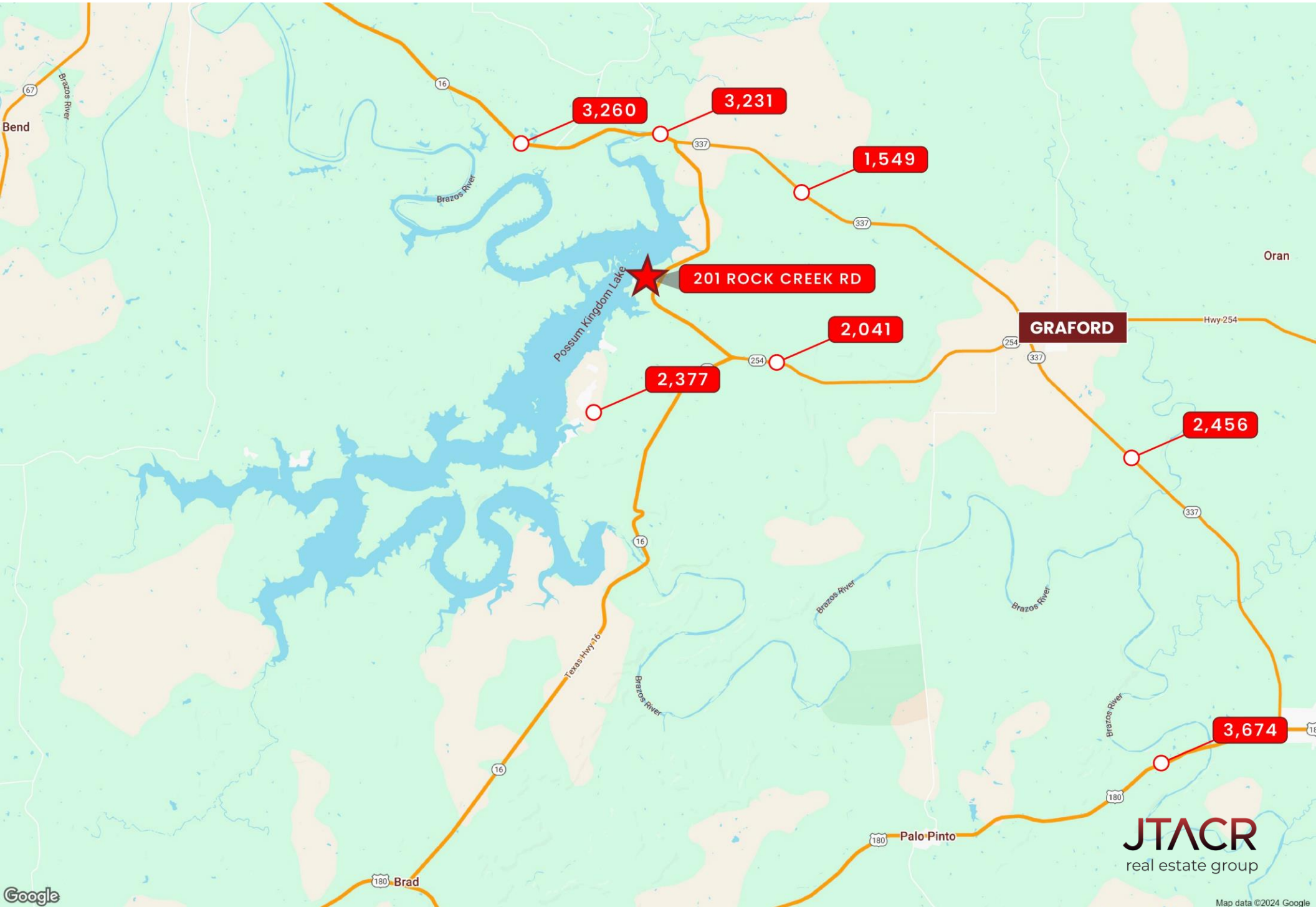
Possum Kingdom Lake is located on the main stem of the Brazos River. It was the first water supply reservoir constructed in the Brazos River basin. The project was authorized in 1938 and construction of the dam began later that same year.

Local Events

- PKCC 3rd Quarter Business After Hours
- PKCC Possum Fest BBQ & Chili Cook-Off
- Possum Fest Regional Cornhole Tournament
- Clark Gardens Pumpkin Patch
- A Helluva Night at Possum Kingdom
- Chambers' Classic Golf Tournament
- Annual Christmas Tree Lighting
- Hell's Gate
 - Red Bull Cliff Diving World Series
 - Summer Kickoff Tie-Up
 - The Texas Food Truck Championship
 - Fireworks Show



ANNUAL AVERAGE DAILY TRAFFIC (AADT 2023)



MARKET OVERVIEW

Graford Independent School District is a small 1-A district located west of DFW in Palo Pinto County, Texas and services approximately 320 students grades pre-kindergarten through grade 12. GISD offers numerous academic and athletic extra-curricular activities. Service organizations, clubs, and academic contests provide for a well-rounded school experience. Elementary through High School students participate in competitive academics and sports governed by the University of Interscholastic League (UIL).

Mission

Our mission is to work collectively with our community to provide a safe and supportive learning environment that prepares our children to be productive, compassionate, and successful members of society.

LOCAL SCHOOLS

1. Graford Elementary (K – 6th Grades)
Graford High School (7th – 12th Grades)



G R A F O R D JACKRABBITS

LOCAL SCHOOLS MAP

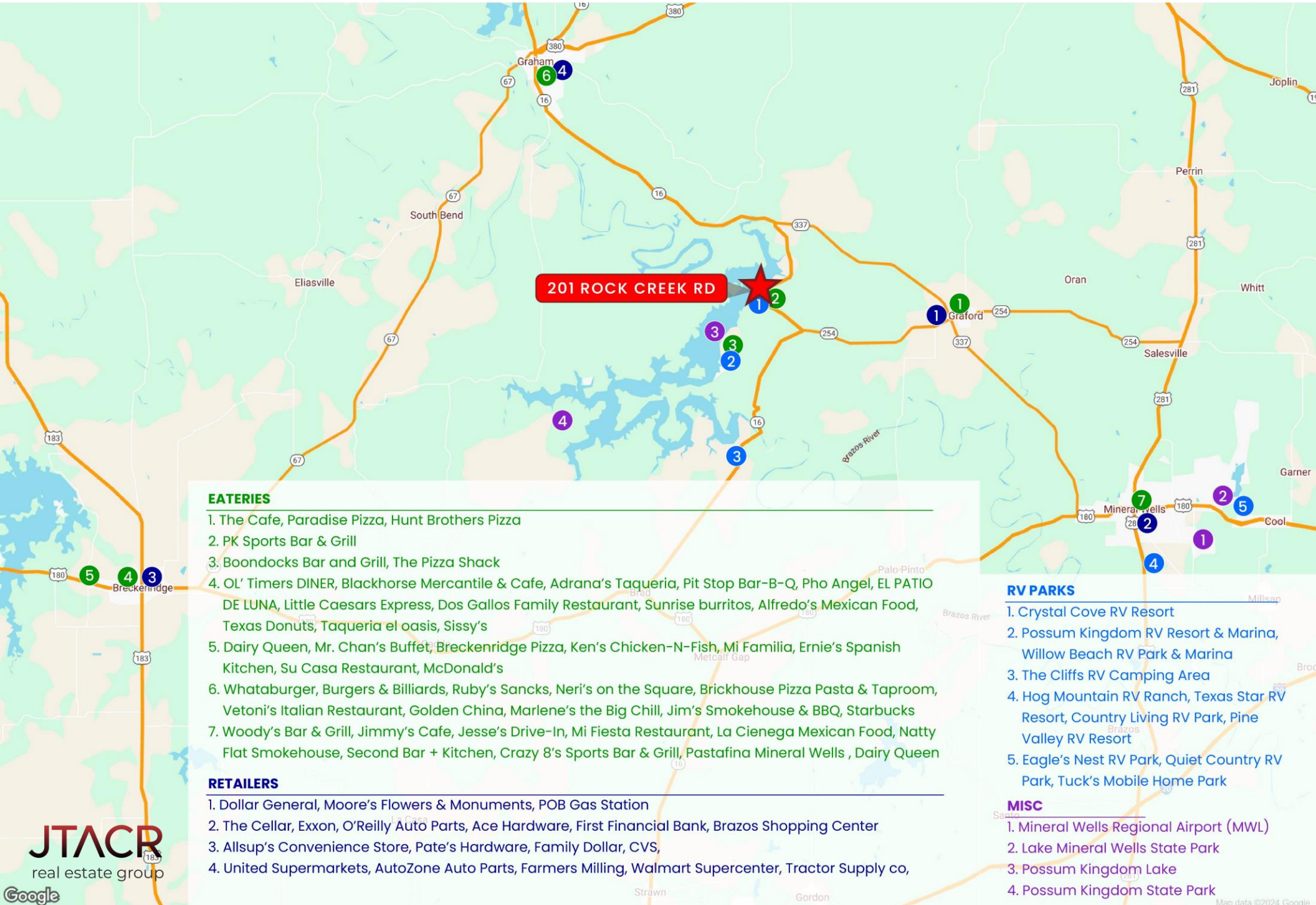


LOCAL ATTRACTIONS



THINGS TO DO IN NEAR WYLIE, TEXAS according to tripadvisor.com

1. Possum Kingdom Lake
2. Cliffs at Possum Kingdom
3. Waterrush Rentals
4. Rochelle's Canoe Rental
5. WaterRush
6. Sam's Dock
7. PK Thrills
8. Riverstyle Sports
9. The Cliffs Marina



201 ROCK CREEK RD

EATERIES

1. The Cafe, Paradise Pizza, Hunt Brothers Pizza
2. PK Sports Bar & Grill
3. Boondocks Bar and Grill, The Pizza Shack
4. OL' Timers DINER, Blackhorse Mercantile & Cafe, Adrana's Taqueria, Pit Stop Bar-B-Q, Pho Angel, EL PATIO DE LUNA, Little Caesars Express, Dos Gallos Family Restaurant, Sunrise burritos, Alfredo's Mexican Food, Texas Donuts, Taqueria el oasis, Sissy's
5. Dairy Queen, Mr. Chan's Buffet, Breckenridge Pizza, Ken's Chicken-N-Fish, Mi Familia, Ernie's Spanish Kitchen, Su Casa Restaurant, McDonald's
6. Whataburger, Burgers & Billiards, Ruby's Sancks, Neri's on the Square, Brickhouse Pizza Pasta & Taproom, Vetoni's Italian Restaurant, Golden China, Marlene's the Big Chill, Jim's Smokehouse & BBQ, Starbucks
7. Woody's Bar & Grill, Jimmy's Cafe, Jesse's Drive-In, Mi Fiesta Restaurant, La Cienega Mexican Food, Natty Flat Smokehouse, Second Bar + Kitchen, Crazy 8's Sports Bar & Grill, Pastafina Mineral Wells, Dairy Queen

RETAILERS

1. Dollar General, Moore's Flowers & Monuments, POB Gas Station
2. The Cellar, Exxon, O'Reilly Auto Parts, Ace Hardware, First Financial Bank, Brazos Shopping Center
3. Allsup's Convenience Store, Pate's Hardware, Family Dollar, CVS,
4. United Supermarkets, AutoZone Auto Parts, Farmers Milling, Walmart Supercenter, Tractor Supply co,

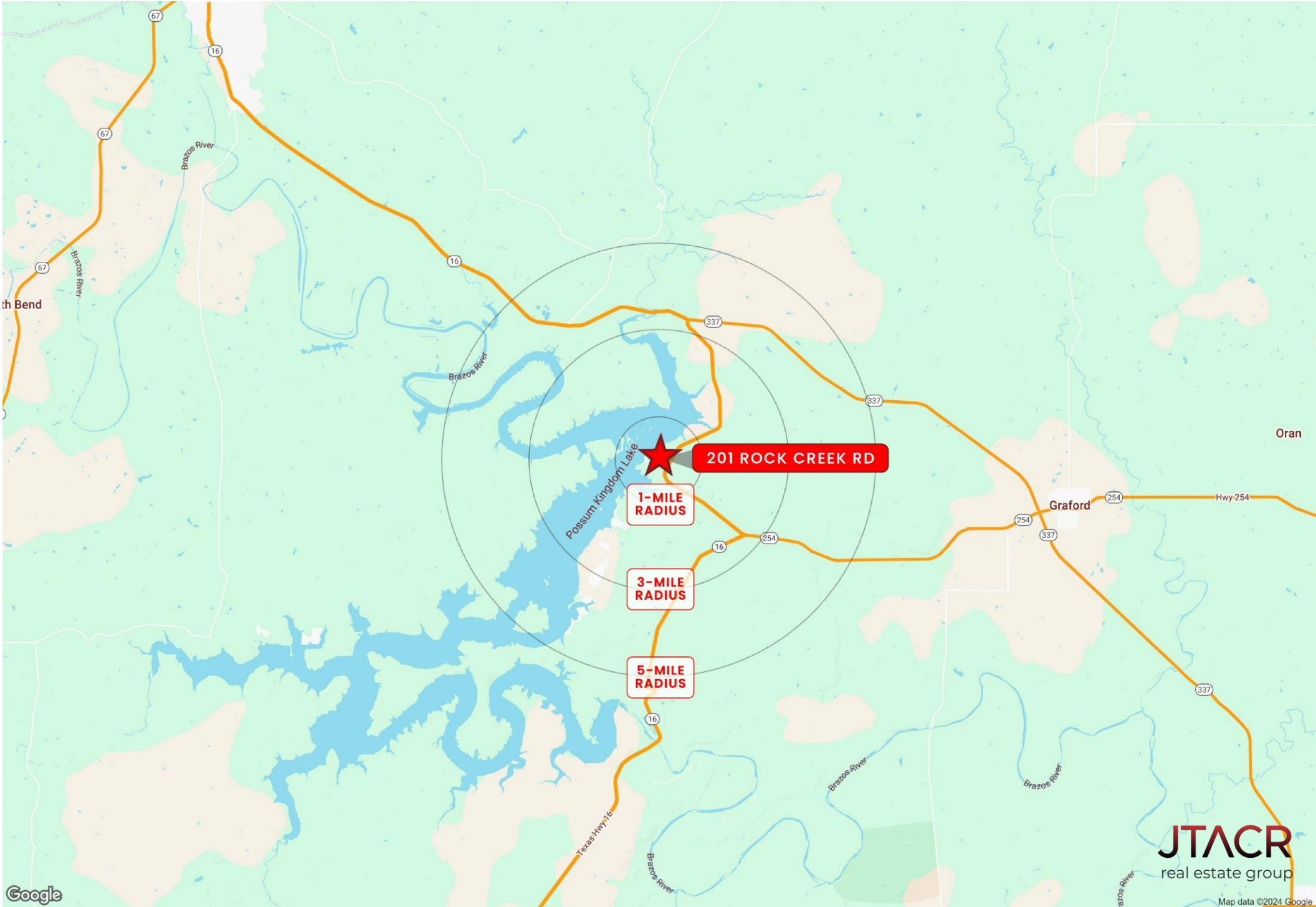
RV PARKS

1. Crystal Cove RV Resort
2. Possum Kingdom RV Resort & Marina, Willow Beach RV Park & Marina
3. The Cliffs RV Camping Area
4. Hog Mountain RV Ranch, Texas Star RV Resort, Country Living RV Park, Pine Valley RV Resort
5. Eagle's Nest RV Park, Quiet Country RV Park, Tuck's Mobile Home Park

MISC

1. Mineral Wells Regional Airport (MWL)
2. Lake Mineral Wells State Park
3. Possum Kingdom Lake
4. Possum Kingdom State Park

LOCATION MAP



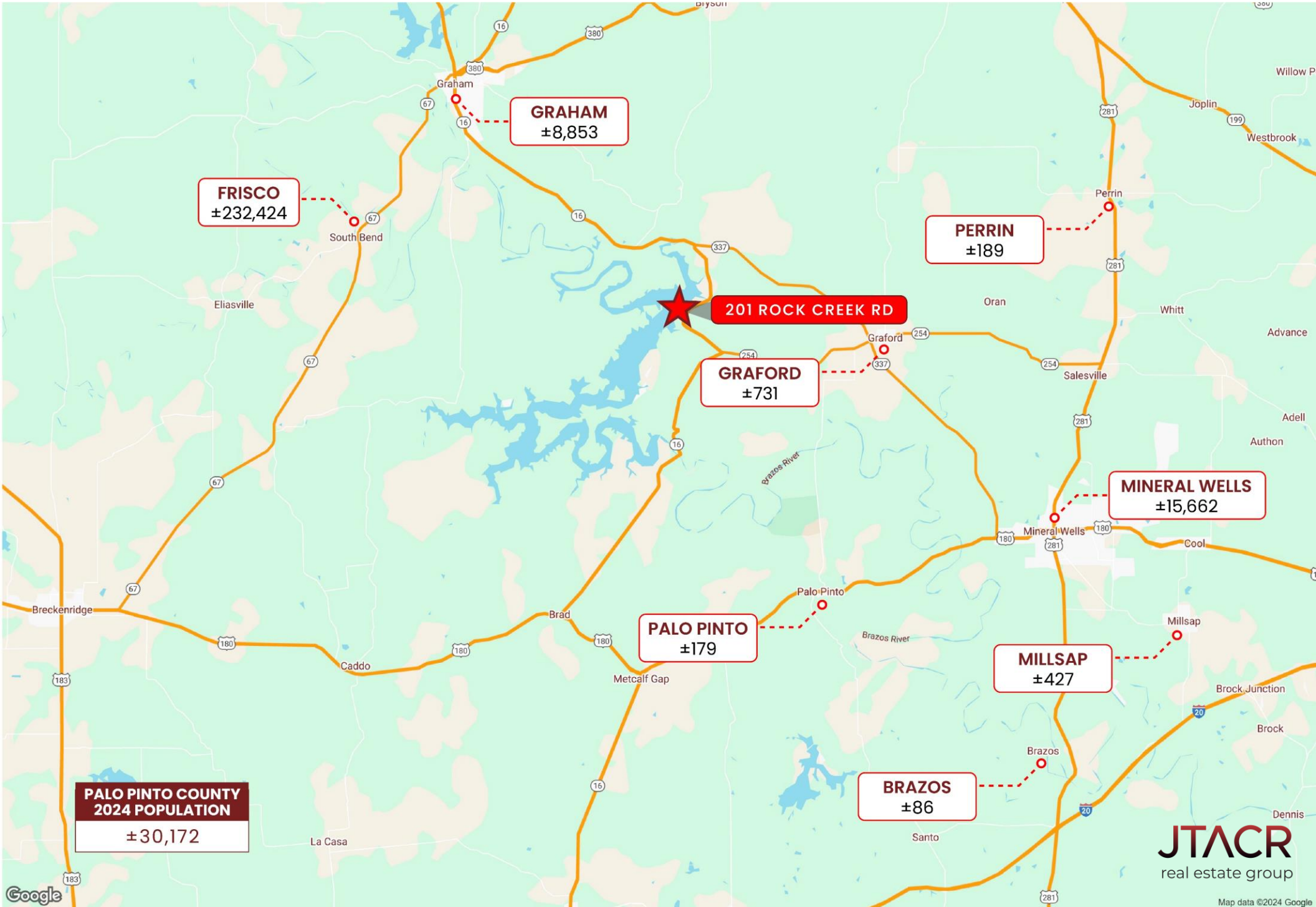
REGIONAL MAP



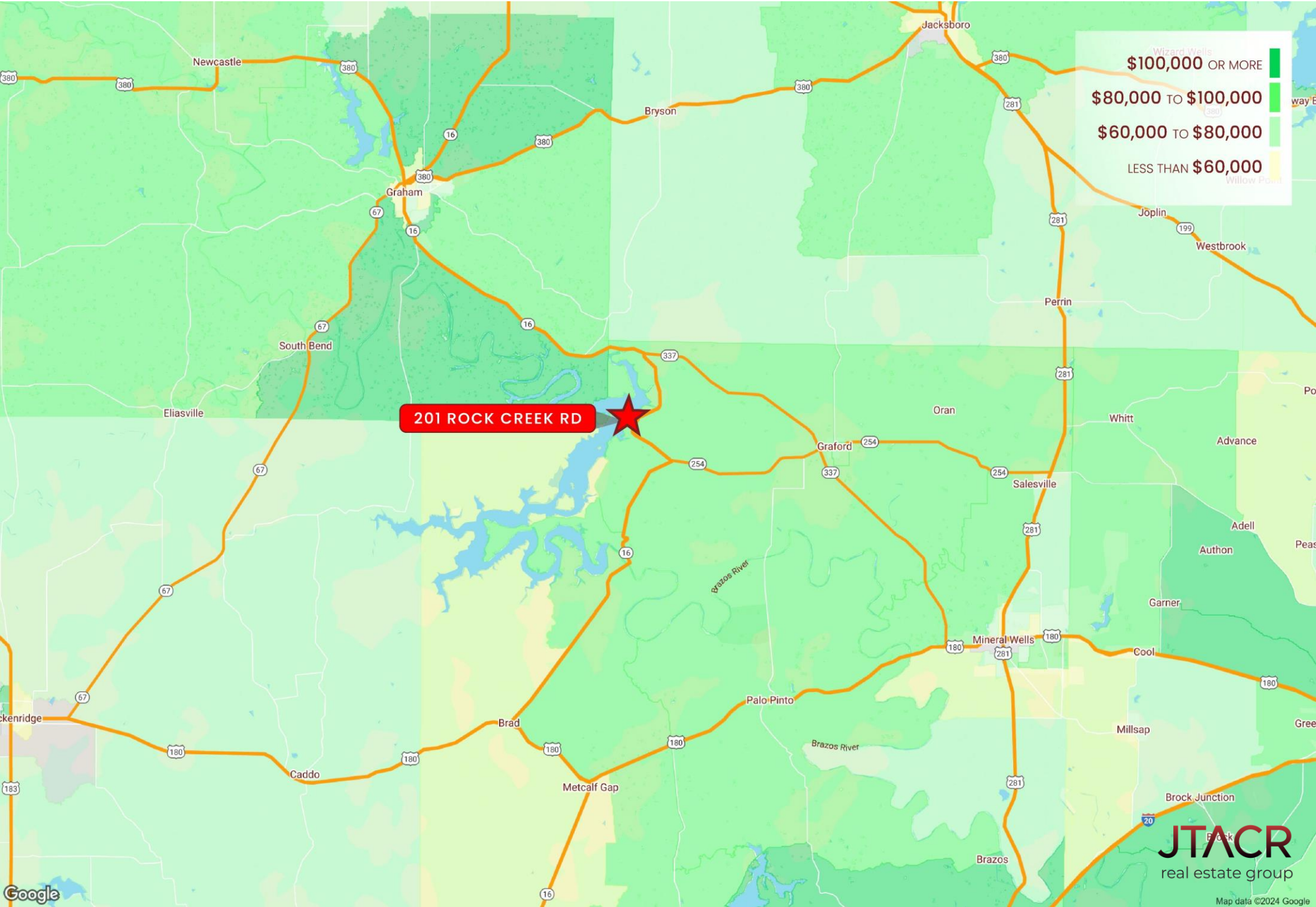
TEXAS DRIVE MAP



POPULATION DENSITY



MEDIAN HOUSEHOLD INCOME



PROPERTY DESCRIPTION

Property details

Parcel view

Location map

PROPERTY DETAILS

Street Address	201 ROCK CREEK RD
City, State	GRAFORD, TX 76449
County	PALO PINTO
MSA	NON METRO
Property Type	MOBILE HOME PARK; RV RESORT; CABIN
Community Type	ALL AGES
Total Rental Sites	84
Total Acreage	27.83 ACRES
Parcel Number(s)	R000024760
Opportunity Zone	NO
Year of Construction	>20 YEARS
Flood Zone	NO



INFRASTRUCTURE & UTILITIES

UTILITIES

TYPE	PROVIDER	PAID BY	METERED/DIRECT BILLED
Water	Public	PARK	MASTER
Sewer	Private	PARK	NA
Electricity	Public	Resident	Direct-Billed
Trash	Public	PARK	Direct-Billed
Natural Gas	Public	Resident	Direct-Billed
Cable/Internet/Phone	Multiple	Resident	Direct-Billed

INFRASTRUCTURE

STAFF/THIRD PARTY MANAGEMENT	
On-site Staff	YES
Third-Party Management Company	NO

OWNER RESPONSIBILITY	
ABSENTEE	NO
OFF SITE MANAGEMENT	NO

TYPE	
ROAD SURFACE	GRAVEL
DRIVEWAY SURFACE	GRAVEL
PARKING PER SITE	2
ELECTRICAL AMPERAGE	VARIES

SITE MIX & RENTAL BREAKDOWN

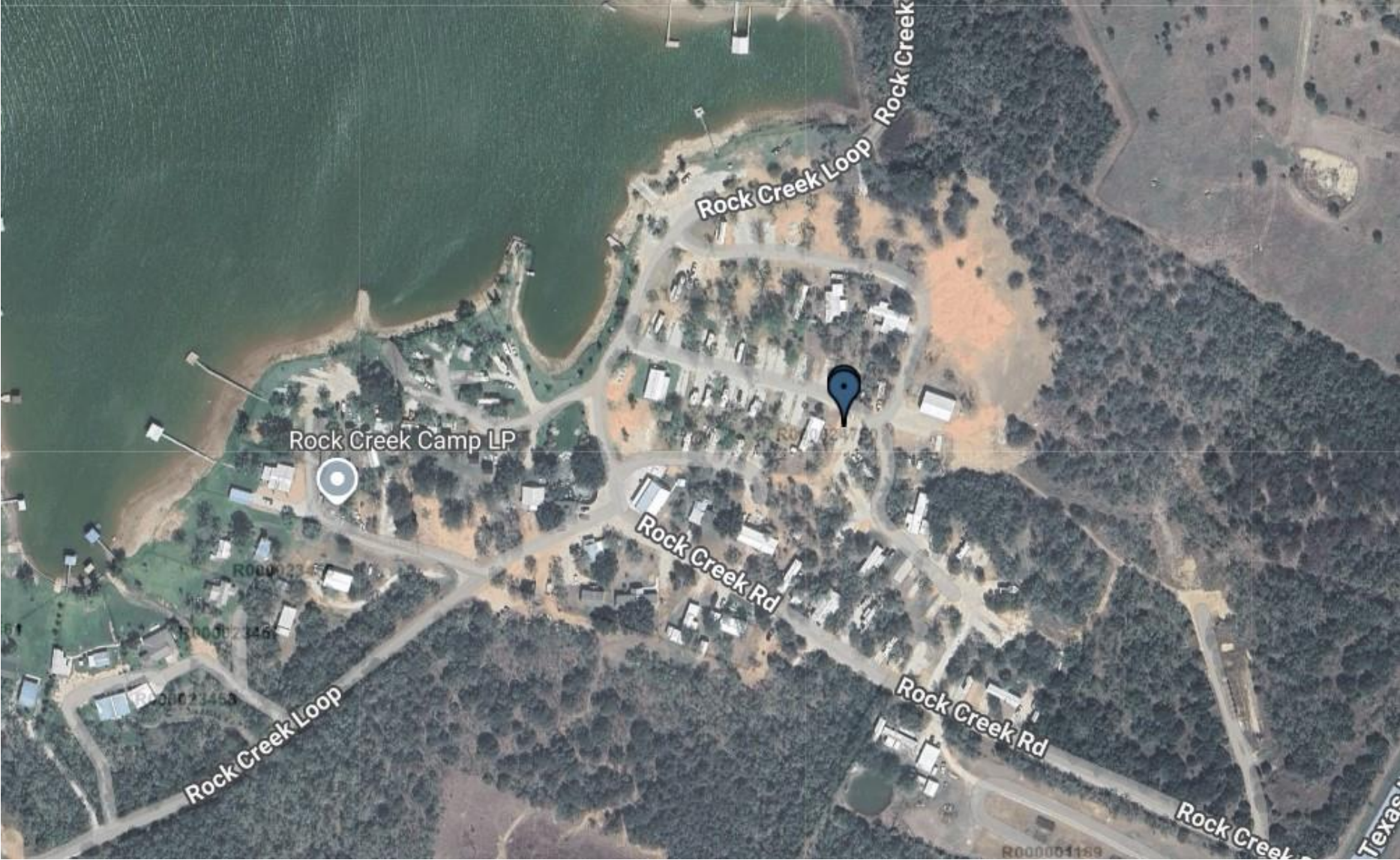
	TOTAL	OCCUPIED	MONTHLY LOT RENT
TOTAL RENTAL SITES	84		
MOBILE HOME LOT – TENANT OWNED	20	20	\$300-650
RV LOT - MONTHLY	41	VARIES	\$650
RV LOT - OVERNIGHT	12	VARIES	\$80
CABINS	11	VARIES	

AMENITIES

Complimentary Wifi	Fish Cleaning Station
Laundry Facility	On Site Staff
Showers	Vending Machines
Community Center	Good Sam Discounts
Pavilions, Picnic Tables & Grills	Boat Ramp
Convenience Store	Rentals
Fishing Dock	Resort Style Pool
Barbeque pit	Cabins



PARCEL VIEW





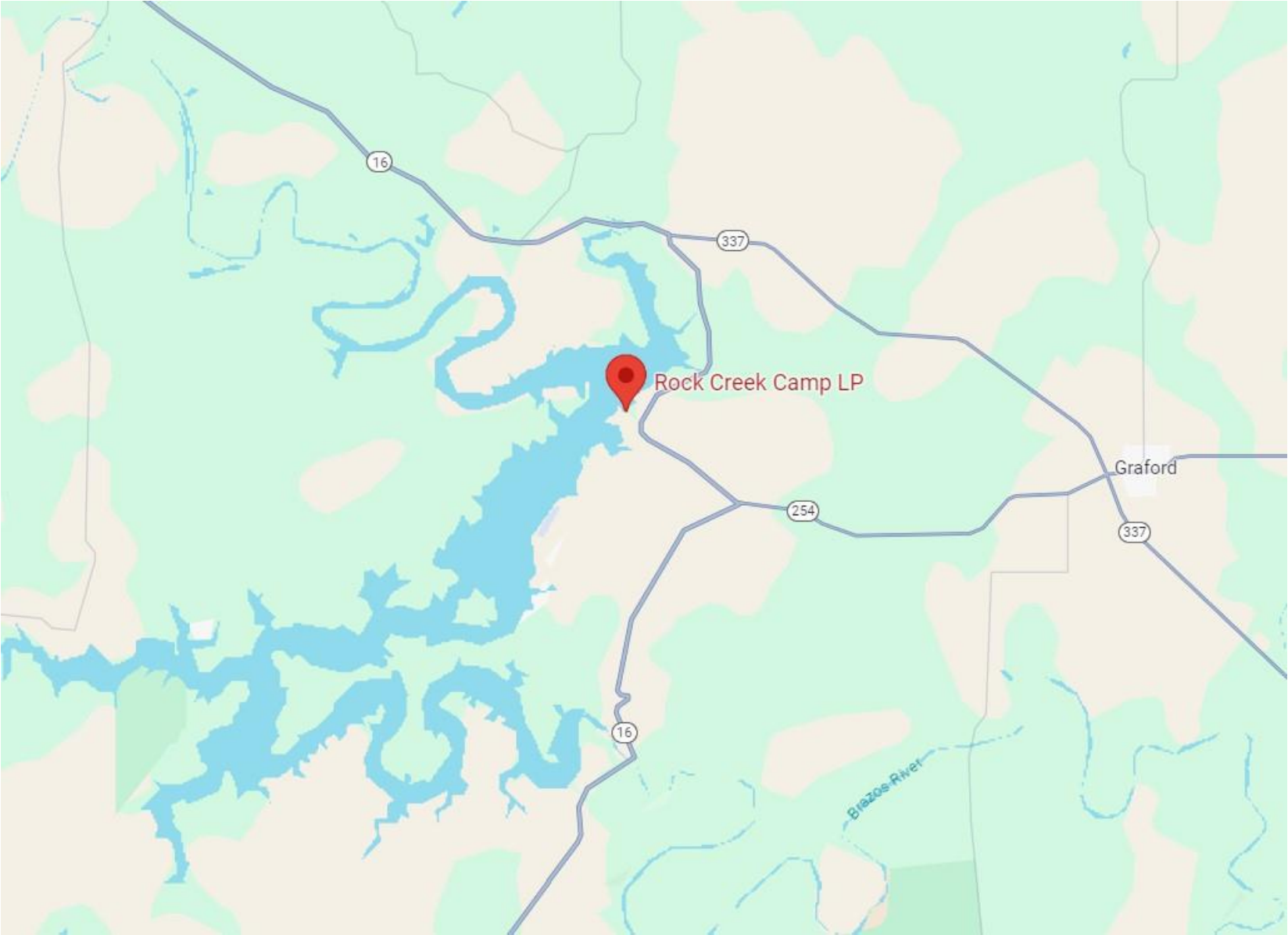
MOBILE HOME MARKET

Local Map

Regional Map

Comparable sales

POSSUM KINGDOM LAKE - GRAFORD



COMPARABLE RV & MH PARK SALES

	PROPERTY	ADDRESS	CITY/STATE	SITES	PRICE/PAD	SALE DATE	Cap Rate
1	Fat Bobz	6074 US-380	Decatur TX	18	\$50,000	2023	
2	Axton's Bass City	2959 FM2946	Emory TX	49	NA	2023	NA
3	I35 RV Resort	15131 N Interstate 35	Elm Mott TX	250	\$51,200	2022	5.8%
4	Hilltop Community	4020 W Oak St	Palestine TX	40	\$26,875	2022	8%
5	Sea Garden Park	47975 Michigan St	Laguna Heights TX	54	\$27,778	2021	6.5%
6	Lake Ray Hubbard	2065 E FM 544	Wylie TX	109	\$73,394	2021	6.8%
7	Acme RV Park	3807 S County Rd 1210	Midland TX	66	\$30,909	2020	15%
8	American RV Park	4345 State Hwy 31 W,	Corsicana TX	156	\$24,359	2020	9.4%
9	Circle 8 RV Park	2600 S Janice St,	Monahans TX	96	\$16,842	2019	14%
10	Red Bear Resort	10169 Red Bear Resort,	Wills Point TX	112	\$17,857	2019	10%
	Average				\$34,983		



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

SUBJECT TO OFFERS
SELLER FINANCING AVAILABLE

SOURCES

--

ROCK CREEK

33

Mobile Home & RV Community

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