

Mid-Cities DFW RV Park

4620 Kennedale New Hope Road, Fort Worth, TX 76140

OFFERING MEMORANDUM



**PETERSON PROPERTIES
GROUP**
REAL ESTATE INVESTMENT SERVICES



EXCLUSIVELY LISTED BY

TYLER PETERSON

Investment Broker | License No.: 734669

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www.petersonreis.com



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EXECUTIVE SUMMARY

DFW Mid-Cities RV Park, located in Fort Worth, Texas, is a long-term RV park designed primarily to foster a sense of community. By seeking out residents who desire a stable, communal environment, DFW Mid-Cities RV Park provides a refreshing alternative to transient parks or typical apartment complexes. The park encourages a neighborhood atmosphere in which residents create genuine connection with one another.

Key features of the park include: Spacious, covered RV lots, complete with fiber internet hardwired to each pedestal; A large clubhouse complete with a game room, work-out room, 18-foot shuffleboard table, and an open kitchen with eating area for social gatherings; Two half-acre dog parks, one fully fenced; 7 Roomy bathrooms with walk-in showers; A laundry room with card-operated combination washer/dryers; And a fully-equipped outdoor kitchen.



PROPERTY DETAILS

LISTING PRICE **\$8,250,000**

Location: Fort Worth, TX (conveniently located between Dallas and Fort Worth)

Acreage: 9.92 acres

RV Sites: 103 RV Sites equipped with full hook-ups (water, sewer, hardwired fiber internet, and individually metered electricity)

Year Built/Renovated: Park was completed and opened in February 2024

Additional Buildings: Clubhouse - includes 7 exterior entry full bathrooms, laundry room with 6 washer/dryers, game-room with kitchen and dining area, work out room, 3 management offices, and a full outdoor kitchen. Additional home on property recently updated featuring 2000 square ft, 4 bedrooms, 2 and a half bathrooms

Access: Near I-20 and South Arlington



INVESTMENT OVERVIEW

Bottom Section

14 Covered | \$995/mo \$13,930

2 Tree Spots | \$900/mo \$1,800

18 Uncovered | \$850/mo \$15,030

2 Uncovered | \$1,095/mo \$2,190

BOTTOM TOTAL **\$32,950/mo**

Top Section

13 Back In Covered | \$995/mo \$12,805

14 Pull Through Covered | \$1,095/mo \$15,330

38 Uncovered | \$850/mo \$32,300

2 Premium | \$900/mo \$1,800

TOP TOTAL **\$62,235/mo**

PARK TOTAL **\$95,185/mo at 100% occupancy**





AMENITY PHOTOS



PROPERTY HIGHLIGHTS

COVERED RV SITES

FULL HOOKUPS

WORKOUT ROOM

LAUNDRY FACILITIES

OUTDOOR KITCHEN

CLOSE TO DFW AREA

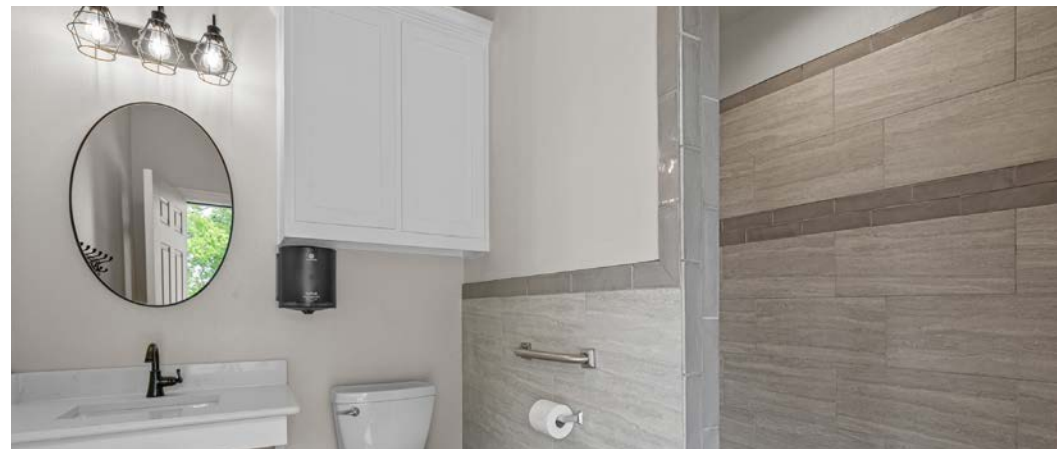
FIBER INTERNET

ON-SITE PROPANE

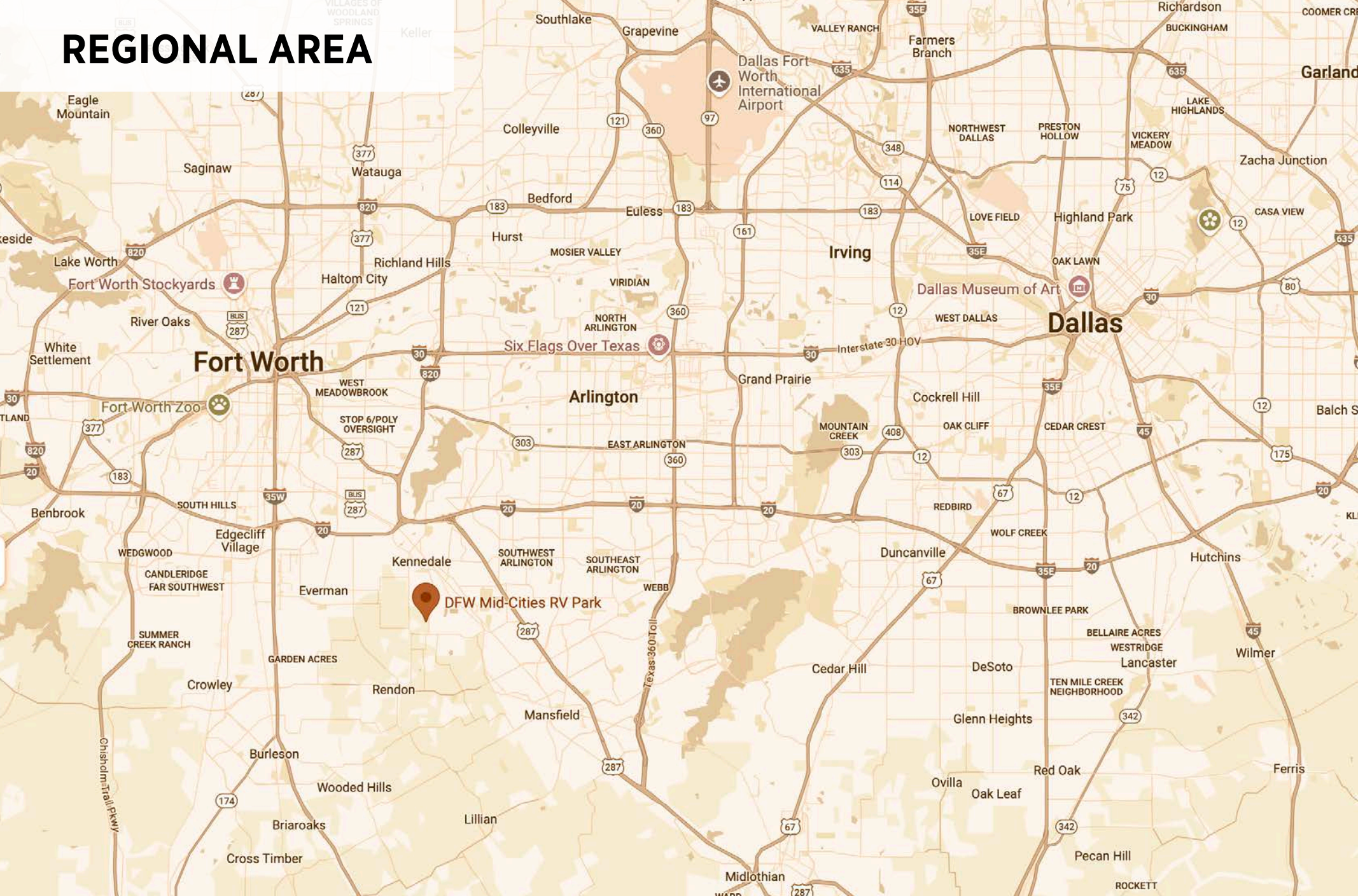
PRIVATE SHOWERS

DOG PARK

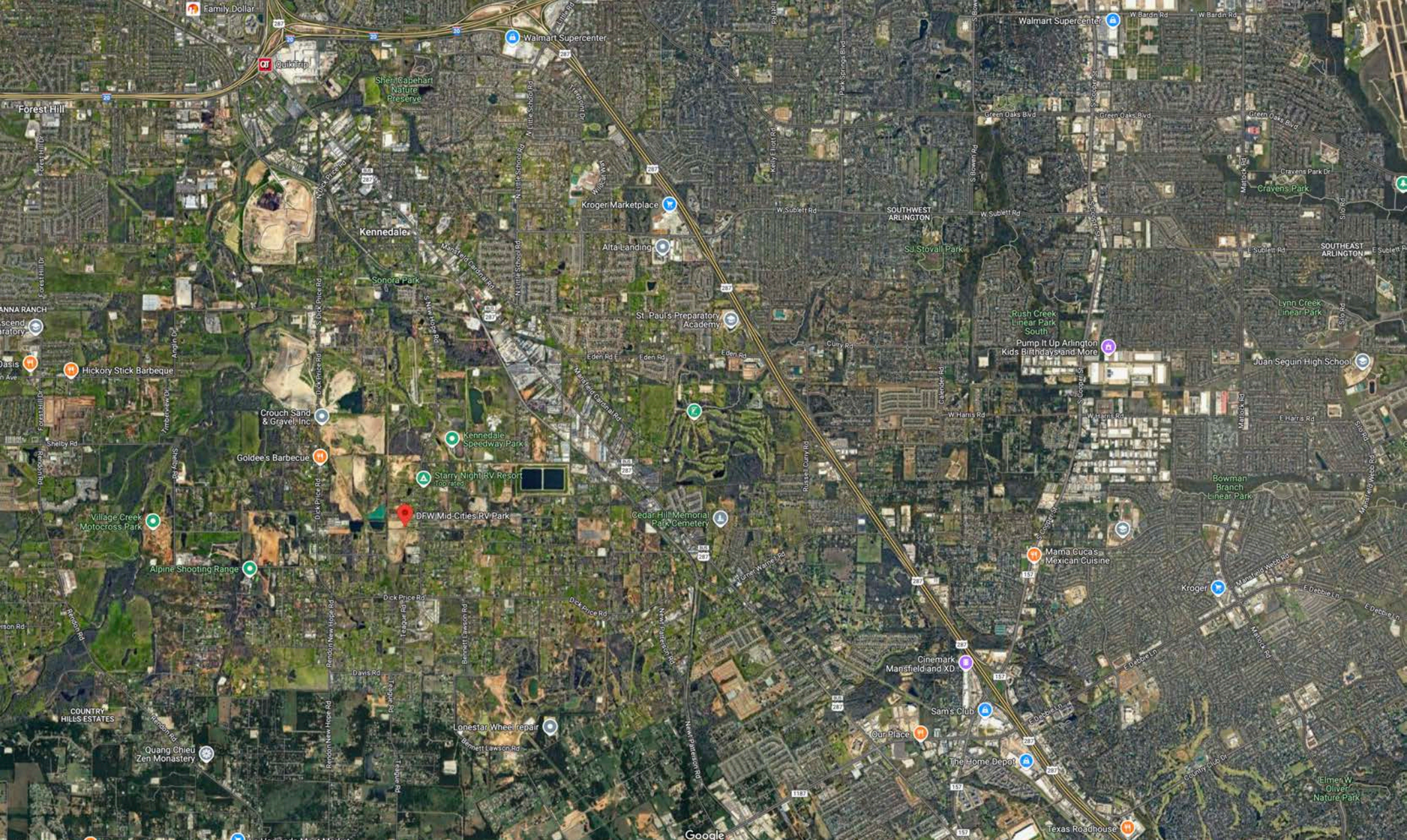
CLUBHOUSE



REGIONAL AREA



AERIAL MAP



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