

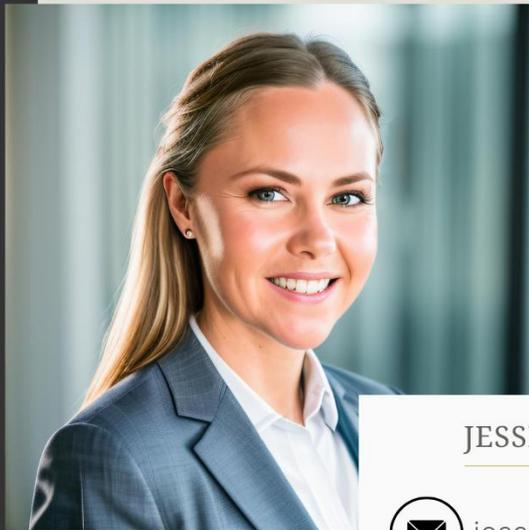
# GTL PARIS

## RV & Tiny Home Community



# BROKERAGE TEAM

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SPEED  
LIMIT  
**5**  
MPH





# INVESTMENT OVERVIEW

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Executive summary  
Investment highlights

## EXECUTIVE SUMMARY

JTACR Real Estate Group is pleased to present GTL Paris RV Park – a stabilized, fully turnkey business opportunity situated on the 4 lane US Highway 271. The property offers a wide range of rental options for customers, ranging from standard RV sites, tiny home rentals, mobile home rentals, storage units, covered RV sites, efficiency apartments, and an extra-large two-story suite with game room, loft and more (“The Castle”). These 100 rental units are comprised of 59 RV spaces, 14 park-owned RVs, 7 park-owned tiny home/mobile homes, 1 park-owned 2-story home, 2 apartments, 11 covered RV spaces, and 6 storage units. The park operates on city water and private septic. Utilities such as propane and electricity are paid for by the park and billed to residents. The current on-site park and maintenance managers are both willing to stay on board after the park sells.

This opportunity is an ideal portfolio addition for local and / or regional operators but has the stability and systems in place for a national operator. Priced at a 10% capitalization rate, the property offers immediate cash flows based on current lender terms.



Paris, Texas USA

CITY/STATE



RV PARK, TINY HOME, STORAGE

TYPE



100

SITES



+/- 12

ACREAGE



# MARKET OVERVIEW

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Area overview

Market fundamentals

Lifestyle & attractions

Amenities Map

AADT Map

Location Map

Regional Map

Population Density

Median Household Income

Texas Drive Map

## AREA OVERVIEW

Paris offers a rare blend of preserved history and small-town warmth that gives it lasting appeal. Its downtown square is lined with 19th-century architecture, brick streets, and locally owned shops that create a walkable, authentic Texas experience. The city has leaned into its heritage — from the Sam Bell Maxey House and Culbertson Fountain to the famed cowboy-hat-topped Eiffel Tower — building a distinct local identity that resonates with both residents and visitors. It's a place where the sense of community runs deep and civic pride shows in every storefront and event.

Beyond its history, Paris is surrounded by natural beauty and open space, making it a destination for outdoor recreation. The city maintains more than 20 public parks, a scenic trail network, and access to nearby lakes and forests that draw campers, cyclists, and nature enthusiasts. Events like Music in the Park and the annual Festival of Pumpkins highlight a vibrant local culture centered around community gatherings and outdoor enjoyment. For travelers seeking a laid-back Texas experience, Paris delivers charm, space, and simplicity in equal measure.

The city benefits from exceptional highway connectivity, positioned at the crossroads of U.S. Highways 82 and 271 and Texas Highways 19 and 24. Paris is about 105 miles northeast of Dallas, making it easily accessible for weekend visitors and regional travelers. Cox Field Airport, the city's municipal airport, features a 6,000-foot runway and supports private aviation traffic. Major upgrades to the wastewater treatment plant and roadway systems signal strong municipal commitment to long-term infrastructure investment.



## Economy

Paris supports a diversified economy anchored by healthcare, education, and light manufacturing. Paris Regional Health, Kimberly-Clark, and Campbell Soup are among the city's largest employers, while newer investments in logistics and packaging have added hundreds of jobs in recent years. Ongoing industrial park development and business incentives have attracted regional distribution and manufacturing operations, driving steady employment growth.

## Population

Paris, Texas has a population of roughly 25,000 residents and serves as the county seat of Lamar County, with a regional draw of over 60,000 people in the surrounding micropolitan area. The median age is about 36, and median household income sits near \$45,000. The city offers a stable, working-class population with a strong base of manufacturing, healthcare, and service jobs — providing a consistent customer pool for both short-term travelers and extended-stay guests.

DEMOGRAPHICS			
	3 Mile	5 Mile	10 Mile
2010 Population	25,171	27,050	62,653
2023 Population	24,678	26,521	62,042
Median Age	36.4	46.2	41.7
Median Household Income	\$45,439	\$46,520	\$57,315

MAJOR EMPLOYERS			
Company	Location	Employees	Industry
Paris Regional Health	Paris	±900	Healthcare
Kimberly-Clark Corporation	Paris	±700	Manufacturing
Campbell Soup Company	Paris	±680	Manufacturing
The Results Company	Paris	±420	Customer Service



## MARKET OVERVIEW

### Regional Hub for Northeast Texas

Paris serves as the commercial, healthcare, and retail center for a five-county trade area in Northeast Texas, drawing from a population of over 60,000 people. The city's economy is anchored by major employers such as Paris Regional Health, Kimberly-Clark, and Campbell Soup Company, along with growing logistics and packaging industries. This diverse employment base provides year-round economic stability, creating consistent local spending and demand for short- and long-term lodging.

### Infrastructure and Business Investing

Paris has committed to significant infrastructure improvements to support growth. The city recently approved a \$40 million wastewater treatment plant upgrade and received \$1.3 million in federal funds to enhance roads and utilities at the Northwest Industrial Park. These projects are attracting new businesses, improving service capacity, and demonstrating proactive city leadership. For investors, that means lower long-term infrastructure risk, better accessibility, and a stronger foundation for sustained community expansion.

### Undersupplied Lodging and RV Market

While visitation to Paris continues to climb thanks to its downtown revitalization, annual events, and outdoor recreation, the area's modern RV supply remains limited. Most existing parks are small, dated, or lack the amenities today's travelers expect. This creates a clear opening for a new, professionally operated RV park to meet growing demand from transient travelers, remote workers, and long-term stay guests. With improving infrastructure and an expanding tourism base, the market is primed for high occupancy and durable yields.

## LOCAL ATTRACTIONS

### POINTS OF INTEREST

#### **Eiffel Tower (Paris, Texas)**

Standing 65 feet tall and topped with a bright red cowboy hat, this quirky replica of the Paris, France landmark is an iconic photo-stop and instantly signals the town's fun personality.

#### **Paris Town Square (Downtown)**

The heart of the city features historic storefronts, unique boutiques and the striking Culbertson Fountain, creating a walkable downtown experience that blends local charm with visual appeal.

#### **Sam Bell Maxey House State Historic Site**

Built in 1868, this elegant High-Victorian Italianate home of a former U.S. Senator offers visitors a window into the region's 19th-century history and architecture.

#### **Red River Valley Veterans Memorial**

Located adjacent to the Eiffel Tower landmark, this memorial honors veterans across multiple conflicts and has become a place of reflection and local pride.

#### **Lamar County Historical Museum**

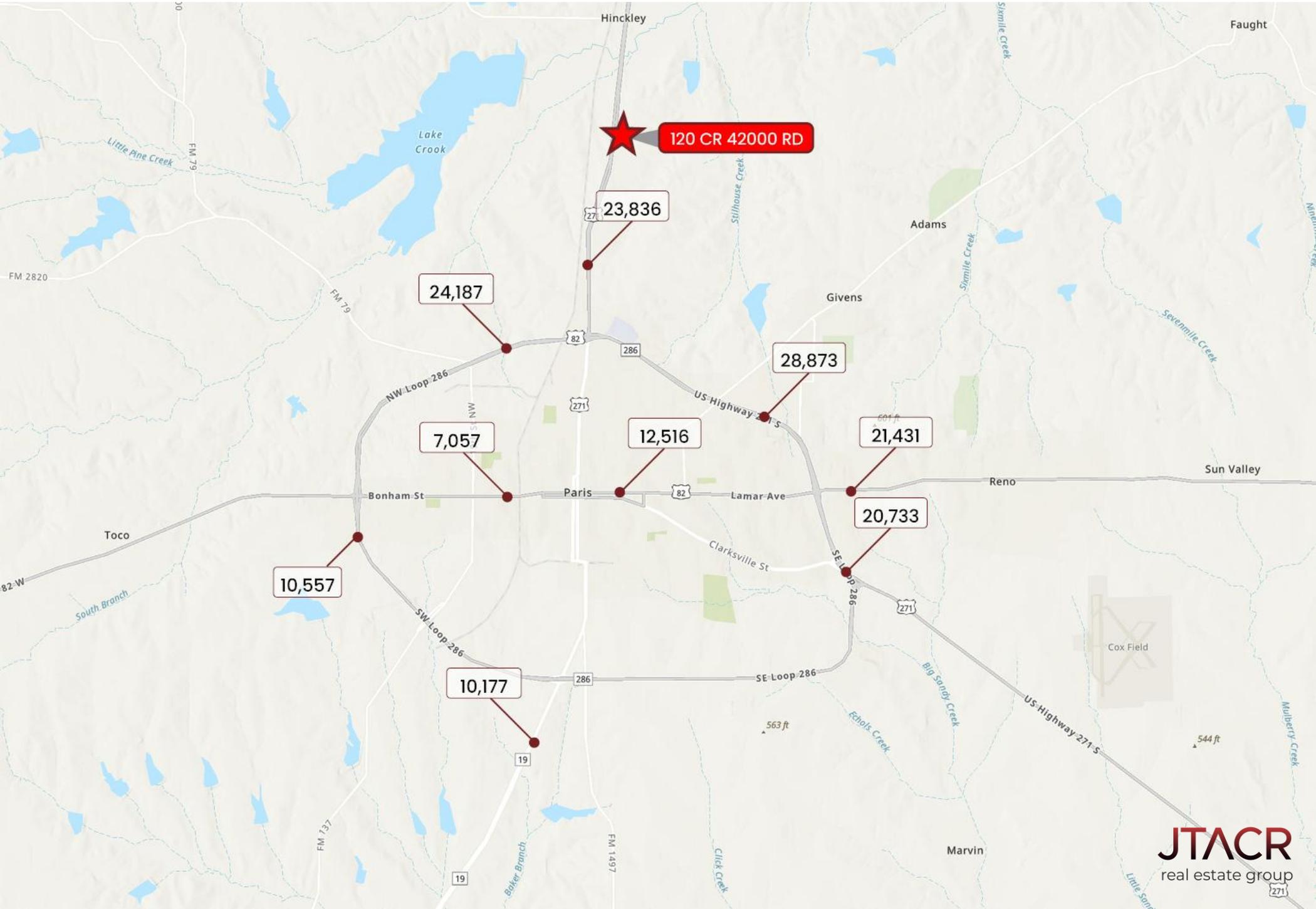
A rich collection of artifacts, cabins and restored pioneer-era exhibits trace the story of Lamar County and the transformation of Paris after the great fire of 1916.

#### **City Parks & Trails**

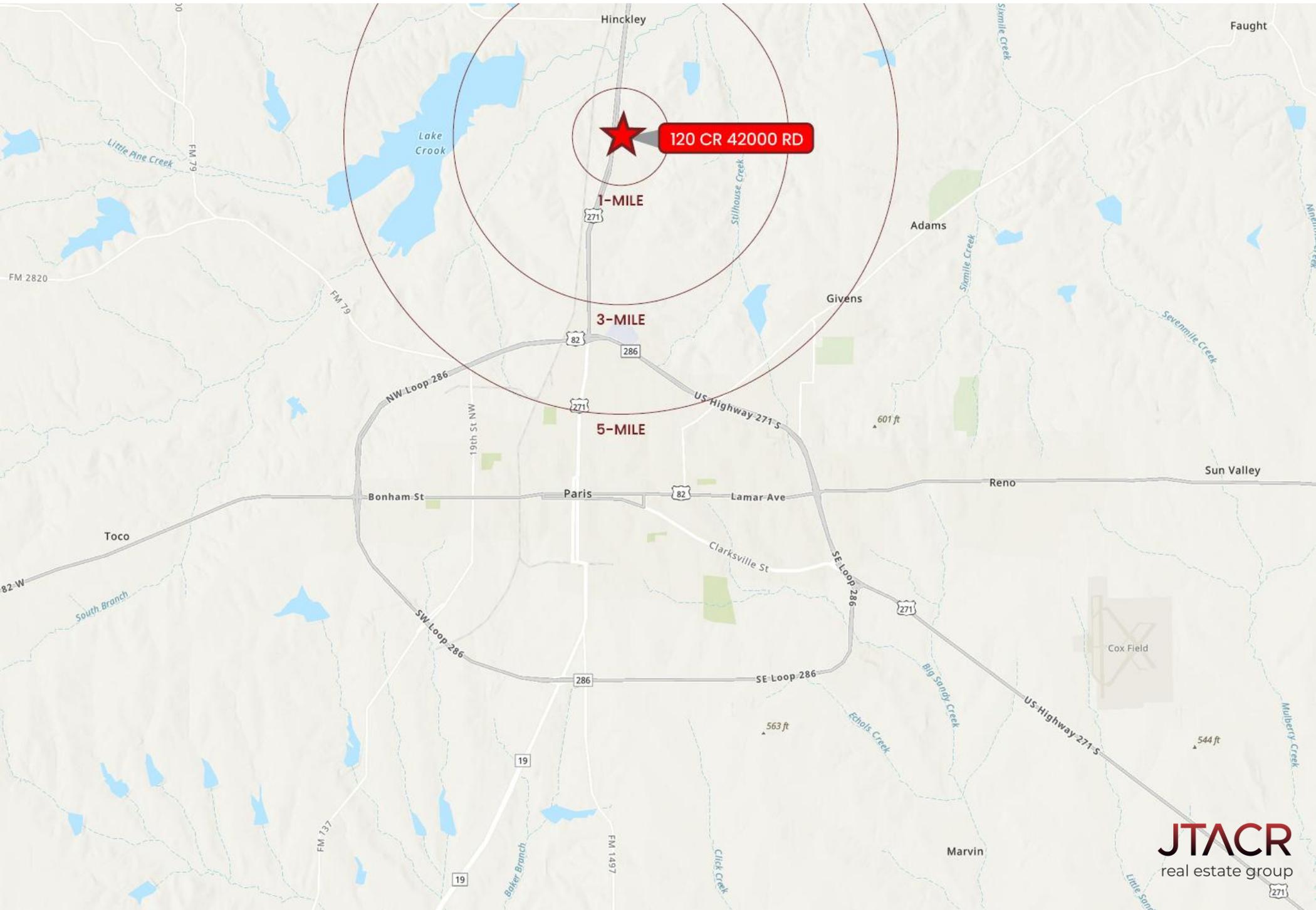
Paris maintains more than 20 parks offering amenities like walking trails, disc-golf, pickleball courts and more, providing strong outdoor-lifestyle appeal for residents and visitors alike.



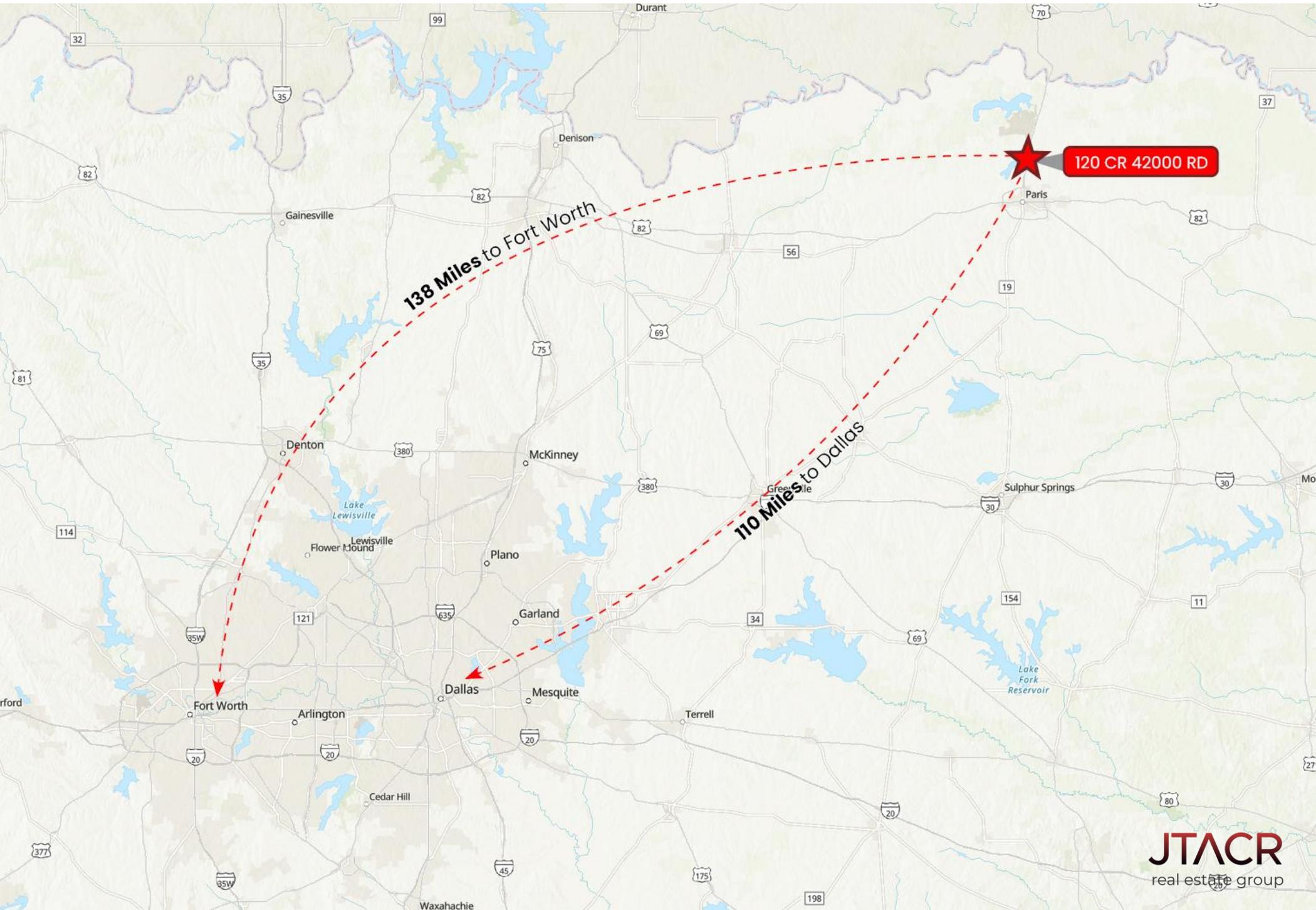




# LOCATION MAP

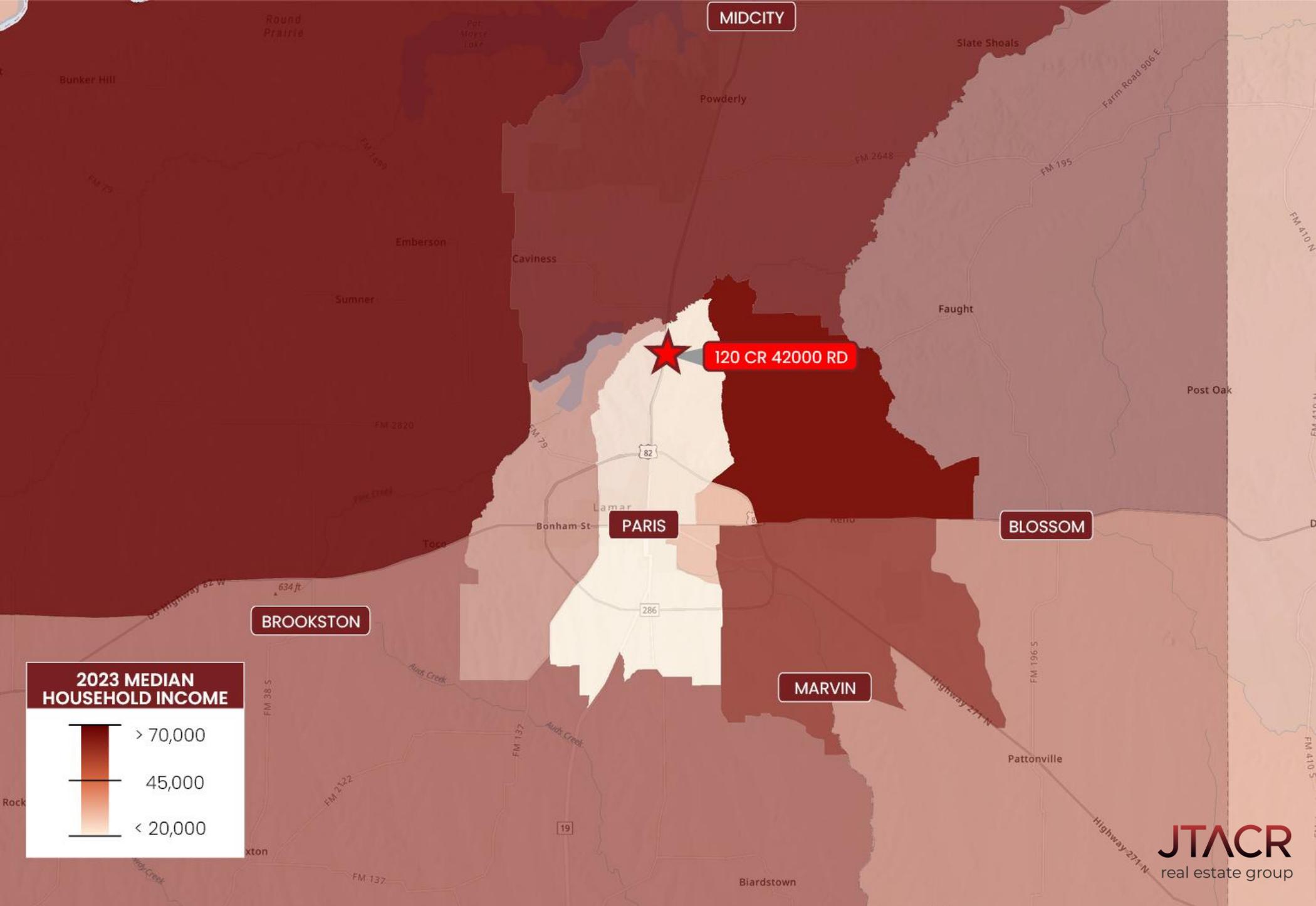


# REGIONAL MAP

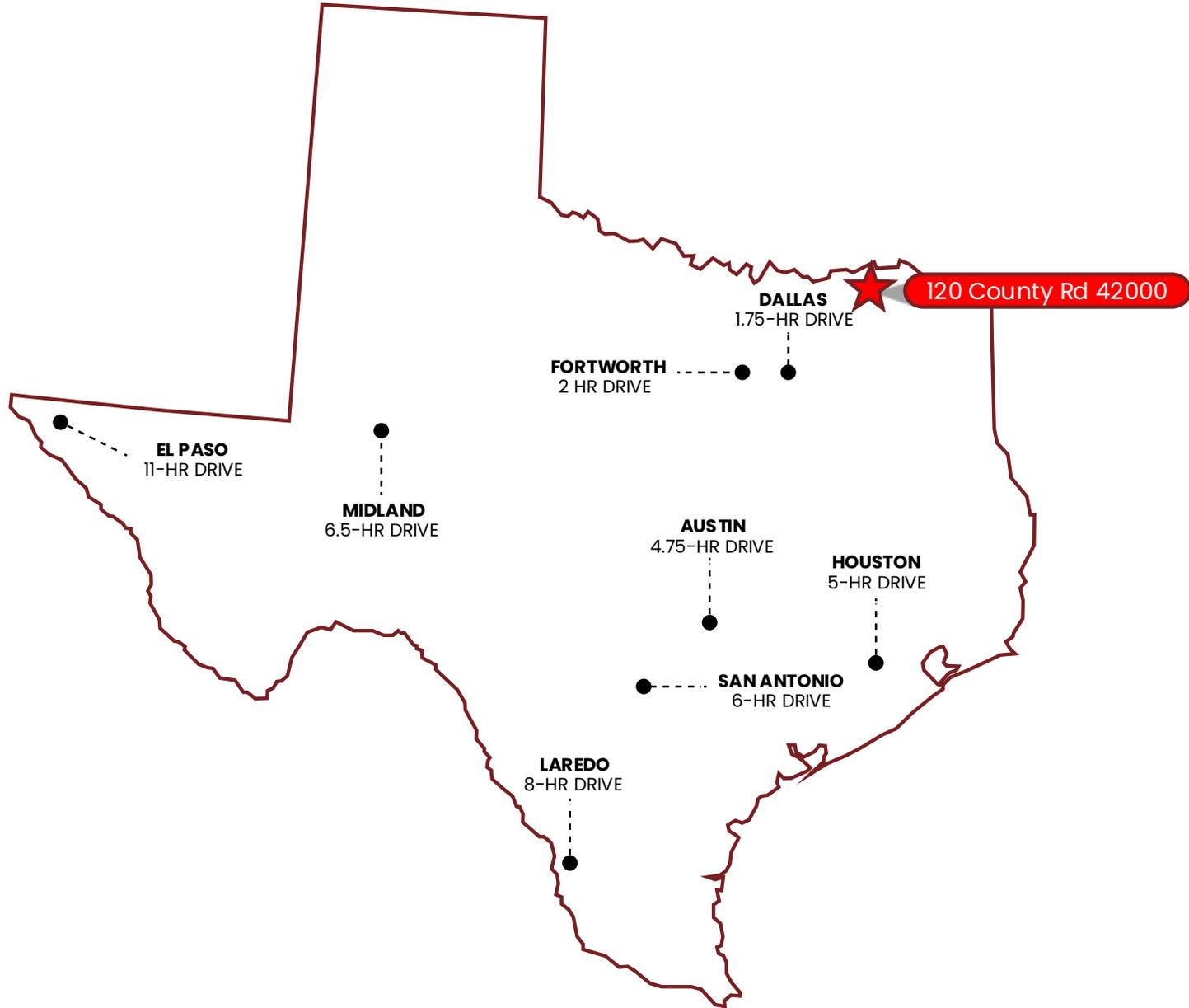




# MEDIAN HOUSEHOLD INCOME



# TEXAS DRIVE MAP



# PROPERTY DESCRIPTION

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Property details

Infrastructure and utilities

Site mix and rental breakdown

Parcel view



## PROPERTY DETAILS

<b>Street Address</b>	120 CR 42000 RD
<b>City, State</b>	PARIS, TEXAS, 75460
<b>County</b>	LAMAR
<b>MSA</b>	PARIS
<b>Property Type</b>	RV PARK
<b>Community Type</b>	ALL AGES
<b>Total Rental Sites</b>	100
<b>Total Acreage</b>	11.956 ACRES
<b>Parcel Number(s)</b>	50117
<b>Year of Construction</b>	2015
<b>Flood Zone</b>	NO
<b>Opportunity Zone</b>	YES



## INFRASTRUCTURE & UTILITIES

### UTILITIES

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

### ADDITIONAL SERVICES

TYPE	RESPONSIBILITY	PAID BY
LANDSCAPING	PARK	PARK
PEST	PARK	PARK

### STAFF/THIRD PARTY MANAGEMENT

On-site Staff	YES
Third-Party Management Company	NO

### OWNER RESPONSIBILITY

ABSENTEE	NO
OFF SITE MANAGEMENT	NO

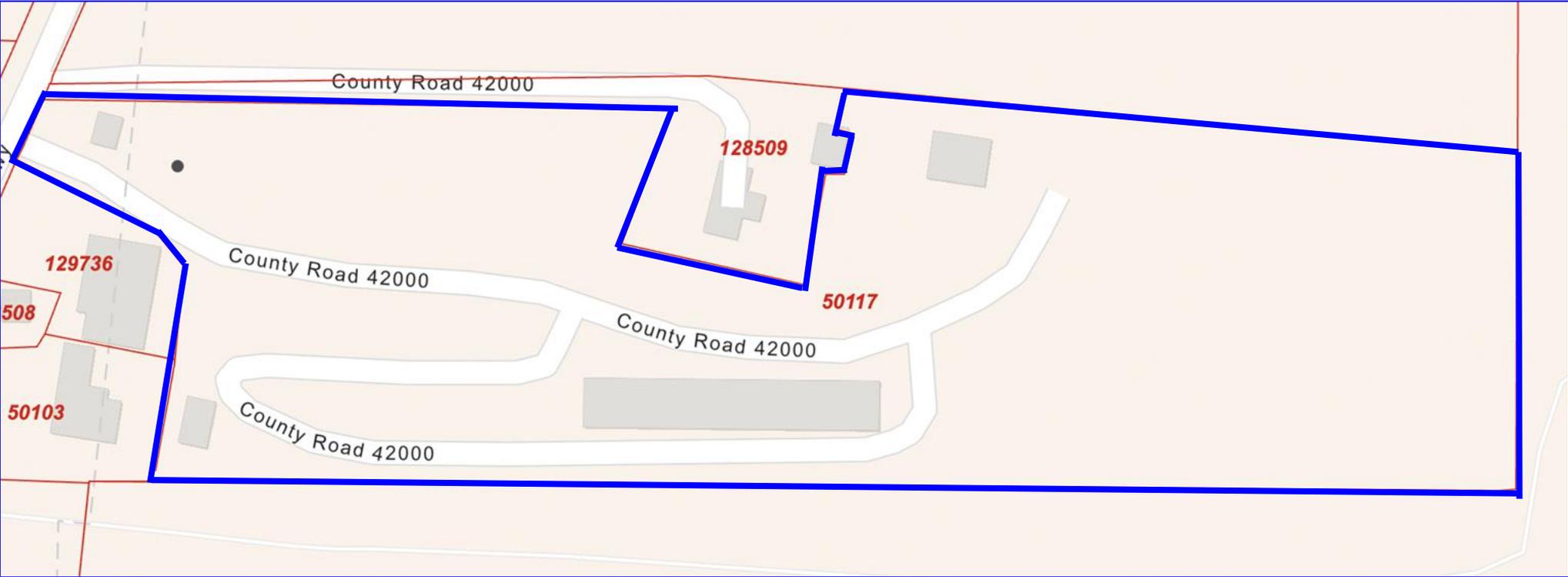
### INFRASTRUCTURE

TYPE	
ROAD SURFACE	GRAVEL
DRIVEWAY SURFACE	GRAVEL
PAD SURFACE	CONCRETE
PARKING PER SITE	2
ELECTRICAL AMPERAGE	20-30-50

## SITE MIX & RENTAL BREAKDOWN

	TOTAL	OCCUPIED	LONG VS SHORTTERM	AVERAGE LOT RENT
<b>TOTAL RENTAL SITES</b>	100	56		
RV Sites	59	30	VARIES	\$420
RV Rentals	14	9	VARIES	\$820
Tiny Homes/Mobile Homes	7	4	LONGTERM	\$1,000
2-Story Home	1	0	VARIES	\$1,665
Apartments	2	1	VARIES	\$900
Covered RV Sites	11	9	LONGTERM	\$570
Storage Units	6	3	LONGTERM	\$45

# PARCEL VIEW





# RV PARK MARKET

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Local Map

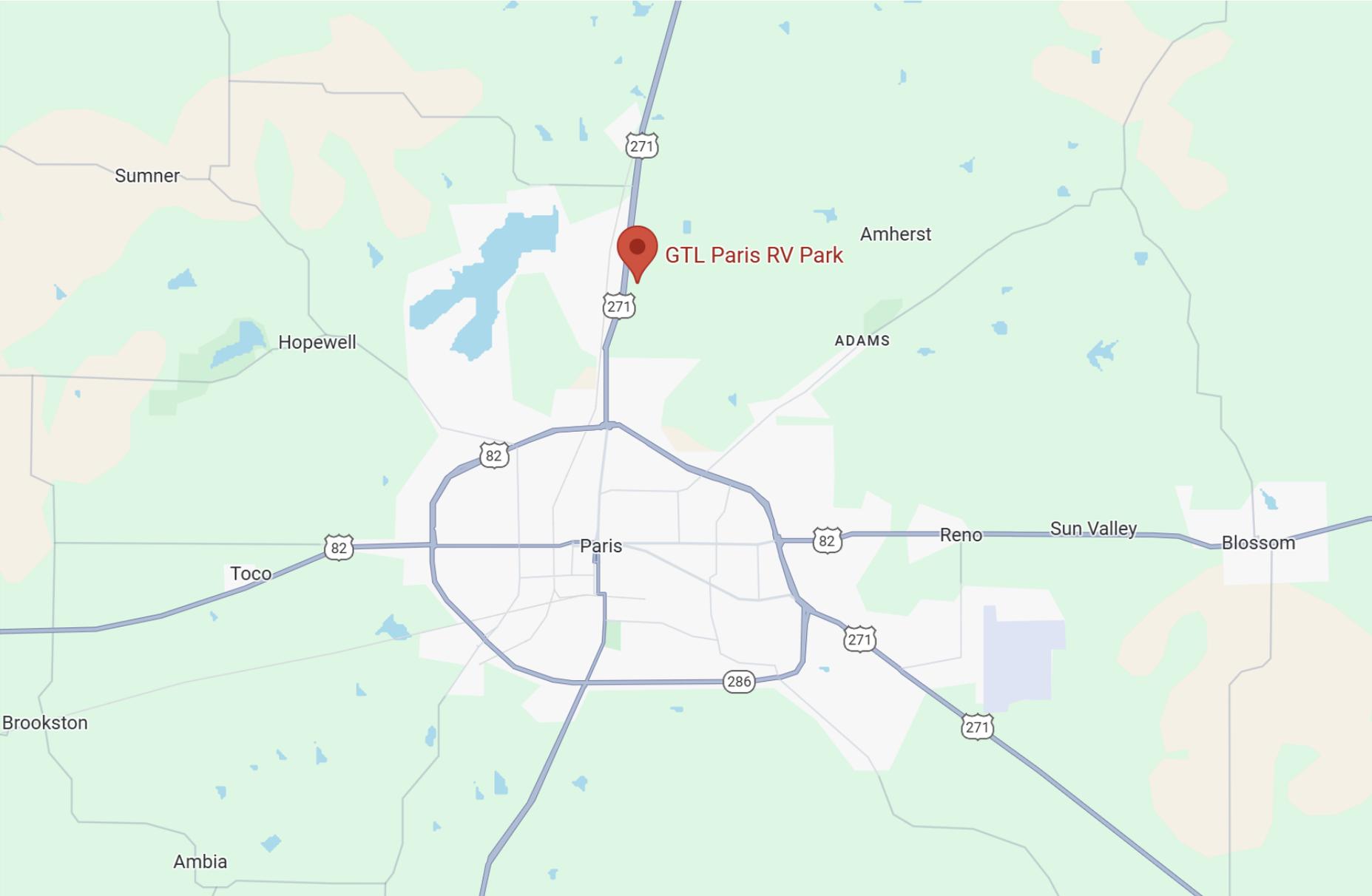
Regional

RV Park Sale Comparables

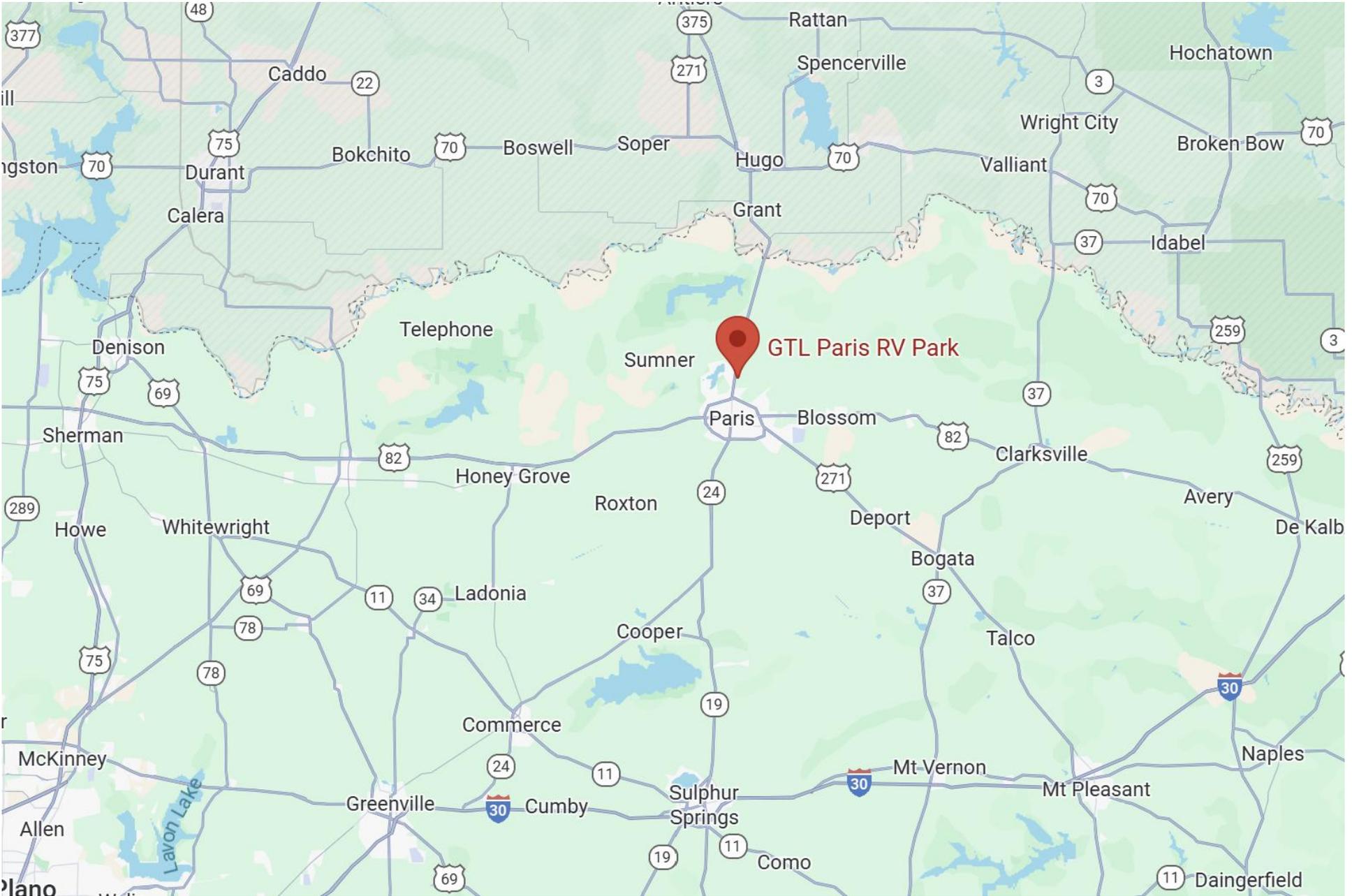
RV Rent Comparables



# LOCAL MAP - PARIS



# REGIONAL



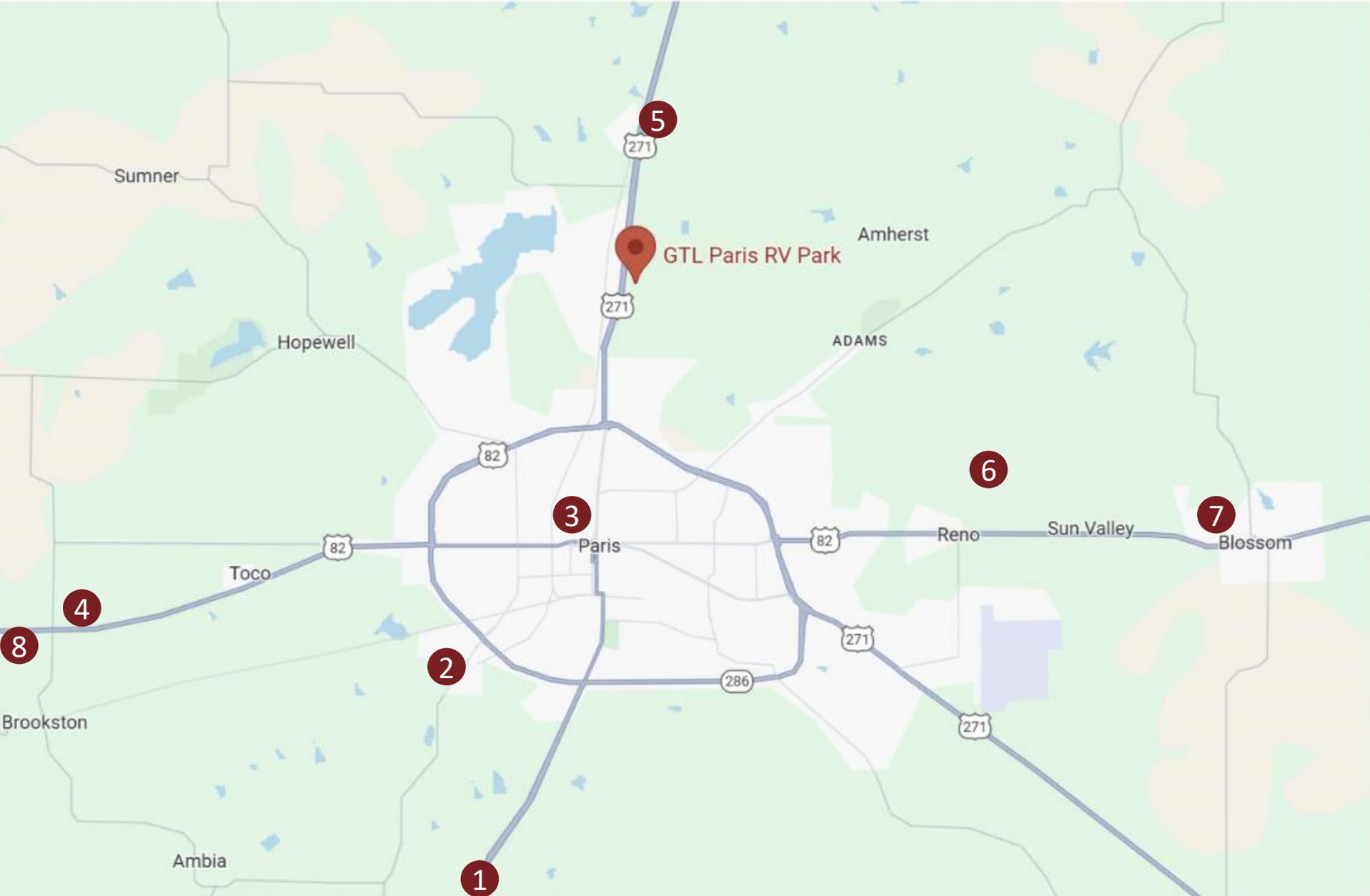
## COMPARABLE RV PARK SALES

	PROPERTY	ADDRESS	CITY/STATE	SITES	PRICE/PAD
	<b>SUBJECT</b>	<b>120 County Rd 42000</b>	<b>Paris, TX</b>	<b>97</b>	<b>\$28,865</b>
①	I35 RV Resort	15131 N Interstate 35	Elm Mott, TX	250	\$51,200
②	Hilltop Community	4020 W Oak St	Palestine TX	40	\$26,875
③	Sea Garden Park	47975 Michigan St	Laguna Heights, TX	54	\$27,778
④	Lake Ray Hubbard	2065 E FM 544	Wylie, TX	109	\$73,394
⑤	Circle 8 RV Park	2600 S Janice St,	Monahans, TX	96	\$16,842
⑥	Red Bear Resort	10169 Red Bear Resort,	Wills Point, TX	112	\$17,857
⑦	Acme RV Park	3807 S County Rd 1210	Midland, TX	66	\$30,909
⑧	American RV Park	4345 State Hwy 31 W,	Corsicana, TX	156	\$24,359
⑨	Axton's Bass City	2959 FM2946,	Emory, TX	71	\$9,155
⑩	Mesquite Oasis	7601 W 42nd St	Odessa, TX	100	\$37,700
	<b>Average</b>				<b>\$31,607</b>

## RV RENT COMPARABLES

	PROPERTY	ADDRESS	CITY	MONTHLY RENT	ELECTRICITY INCLUDED
	<b>SUBJECT</b>	<b>120 CR 42000 RD</b>	<b>Paris</b>	<b>\$420</b>	<b>NO</b>
1	Mustang Creek RV Park	10471 TX 24	Paris	\$375	YES
2	Flip's RV Park	3307 FM 137	Paris	\$425	NO
3	Camp Paris RV Park	109 19th St, NW	Paris	\$350	NO
4	Henry D's RV Park	10125 US 82	Brookston	\$350	NO
5	Paris North RV Park	5990 US 271	Powderly	\$325	NO
6	Live Oaks RV Parks	4827 US 82	Paris	\$375	NO
7	Almost Home RV Park	5626 W Front St	Blossom	\$390	NO
8	Hidden Grove RV Resort	19300 US 82	Honey Grove	\$600	NO

# RV RENT COMPARABLES





## OFFERING DETAILS

JTACR Real Estate Group and Angel Brokers 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/Angel Brokers Group.

Neither JTACR Real Estate Group / Angel Brokers 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

CALL FOR PRICE

# GTL Paris

## RV & TINY HOME COMMUNITY

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