



PARK PROFILE / WEST TEXAS RV PARK / \$600,000

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West Texas RV Park

Reliable RV Business Featuring Extra Land and Covered Parking

This 16-site RV park is a stable, income-producing asset located near key West Texas infrastructure projects. The site currently provides full hookups and covered parking, catering to both short-term and long-term guests. With 3.4 additional acres available for development, the property is ready for immediate growth to capture regional demand. The park is located just one block from the junction of an interstate and highway, ensuring high visibility for travelers and workers in the regional energy sector. This park is set up to run smoothly with minimal oversight, giving you the flexibility to manage the business without being glued to the property..

HIGHLIGHTS

Established Asset Value: A fully operational 16-site RV park featuring full hookups (30/50 AMP), 11 covered carport spaces and consistent long-term occupancy.

Turnkey Income Stream: This stabilized, 100% occupied income stream is bolstered by electrical and gravel upgrades completed in 2026. Under current ownership, the park has an impeccable operational record with zero delinquencies and evictions, demonstrating strong management and a high-quality tenant base.

Immediate Expansion Potential: Includes 3.44 acres of additional land, providing clear utility for adding more sites or self-storage to address verified market demand. 4 additional RV sites can be added to the existing park footprint.

Solid Infrastructure: The site benefits from well-maintained electrical service, and city water/sewer.

Active Industrial Location: The park sits in the middle of a corridor seeing heavy investment from the energy and data sectors.

Area Attractions: The surrounding region is a hub for industrial and energy infrastructure, attracting a steady flow of contractors and specialized technicians who require accessible housing. While the immediate area is shaped by large-scale commercial activity, the town retains a classic West Texas character, offering a quiet, local atmosphere for travelers and residents alike. This blend of small-town life and high-demand energy projects creates a stable environment for hospitality assets.



\$600,000

4.72 ACRES
16 TOTAL SITES

SITE BREAKDOWN

Full hookup (30/50 amp):16

FEATURES

City water
City sewer
WiFi
11 Covered carport spaces
Office building with bathroom
Starlink high-speed internet
Gravel-surfaced pads

OPERATING SEASON

Open year-round





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