

Weatherford RV campground On FM 51

OFFERING MEMORANDUM | 2110 FARM TO MARKET 51 | WEATHERFORD, TX

Exclusively Listed by

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KW Commercial | Fort Worth

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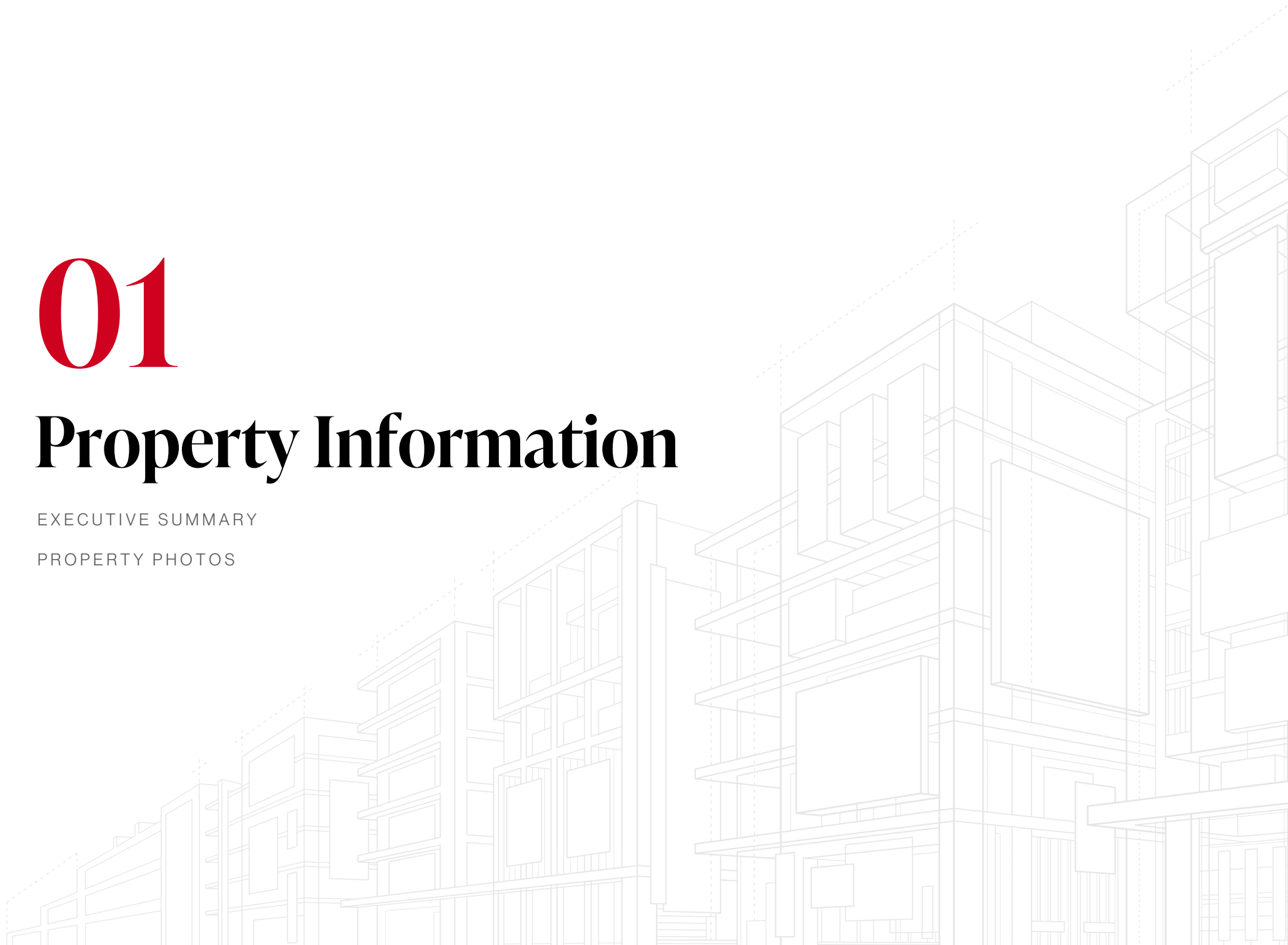
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01

Property Information

EXECUTIVE SUMMARY

PROPERTY PHOTOS



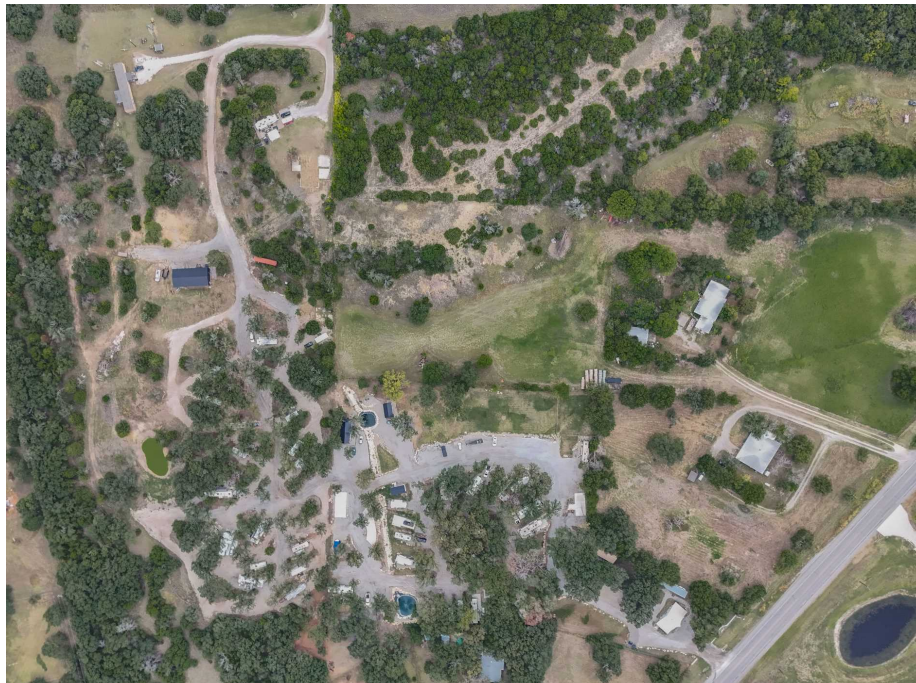
Executive Summary



Price:	\$4,900,000
Number of Units	50
Price / Unit:	\$98,000
Building SF:	4,600
Building total:	5
Occupancy:	95%
NOI:	\$400,000
CAP Rate:	8%
Lot Size:	242,466 SF
Renovated:	2021
Year Built:	2000
Access:	Street
Zoning:	C1 - General Commercial

Property Highlights

- Highway frontage
- Multiple options for tenants
- Full hook up RV sites
- Cabins
- Clubhouse with facilities
- Primitive sites available



Location Overview

Weatherford is in Parker County, just 20–30 minutes west of Fort Worth. Its economic fundamentals are what make RV facilities increasingly attractive:

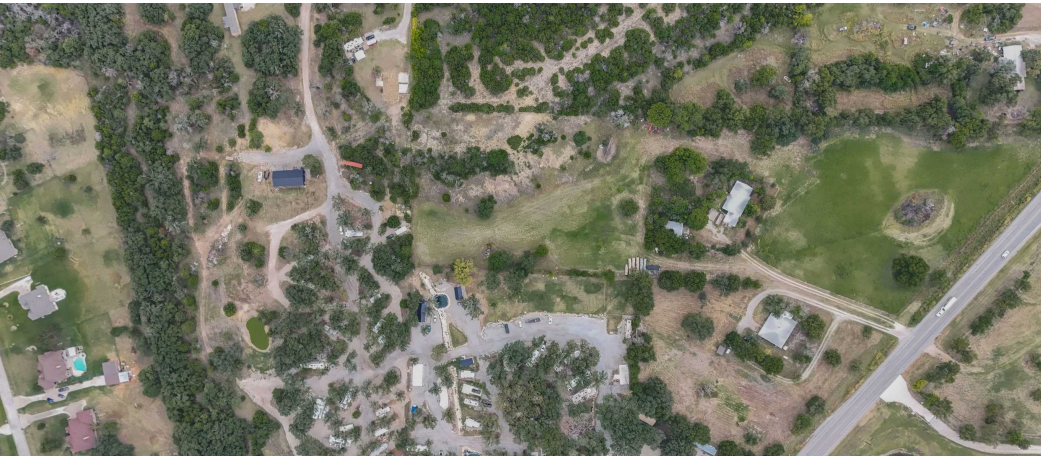
- Population projections show ~ +28-29% growth in these areas from 2024 to 2029.
- growing ~3.1% annually — faster than Texas state avg (~1.6%).
- Part of the DFW metroplex economic sphere — a 7.9 million population region, one of the fastest-growing metros in the U.S.
- Median HHI - ~\$88,000 (higher than Texas avg ~\$72,000), signaling stronger discretionary spending.



Property Photos



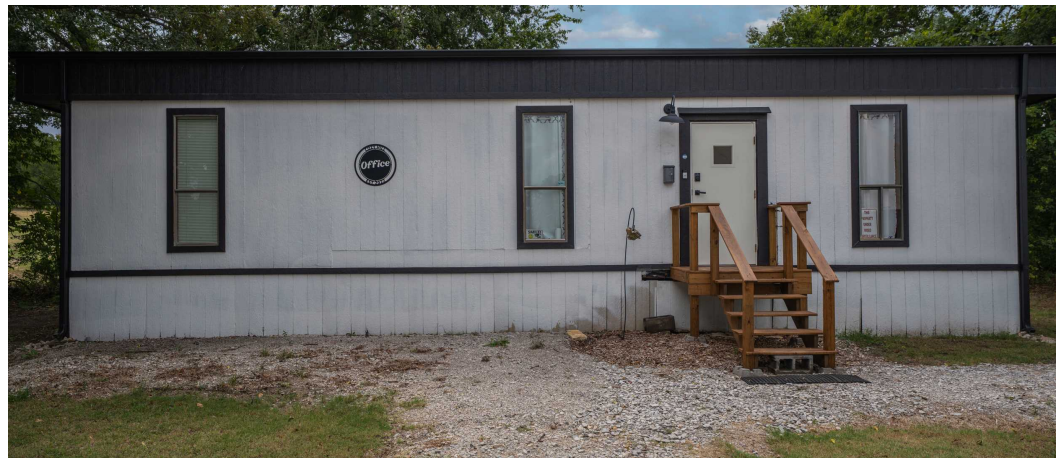
Property Photos



Property Photos



Property Photos



Property Photos



Property Photos



02

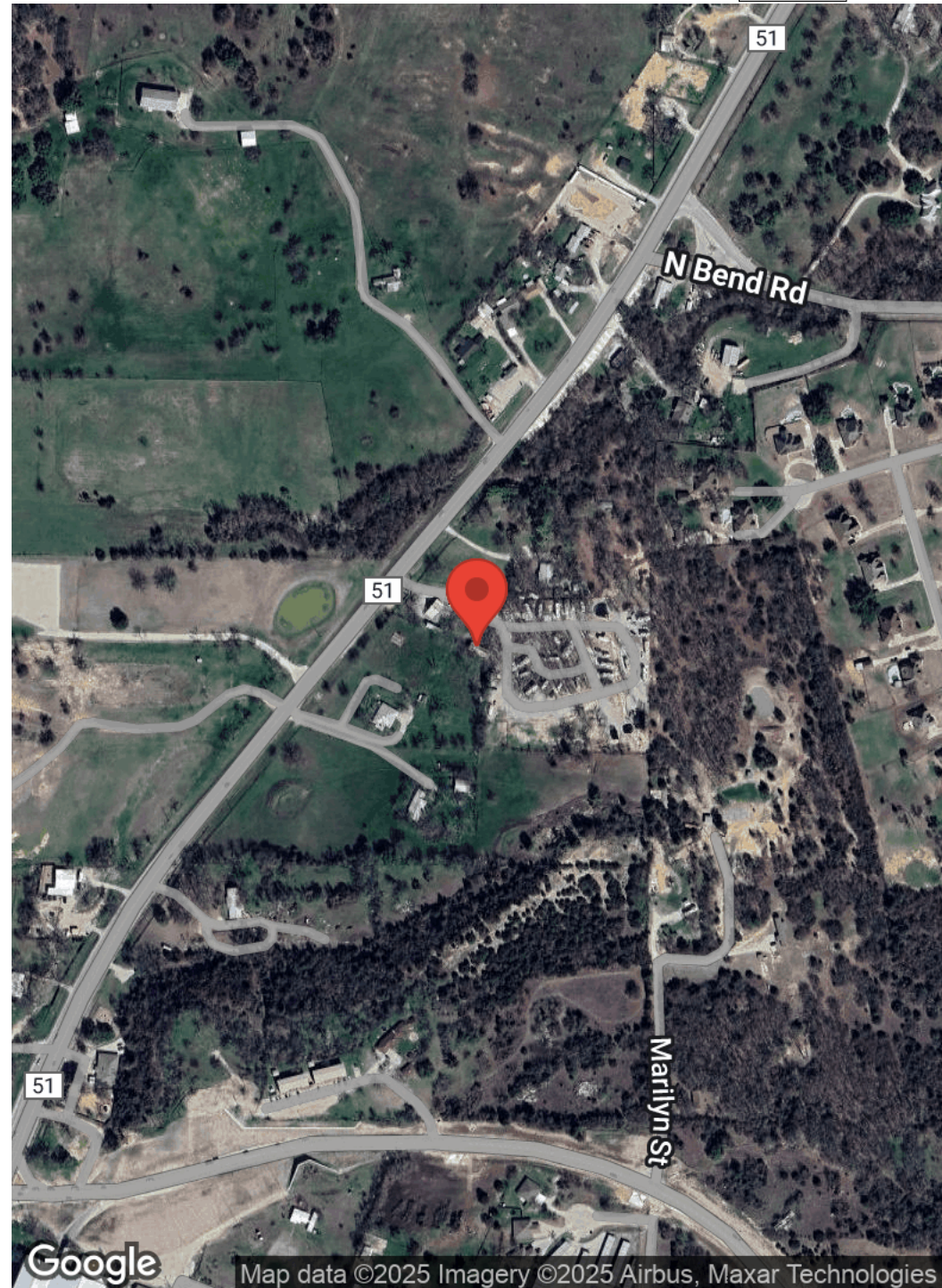
Location Information

LOCATION MAPS

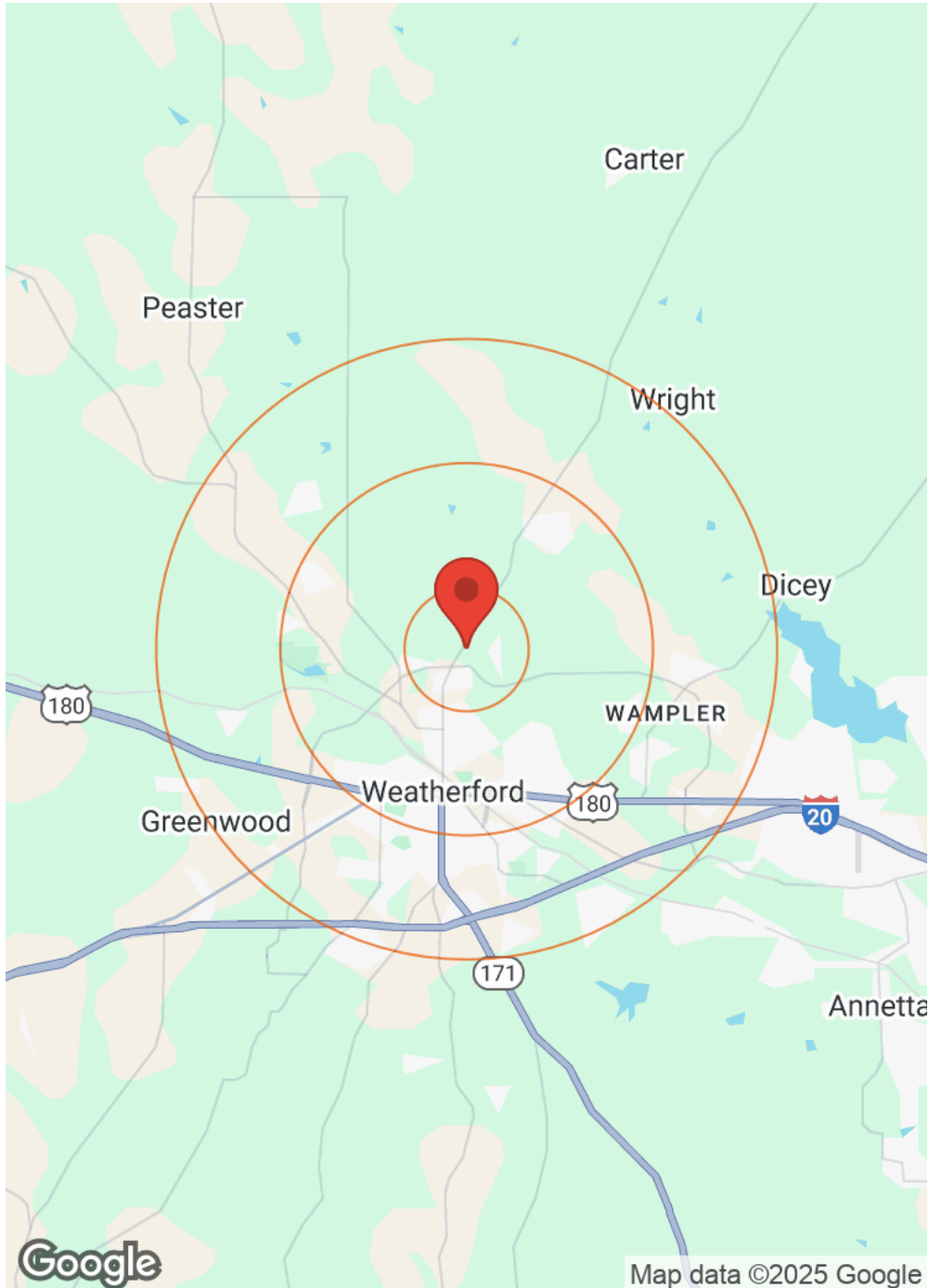
DEMOGRAPHICS



Location Maps



Demographics



Category	Sub-category	1 Mile	3 Miles	5 Miles
Population	Male	794	9,503	21,568
	Female	786	9,615	21,838
	Total Population	1,580	19,118	43,406
Age	Ages 0-14	304	3,737	8,303
	Ages 15-24	183	2,514	5,755
	Ages 25-54	602	7,516	16,249
	Ages 55-64	216	2,243	5,013
	Ages 65+	276	3,111	8,085
Race	White	1,241	14,870	34,100
	Black	30	465	1,211
	Am In/AK Nat	5	67	135
	Hawaiian	1	10	17
	Hispanic	265	3,153	6,580
	Asian	6	151	447
	Multi-Racial	31	392	899
	Other	1	10	17
Income	Median	\$97,665	\$80,251	\$81,094
	< \$15,000	37	591	1,394
	\$15,000-\$24,999	21	365	1,036
	\$25,000-\$34,999	22	576	1,056
	\$35,000-\$49,999	42	677	1,445
	\$50,000-\$74,999	70	1,063	2,647
	\$75,000-\$99,999	92	870	1,701
	\$100,000-\$149,999	145	1,518	3,116
	\$150,000-\$199,999	49	657	1,672
> \$200,000	71	594	1,918	
Housing	Total Units	556	6,966	16,119
	Occupied	549	6,910	15,986
	Owner Occupied	449	4,309	9,685
	Renter Occupied	100	2,601	6,301
	Vacant	7	56	133

03

Financial Reports

DETAILED GENERAL EXPENSES

ANNUAL PROPERTY OPERATING DATA



Detailed General Expenses



Description	Year 1	Year 2	Year 3	Year 4	Year 5
Year Ending	08/2026	08/2027	08/2028	08/2029	08/2030
Speed Analysis Expenses	(\$150,000)	(\$154,500)	(\$159,135)	(\$163,909)	(\$168,826)
Total Expenses	(\$150,000)	(\$154,500)	(\$159,135)	(\$163,909)	(\$168,826)
Operating Expense Ratio	28.71%	28.16%	27.63%	27.10%	26.58%

Annual Property Operating Data



Description	Year 1	Year 2	Year 3	Year 4	Year 5
Year Ending	08/2026	08/2027	08/2028	08/2029	08/2030
Income					
Rental Income	\$549,996	\$577,496	\$606,371	\$636,689	\$668,524
Gross Scheduled Income	\$549,996	\$577,496	\$606,371	\$636,689	\$668,524
Turnover Vacancy	(\$27,500)	(\$28,875)	(\$30,319)	(\$31,834)	(\$33,426)
Gross Operating Income	\$522,496	\$548,621	\$576,052	\$604,855	\$635,097
Expenses					
Speed Analysis Expenses	(\$150,000)	(\$154,500)	(\$159,135)	(\$163,909)	(\$168,826)
Total Operating Expenses	(\$150,000)	(\$154,500)	(\$159,135)	(\$163,909)	(\$168,826)
Operating Expense Ratio	28.71%	28.16%	27.63%	27.10%	26.58%
Net Operating Income	\$372,496	\$394,121	\$416,917	\$440,946	\$466,271

04

Analysis

INVESTMENT RETURN ANALYSIS



Investment Return Analysis



Description	Year 1	Year 2	Year 3	Year 4	Year 5
Year Ending	08/2026	08/2027	08/2028	08/2029	08/2030
Cash Flow - To Date	\$372,496	\$766,617	\$1,183,534	\$1,624,480	\$2,090,751
Net Resale Proceeds	\$4,900,000	\$4,900,000	\$4,900,000	\$4,900,000	\$4,900,000
Invested Capital	(\$4,900,000)	(\$4,900,000)	(\$4,900,000)	(\$4,900,000)	(\$4,900,000)
Net Return on Investment	\$372,496	\$766,617	\$1,183,534	\$1,624,480	\$2,090,751
Before Tax Calculations					
PV (NOI + reversion)	\$4,927,567	\$4,972,218	\$5,032,556	\$5,107,278	\$5,195,169
After Tax Calculations					
IRR	7.60%	7.81%	8.03%	8.24%	8.46%
Modified IRR	7.60%	7.79%	7.96%	8.11%	8.26%
NPV	\$27,567	\$72,218	\$132,556	\$207,278	\$295,169

05

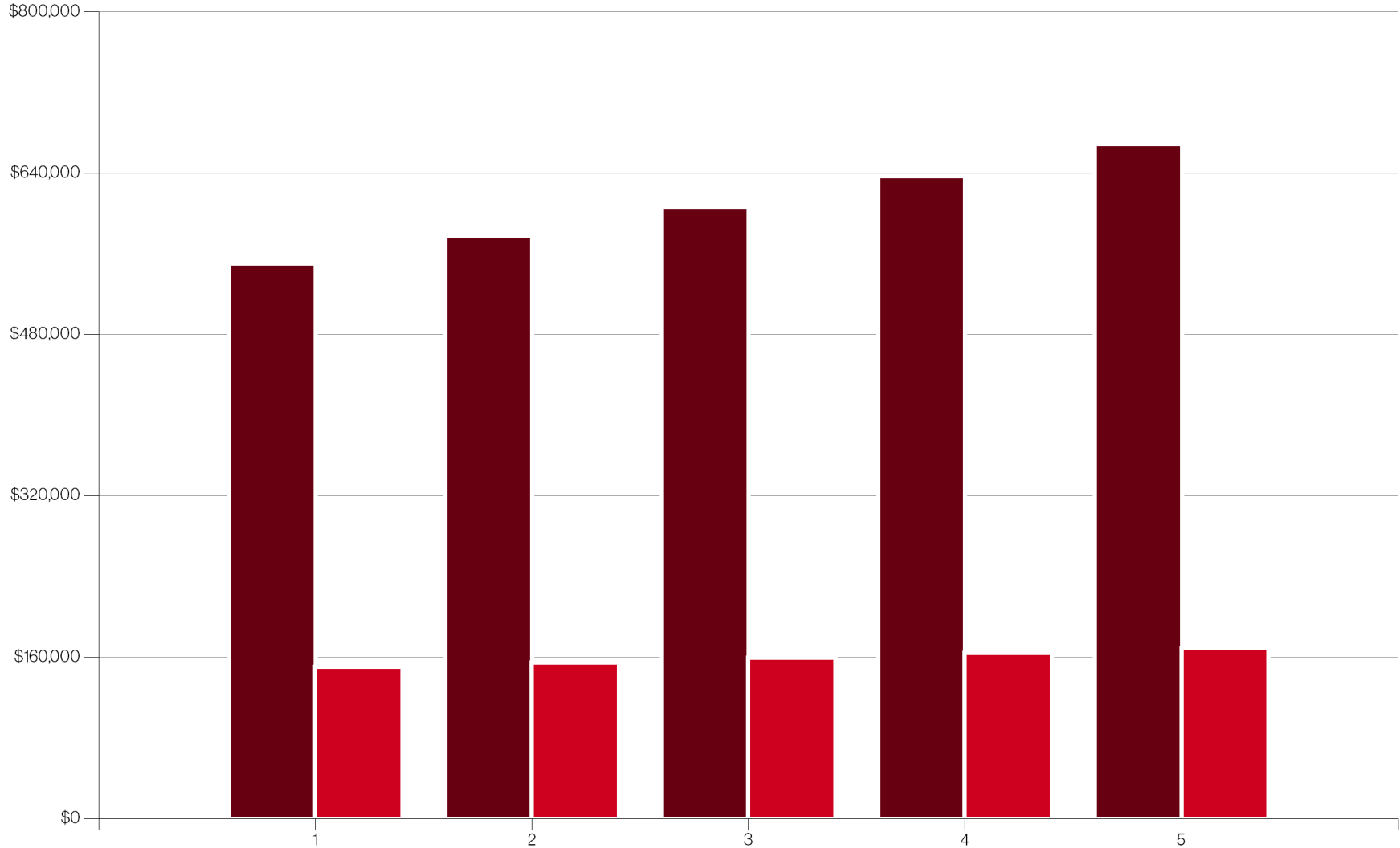
Graphs

GROSS INCOME VS. OPERATING EXPENSES

OPERATING INCOME ANALYSIS

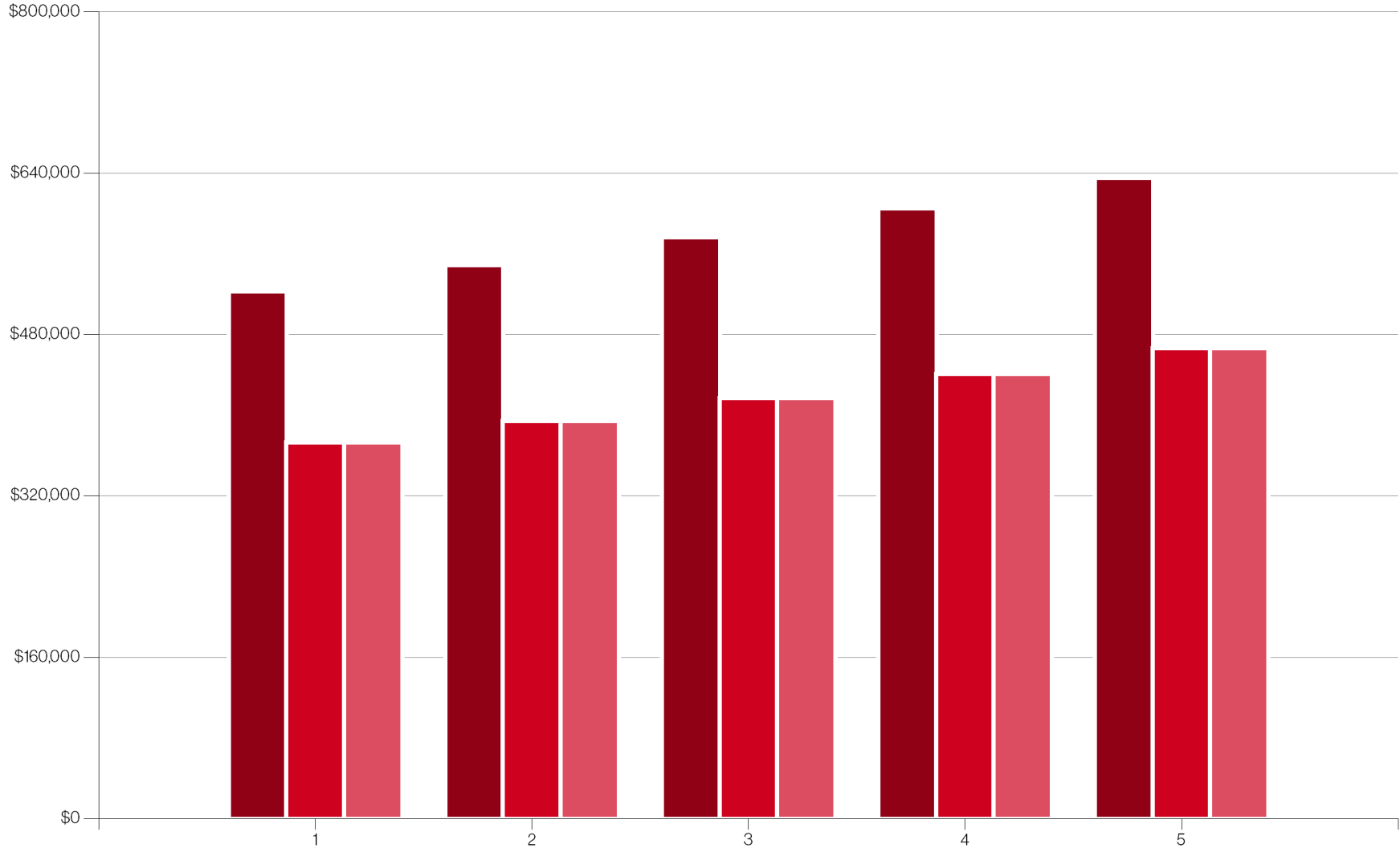


Gross Income Vs. Operating Expenses



Year	Gross Scheduled Income	Total Operating Expenses
1	\$549,996	(\$150,000)
2	\$577,496	(\$154,500)
3	\$606,371	(\$159,135)
4	\$636,689	(\$163,909)
5	\$668,524	(\$168,826)

Operating Income Analysis



Year	Gross Operating Income	Net Operating Income	Net Cash Flow (b/t)
1	\$522,496	\$372,496	\$372,496
2	\$548,621	\$394,121	\$394,121
3	\$576,052	\$416,917	\$416,917
4	\$604,855	\$440,946	\$440,946
5	\$635,097	\$466,271	\$466,271

06

Opinion of Value

DISCLAIMER



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