

OFFERING MEMORANDUM

Hwy 73 RV Park – Copy

24942 Texas 73

Winnie, TX 77665

\$1.50M

PRICE

9.44%

CAP RATE

\$141.58K

NOI

Gianni Pena

409 550 8538 (Direct)

Penag5799@gmail.com

Connect Realty

3560 Delaware St Suite 308

Beaumont, TX 77706



***APPROXIMATE PROPERTY LINES FOR ILLUSTRATION ONLY

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\$1,500,000	9.44%	\$141,582

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PRESENTED BY

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Executive Summary

24942 Texas 73
Winnie, TX 77665



\$1,500,000

ASKING PRICE



\$141,582

NOI



9.44%

CAP RATE



88%

OCCUPANCY



2017

YEAR BUILT

PROPERTY DATA

Lot Size (Acres)	5.76
Year Built	2017
County	Jefferson
Utilities	Electricity, Water & Sewer

Hwy 73 RV Park represents a compelling opportunity to acquire an income-producing RV community with a strong competitive position in the local market. The property is one of the few parks in the area featuring concrete pads, contributing to consistently high occupancy and tenant demand. Its location along Highway 73 provides excellent visibility and convenient access. The asset also presents a clear value-add opportunity through rental growth and potential expansion of additional RV sites.

Seller intends to retain ownership of existing RV units and continue to rent onsite and sublease their RVs.

Water and sewer services are provided by Trinity Bay, a regional provider servicing the greater Winnie area, with electricity supplied by Entergy.

Vacancies on the pads are primarily related to seller-owned RV units, with stricter tenant selection. Pad-only spaces generally lease quickly, indicating strong market demand.

Investment Highlights

Demand / Occupancy

Consistently strong occupancy driven by refinery and plant workers in the surrounding area. Vacancies are typically filled within 1–2 days, demonstrating deep and immediate demand with little to no marketing and still maintains strong occupancy. All RV sites are equipped to support both 30 and 50 amp service, except for eight (8) sites which are configured exclusively for 50 amp. 35 total rental units (31 spots, 4 M.H rentals)

Expansion Opportunity

Ability to expand the property by an additional 40–60 RV sites. This provides a clear path to materially increase revenue and overall asset value.

Concrete Pads / Competitive Advantage

One of the only parks in the area with concrete pads, creating a strong competitive advantage. This feature drives tenant preference and supports long-term occupancy stability.

Additional Income

Includes three mobile homes, consisting of two residential rentals and one triple-wide with office, laundry, and additional rental units, providing supplemental income streams.

Management & Maintenance

Currently owner-operated with minimal day-to-day management requirements. Maintenance is minimal and largely associated with mobile homes, with repairs handled on an as-needed basis by a handyman.

Tenant Base

Historically leased to refinery and plant workers, providing a stable tenant base.



\$1,500,000

ASKING PRICE



\$141,582

NOI



9.44%

CAP RATE



88%

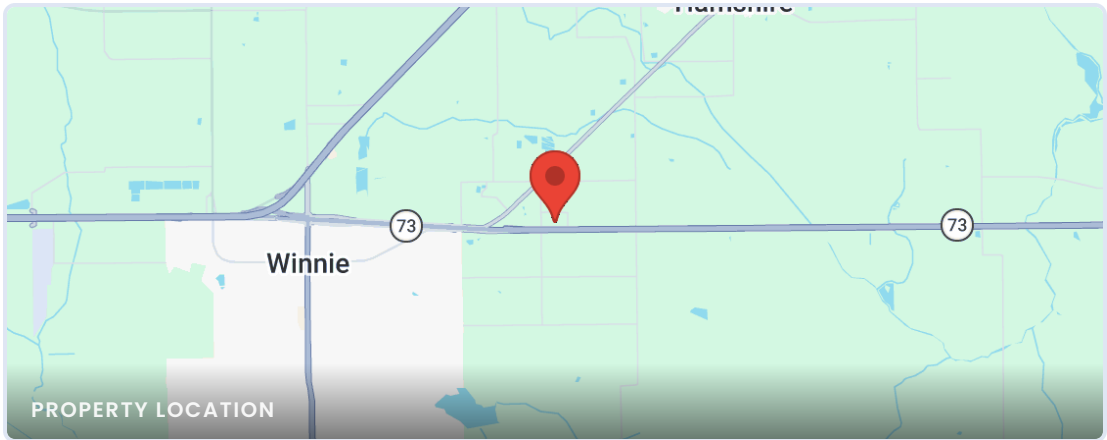
OCCUPANCY



2017

YEAR BUILT

Location Highlights



LOCATION

Address	24942 Texas 73
City	Winnie
State	Texas
Zip Code	77665
County	US
Coordinates	29.8263864, -94.340563

Hwy 73 RV Park is strategically located along Highway 73, providing excellent visibility and direct access to one of the primary corridors connecting Winnie to the broader Beaumont–Port Arthur market. The property benefits from proximity to major employment centers throughout the region, including refineries and industrial plants that drive consistent workforce housing demand.

The site is also located near established transportation routes utilized by refinery and plant workers, supporting reliable occupancy and steady tenant flow. Additionally, convenient access to Interstate 10 further enhances regional connectivity, allowing tenants easy commutes to surrounding job hubs.

The surrounding area includes key daily-use amenities and services, while nearby schools and community infrastructure contribute to long-term area stability. Overall, the property’s location positions it to continue benefiting from strong demand tied to the region’s industrial employment base and transportation accessibility.

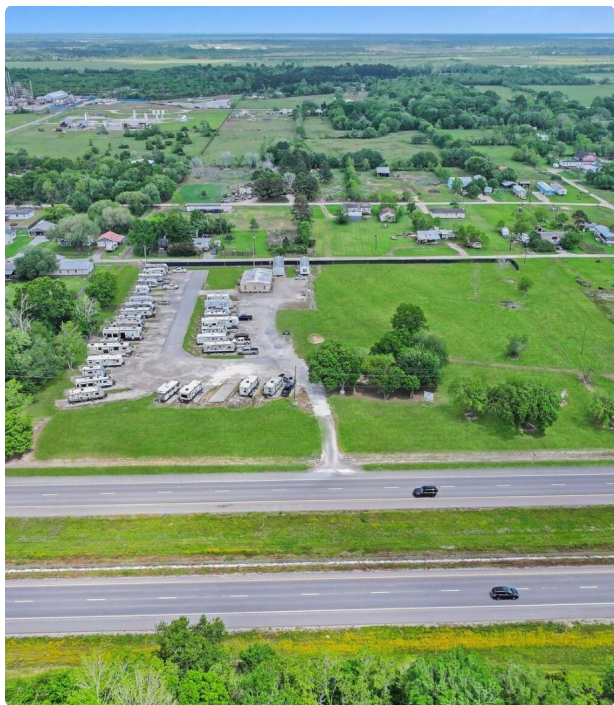
AIRPORTS

Jack Brooks Regional Airport	21.2 mi
Bogan and Fontenot Airport	13.6 mi
Beaumont Municipal Airport	18.5 mi

HIGHWAYS

Hwy 73	0 ft
I-10	3.6 mi
Hwy 124	3.6 mi

Gallery Page 1 (continued)



Valuation Summary

INVESTMENT OVERVIEW

\$1,500,000

ASKING PRICE

9.44%

CAP RATE

\$141,582

NET OPERATING INCOME

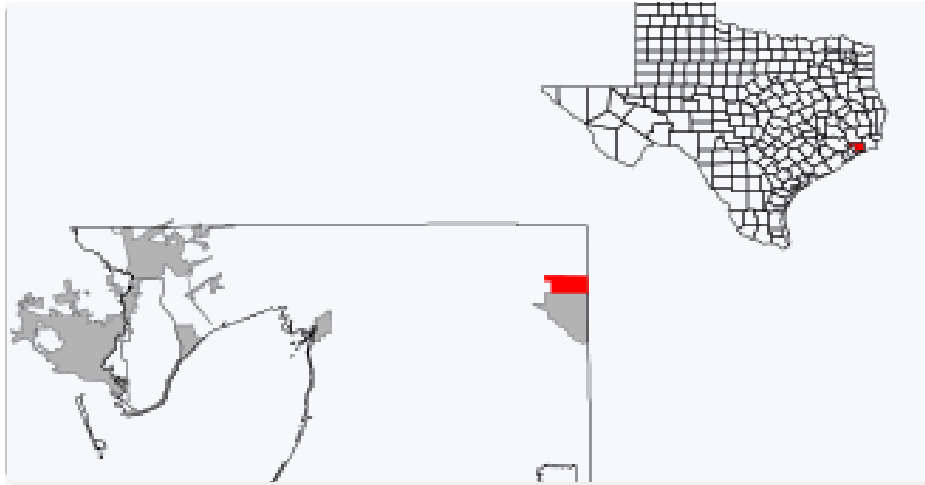
88.0%

OCCUPANCY

KEY METRICS

Price/Acre	\$260,417
Est. GRM	6.89x
Number of Pads	35

Market Overview



POPULATION
3,254

AREA
4.0 sq mi

ELEVATION
26 ft

TIME ZONE
Central Time Zone

COUNTY
Chambers County

STATE
Texas

Market Overview: Winnie, TX

Winnie is a census-designated place (CDP) in Chambers County, Texas, United States. The population was 3,162 at the 2020 census.

DEMOGRAPHIC SNAPSHOT

1-MILE RADIUS

Population	557
Median HH Income	\$100,000
Households	213

3-MILE RADIUS

Population	4,526
Median HH Income	\$79,483
Households	1,595

5-MILE RADIUS

Population	8,522
Median HH Income	\$77,864
Households	3,101

Source: ESRI / ArcGIS Business Analyst

Demographics (Detail)

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	585	4,214	7,777
2010 Population	546	4,526	8,488
2025 Population	557	4,526	8,522
2030 Population	569	4,666	8,883
2025–2030 Growth Rate	0.43 %	0.61 %	0.83 %
2025 Daytime Population	428	4,376	7,089
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	216	1,513	2,844
2010 Total Households	207	1,591	3,047
2025 Total Households	213	1,595	3,101
2030 Total Households	216	1,648	3,245
2025 Avg. Household Size	2.59	2.77	2.71
2025 Owner Occupied Housing	189	1,306	2,540
2030 Owner Occupied Housing	193	1,370	2,698
2025 Renter Occupied Housing	24	289	561
2030 Renter Occupied Housing	23	278	547
2025 Vacant Housing	25	182	365
2025 Total Housing	238	1,777	3,466
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	7	82	202
\$15,000–\$24,999	17	139	348
\$25,000–\$34,999	15	84	178
\$35,000–\$49,999	19	132	232
\$50,000–\$74,999	22	296	514
\$75,000–\$99,999	26	272	500
\$100,000–\$149,999	45	345	622
\$150,000–\$199,999	36	147	304
\$200,000 or greater	26	98	202
Median HH Income	\$100,000	\$79,483	\$77,864
Average HH Income	\$124,481	\$96,374	\$94,108

\$100,000
MEDIAN HH INCOME

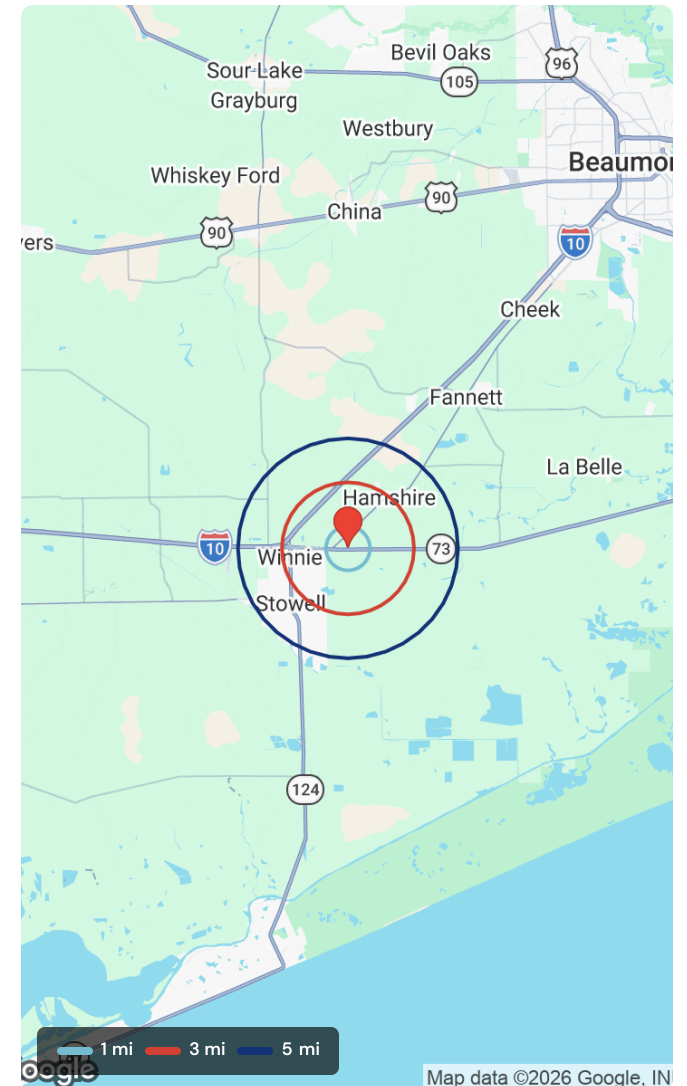
\$124,481
AVG HH INCOME

88.7%
OWNER OCCUPIED

11.3%
RENTER OCCUPIED

10.5%
VACANCY RATE

0.43 %
2025–2030 GROWTH



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