



**FUTURE**  
REAL ESTATE ENTERPRISES

## TB RV PARK

8150 PEDEN RD AZLE TX 76020



**OPPORTUNITY REPORT**

**2026**

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# LOCAL AREA



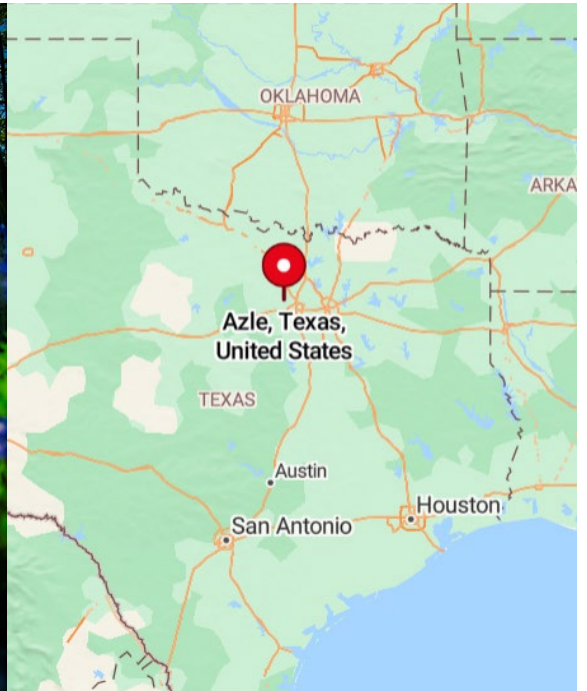
•Azle is a city west of [Fort Worth](#) in [Parker](#) and [Tarrant](#) Counties in the [U.S. state](#) of [Texas](#). As of the [2020 census](#), the city population was 13,369.

Azle is on [State Highway 199](#), 17 miles (27 km) northwest of downtown [Fort Worth](#), in the northwest corner of Tarrant County; the town extends partly into Parker County.

•According to the [United States Census Bureau](#), the city has a total area of 8.8 square miles (22.9 km<sup>2</sup>), of which 8.8 square miles (22.8 km<sup>2</sup>) is land and 0.015 square miles (0.04 km<sup>2</sup>), or 0.20%, is covered by water.

•As of the [2020 United States census](#), there were 13,369 people, 4,705 households, and 3,499 families residing in the city.

•The City of Azle is served by the [Azle Independent School District](#). The Azle High School [Math/Science](#) and [Journalism](#) teams combined won the 2005 UIL State Academic Meet championship with a total of 110 points. In 2003, 2007, and 2009, the Marching Green Pride band of Azle directed by Dr. Ross Grant advanced to the State Marching competition in [San Antonio](#).



# PROPERTY PROFILE



Name of Park: TBRV PARK

Location: Azle, TX

Land Size: 1 Acre

Type of Park: All Age Community

# of Spaces: 14 RV spaces

Utilities: Electric is now paid by tenants, and

Water, Trash, Septic are paid by the Park.

Amenities: Covered Spaces



**TENANTS NOW PAY  
ELECTRIC  
BELOW MARKET RENTS  
UTILITIES UPSIDE  
GREAT LOCATION  
GREAT VIEWS**


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# PROPERTY PROFILE




# RENT-MARKET SURVEY

TB RV PARK				8150 Peden Rd, Azle, Texas, 76020
Date	May-25	Utilities	Paid By	Amenities
Spaces	14	Electric-paid by	Tenant	Covered Spaces
Vacant	0	Gas-paid by	Park	
Occupancy Rate	100%	Water-paid by	Park	
Sewer/Septic	Septic	Trash-paid by	Park	
Well/City H2O	City	Septic-paid by	Park	
Type of Park	AA	Cable-paid by	Park	
# Park Owned	0			
Rent Control	NO			
POH Rent	\$0			
MIX	Average Rent			
Mobile Home:	\$0			
RV:	\$500			

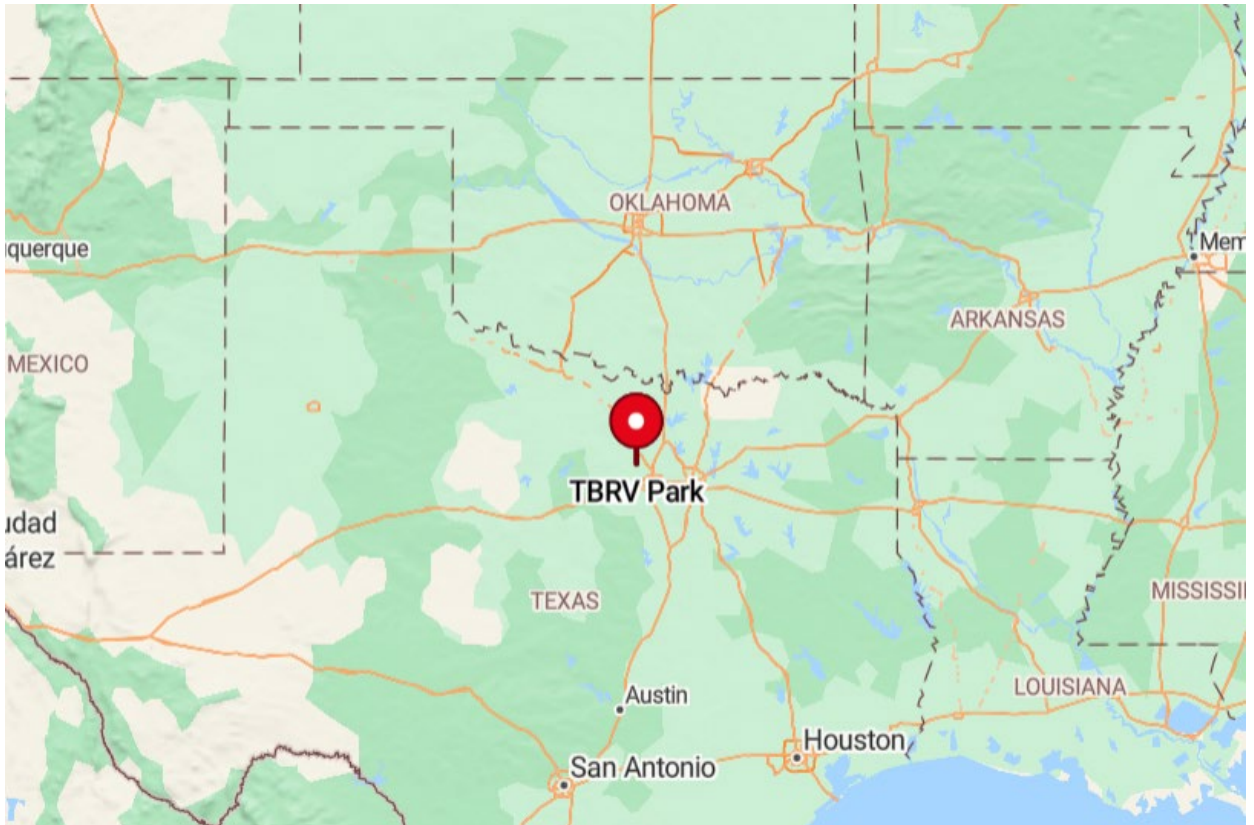
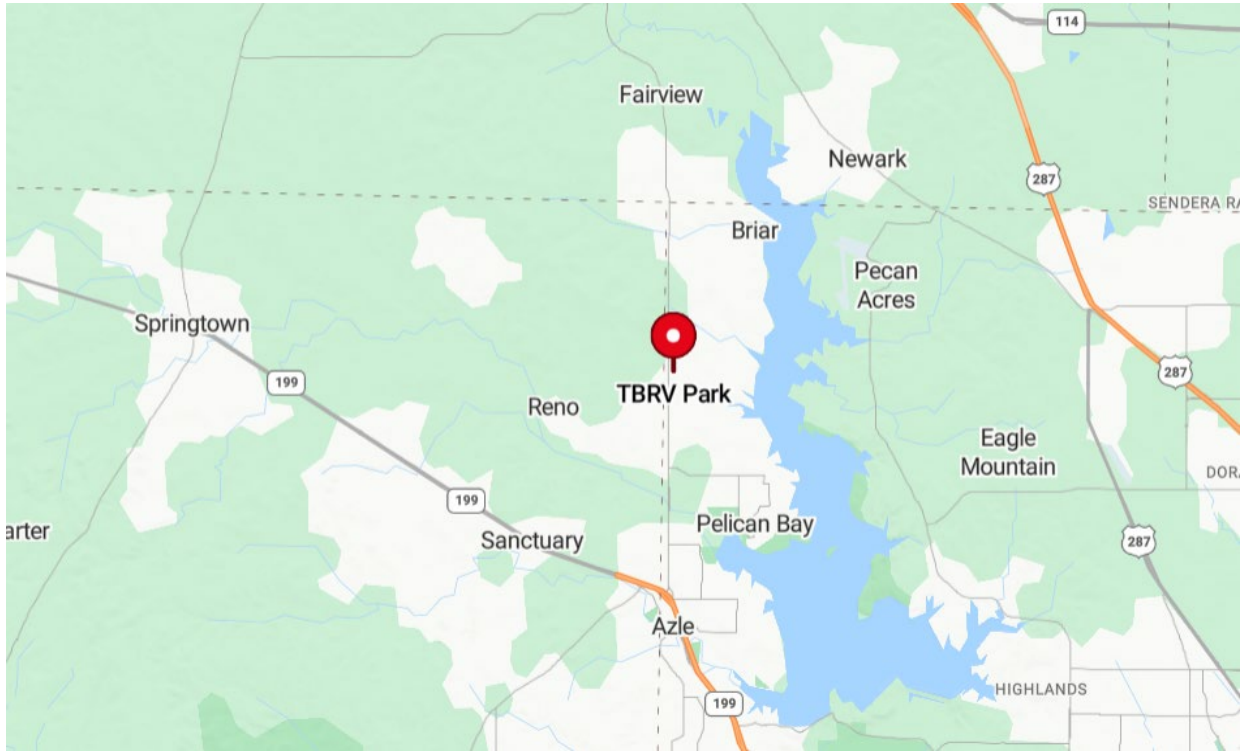


Eagle Creek RV Park				1450 Knob Hill Rd, Azle, TX 76020
Date	May-25	Utilities	Paid By	Amenities
Spaces	25	Electric-paid by	Tenant	Laundry Facilities
Vacant	0	Gas-paid by	Tenant	Community Showers
Occupancy Rate	100%	Water-paid by	Tenant	
Sewer/Septic	Septic	Trash-paid by	Tenant	
Well/City H2O	City	Septic-paid by	Tenant	
Type of Park	All Age	Cable-paid by	Tenant	
# Park Owned	0			
Rent Control	No			
POH Rent				
Mix	High Rent			
Mobile Home:	\$0			
RV:	\$599			





# PROPERTY PROFILE



# RENT-MARKET SURVEY

**TB RV PARK**

**8150 Peden Rd, Azle, Texas, 76020**

<b><u>SUMMARY</u></b>			<b><u>AMENITIES</u></b>	
Date Surveyed:	May-25		Covered	
Total Spaces:	14			
Vacant Spaces/Homes:	0			
Year Built:	2018			
Sewer / Septic:	Septic			
Well / City Water:	City			
Type of Park:	AA			
Units Owned:	0			

	# of Spaces	Average Rent	Monthly	Annually
HOW MANY TOTAL MHP SPACES	0	\$0	\$0	\$0
HOW MANY RV SPACES	14	\$500	\$7,000	\$84,000
HOW MANY APT	0	\$0	\$0	\$0
HOW MANY SFR	0	\$0	\$0	\$0
HOW MANY OTHER	0	\$0	\$0	\$0
HOW MANY OTHER	0	\$0	\$0	\$0

<b>Total/Average</b>	<b>14</b>		<b>\$7,000</b>	<b>\$84,000</b>
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		Utilities	Paid By	Direct/ Sub
APN	24698N--2	DIRECT OR SUB-METERED ELECTRICITY	Tenant	Sub-metered
Zoning	Mobile Home Park, Trailer Park	DIRECT OR SUB-METERED GAS	Park	Direct
Acreage	1	DIRECT OR SUB-METERED WATER	Park	Sub-metered
Density	14.00	DIRECT OR SUB-METERED TRASH	Park	Direct
Rental Agreement	M to M	DIRECT OR SUB-METERED SEWER	Park	Direct
Rent Control	NO	DIRECT OR SUB-METERED CABLE/INTERNET	Park	Direct

\*If water goes over \$50 per month Park charges Tenant

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FINANCIAL PROFILE & PRICING  
RENT ROLL

<b>SPACE</b>	<b>POC INCOME</b>	<b>SPACE RENT</b>
<b>1</b>	<b>\$0</b>	<b>\$500</b>
<b>2</b>	<b>\$0</b>	<b>\$500</b>
<b>3</b>	<b>\$0</b>	<b>\$500</b>
<b>4</b>	<b>\$0</b>	<b>\$500</b>
<b>5</b>	<b>\$0</b>	<b>\$500</b>
<b>6</b>	<b>\$0</b>	<b>\$500</b>
<b>7</b>	<b>\$0</b>	<b>\$500</b>
<b>8</b>	<b>\$0</b>	<b>\$500</b>
<b>9</b>	<b>\$0</b>	<b>\$500</b>
<b>10</b>	<b>\$0</b>	<b>\$500</b>
<b>11</b>	<b>\$0</b>	<b>\$500</b>
<b>12</b>	<b>\$0</b>	<b>\$500</b>
<b>13</b>	<b>\$0</b>	<b>\$500</b>
<b>14</b>	<b>\$0</b>	<b>\$500</b>

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# FINANCIAL PROFILE & PRICING RENT ROLL

<b>VACANT LOT</b>		
<b>EMPLOYEE</b>		
<b>PARK OWNED COACH</b>		
<b>NO SPACE</b>		
<b>MOBILE HOME SPACES</b>	<b>0</b>	
<b>RV SPACES</b>	<b>14</b>	
<b>APT'S</b>	<b>0</b>	
<b>SFR'S</b>	<b>0</b>	
<b>OTHER</b>	<b>0</b>	
<b>OTHER</b>	<b>0</b>	
<b>TOTAL SPACES</b>	<b>14</b>	
<b>PARK OWNED MOBILE HOMES</b>	<b>0</b>	
<b>AVERAGE SPACE RENT</b>		
<b>RV SPACES</b>	<b>\$500</b>	
<b>MHP SPACES</b>	<b>\$0</b>	
<b>APT</b>	<b>\$0</b>	
<b>SFR</b>	<b>\$0</b>	
<b>OTHER</b>	<b>\$0</b>	
<b>OTHER</b>	<b>\$0</b>	
<b>POH</b>	<b>\$0</b>	
<b>MONTHLY INCOME TOTALS</b>		
<b>PURE RV SPACE RENT</b>	<b>\$7,000</b>	
<b>MH</b>	<b>\$0</b>	
<b>APT</b>	<b>\$0</b>	
<b>SFR</b>	<b>\$0</b>	
<b>OTHER</b>	<b>\$0</b>	
<b>OTHER</b>	<b>\$0</b>	
<b>POH</b>	<b>\$0</b>	
<b>TOTAL MONTHLY INCOME</b>	<b>\$7,000.00</b>	
<b>VACANT RV SPACES</b>	<b>0</b>	<b>0%</b>
<b>VACANT MH SPACES</b>	<b>0</b>	<b>0%</b>
<b>VACANT APT'S</b>	<b>0</b>	<b>0%</b>
<b>VACANT SFR'S</b>	<b>0</b>	<b>0%</b>
<b>VACANT OTHER</b>	<b>0</b>	<b>0%</b>
<b>VACANT OTHER</b>	<b>0</b>	<b>0%</b>

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## FINANCIAL PROFILE & PRICING INCOME & EXPENSES

INCOME	
Gross Scheduled Rents:	\$84,000
Utility Income:	\$17,729
Laundry Income:	\$0
Parking Income:	\$0
Gross Income:	\$101,729
Less Vacancy Rate Reserve:	\$0
<b>Total Income:</b>	<b>\$101,729</b>
EXPENSES	
Taxes Rate: 1.6493%	\$9,000 *
Special Asses:	\$0
Insurance:	\$816
Payroll:	\$6,000
Office Expense:	\$1,531
Maintenance & Repair:	\$4,200
Utility:	\$30,070
Professional Fees:	\$1,443
<b>Total Expenses:</b>	<b>\$53,060</b>
<b>Net Operating Income:</b>	<b>\$48,669</b>

\* Denotes Expense added by Selling Broker

# FINANCIAL PROFILE & PRICING PRICING

<b>PARK ASKING PRICE: \$400,000</b>		
* PROPOSED DOWN PAYMENT:	\$400,000	100%
PRICE PER SPACE: \$28,571		
*PROPOSED FIRST TRUST DEED:	\$0	
SCHEDULED GROSS INCOME: \$101,729		
NET OPERATING INCOME: \$48,669		
*PROPOSED DEBT SERVICE:	\$0	6.50%
CASH ON CASH RETURN: 12.17%		
RETURN: 12.17%		
<b>CAPITALIZATION RATE: 12.17%</b>		

\*Denotes hypothetical loan