

Texoma RV Ranch

50 SPACE RV PARK AND 4
CABINS WITH EXTRA ACREAGE
FOR SALE

OFFERING MEMORANDUM

594 Cedar Mills Rd
Gordonville, TX 76245



Texoma RV Ranch

CONTENTS

01 Executive Summary

Investment Summary

02 Location

Location Summary

Regional Map

Aerial Map

03 Property Description

Property Features

Property Images

04 Financial Analysis

Income & Expense Analysis

Multi-Year Cash Flow Assumptions

Cash Flow Analysis

05 Demographics

General Demographics

Exclusively Marketed by:

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01

Executive Summary

Investment Summary

TEXOMA RV RANCH

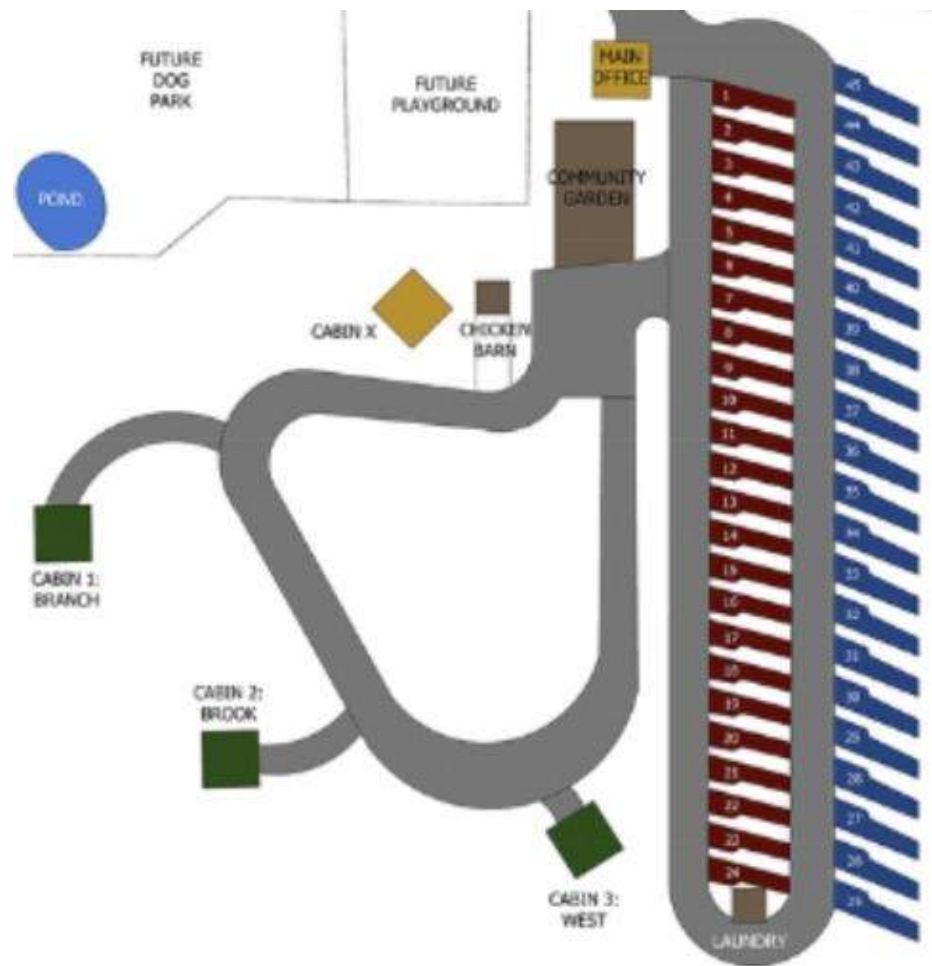
OFFERING SUMMARY

ADDRESS	594 Cedar Mills Rd Gordonville TX 76245
COUNTY	Grayson
MARKET	Grayson County
LAND ACRES	17.43
NUMBER OF RENTABLE UNITS	54
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

OFFERING PRICE	\$1,650,000
PRICE PER UNIT	\$30,556
NOI (Year 1)	\$169,621
NOI (Year 2)	\$174,708
CAP RATE (Year 1)	10.28%
CAP RATE (Year 2)	10.59%
GRM (Year 1)	4.44
GRM (Year 2)	4.31

DEMOGRAPHICS	5 MILE	10 MILE	25 MILE
2026 Population	4,312	13,814	184,802
2026 Median HH Income	\$86,509	\$74,468	\$65,607
2026 Average HH Income	\$105,851	\$96,347	\$90,998

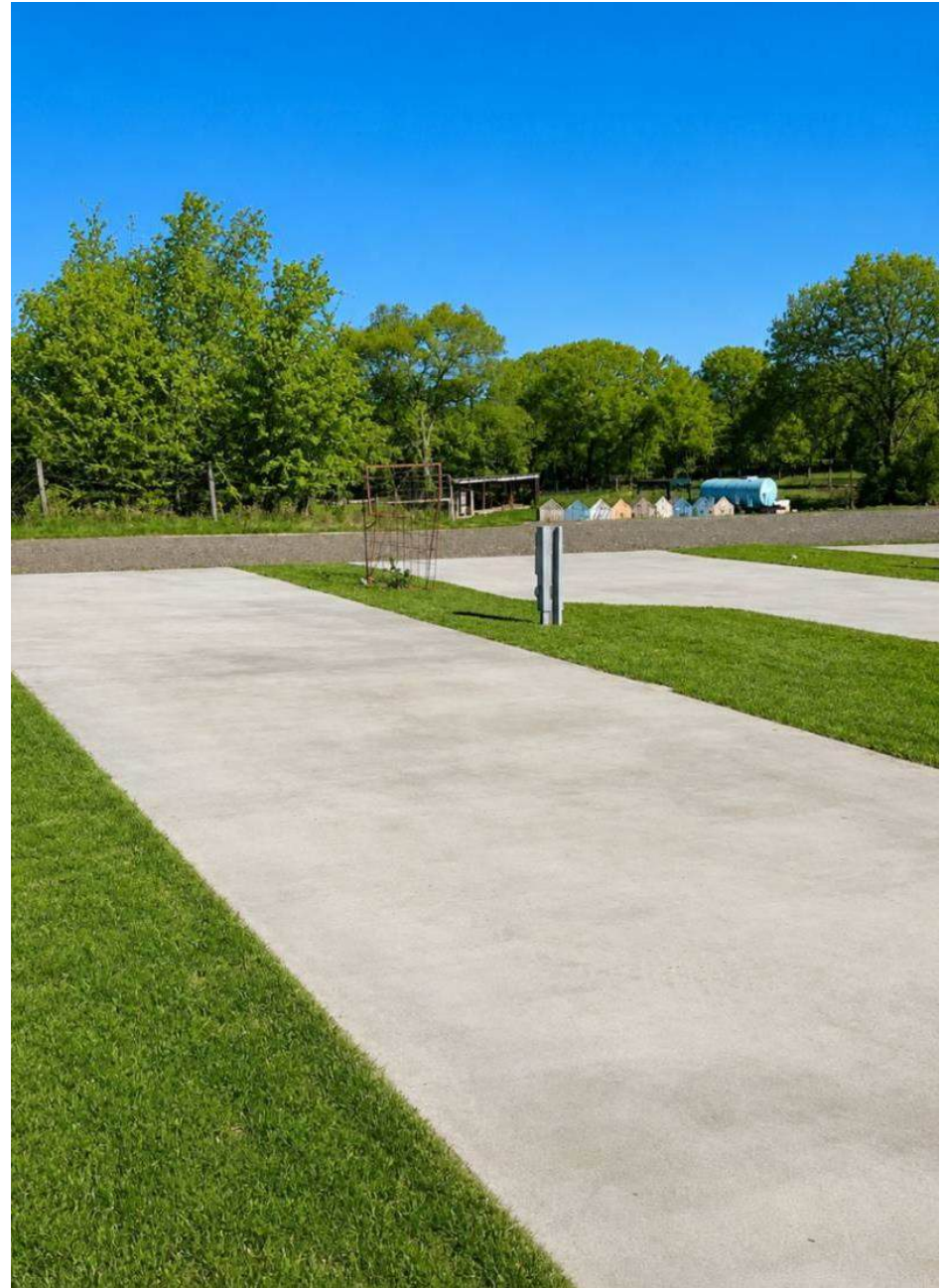


Property Description

- 50 Concrete RV Pads, 75' long with separate meters, 50/30 Amp, 110 Volt
- 4, 2-Bedroom Guest Cabins (appx. 900sqft each)
- Water & Sewer Hook-Ups (2- 5,000 Gallon Septic Tanks)
- Fiber Optic Wifi
- Laundry Facilities
- 1.5 acre Pond, Playground, Community Garden, Chicken Coop
- 150 fruit trees and shrubs
- 900 sqft office

Items to Convey with Sale

- Sheds
- Scag zero turn lawnmower
- Office furniture
- Garden tools
- Chickens and chicken coop
- Park-owned tools, ladders and maintenance equipment
- PVC fittings and heads
- All beds/bedding/futons in Park-owned cabins
- 90% of furnishings in cabins (only a few personal items will be removed)





02

Location

- Location Summary
- Regional Map
- Aerial Map

Energy Facilities

- Grayson County has a growing energy infrastructure presence. The area is supported by a mix of renewable solar generation and dispatchable natural gas power, strengthening grid reliability and regional growth potential.

Galactic Solar Farm: 150 MW utility-scale solar project on approximately 1,400 acres.

Existing solar facilities include West Moore Solar II and Whitesboro Solar II.

Rayburn Energy Station in Sherman: 803 MW natural gas-fired power plant.

Rayburn expansion: Backed by the Texas Energy Fund, with plans to add 500+ MW of dispatchable capacity by 2028.

Timmerman Power Plant: Rapid-response peaker plant with an initial 190 MW unit online and additional capacity under development.

Nearest Airports

- General & Regional Aviation:
 - North Texas Regional Airport (GYI): Located about 12 miles southeast.
 - Gainesville Municipal Airport (GLE): Located about 22 miles southwest.

Major Commercial Airports:

Dallas/Fort Worth International Airport (DFW): ~75 miles south. Best for major domestic and international airlines.

Dallas Love Field (DAL): ~84 miles south. Best for regional domestic flights.

Local Attractions

- Cedar Mills Marina & Resort: Boat rentals, sandy beaches, ship store, and Pelican's Landing Waterfront Restaurant.

Cross Timbers Hiking Trail: Scenic 14-mile trail along Lake Texoma's rocky, wooded southern shoreline.

Lake Texoma Fishing: Guided striper, catfish, and crappie fishing charters available from nearby marinas.

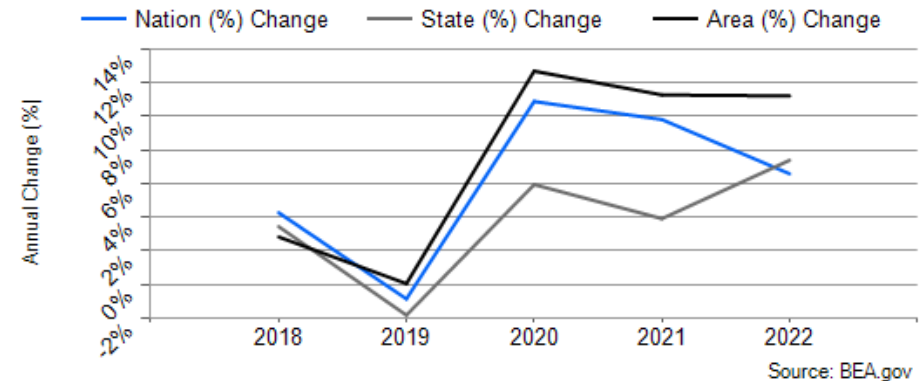
Eisenhower State Park: About 30–40 minutes away; offers camping, swimming, mountain biking, and ATV trails.

Hagerman National Wildlife Refuge: Roughly 40 minutes away; 11,000-acre refuge with hiking, wildlife photography, bird-watching, and winter bald eagle viewing.

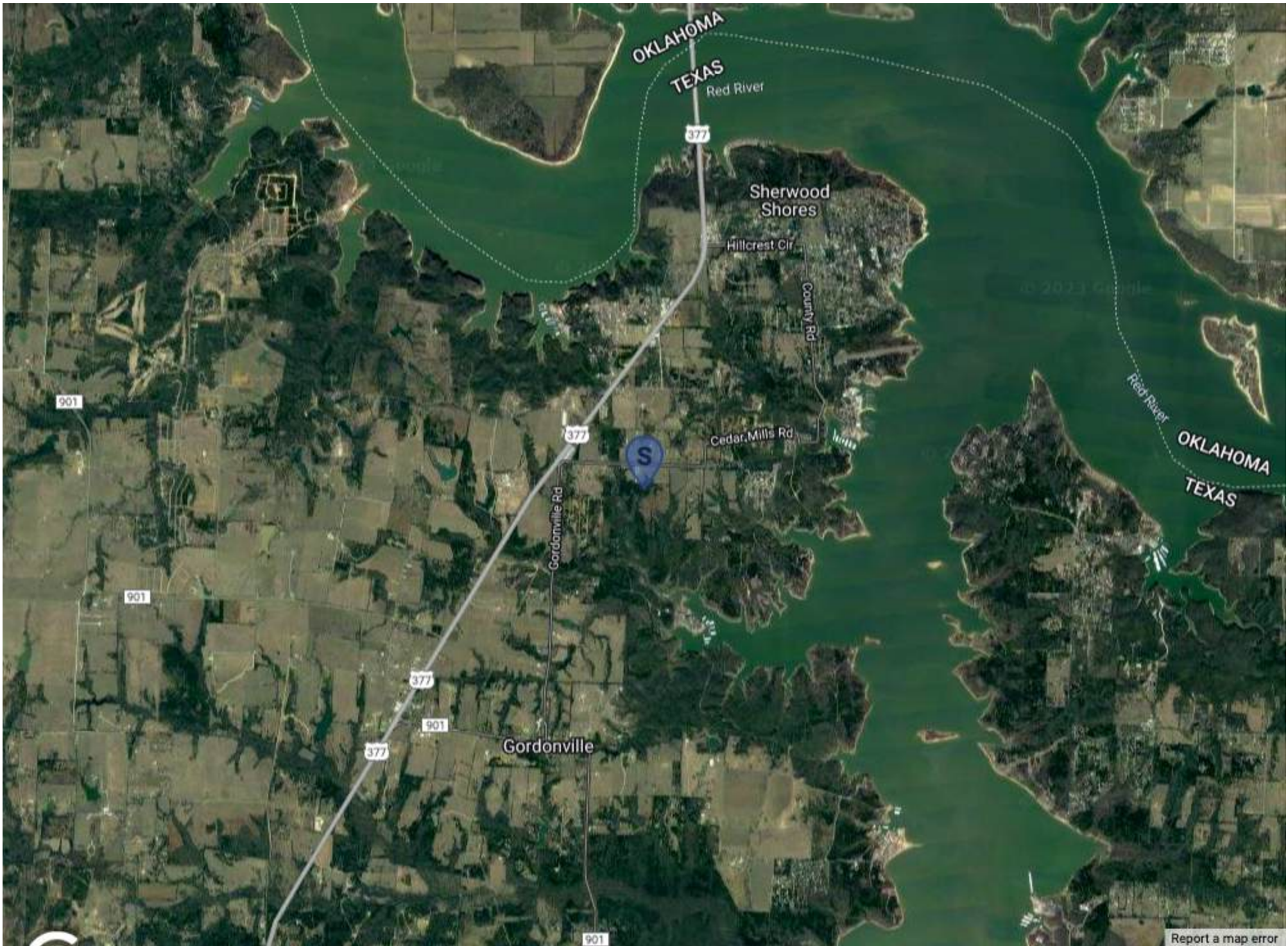
WinStar World Casino & Resort: About 30–40 minutes away in Thackerville, OK; casino gaming, golf, dining, and live entertainment.

Eisenhower Birthplace State Historic Site: About 35 minutes away in Denison; tour the childhood home of the 34th U.S. President.

Grayson County GDP Trend









03

Property Description

Property Features

Property Images

TEXOMA RV RANCH

PROPERTY FEATURES

NUMBER OF RENTABLE UNITS	54
LAND ACRES	17.43
NUMBER OF RV SPACES	50
NUMBER OF CABINS	4
OFFICE BUILDING	1
WASHER/DRYER	1/1 Coin-Op

UTILITIES

WATER	Public
SEWER	Septic

CONSTRUCTION

ROADS	Recycled Asphalt
RV PADS	Concrete



OWNERS: GENE CALLAWAY AND JAMES HYATT

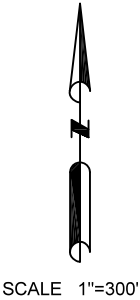
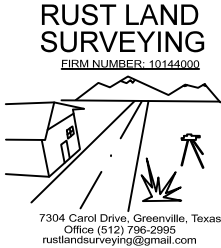
ADDRESS: 594 CEDAR MILLS ROAD
GORDONVILLE, TEXAS 76245

SURVEY DATE: APRIL 9 & 21, 2025

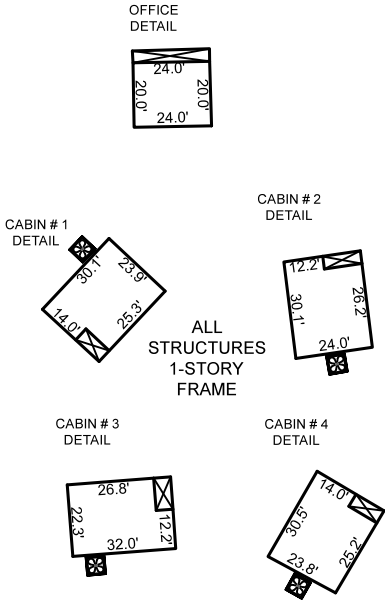
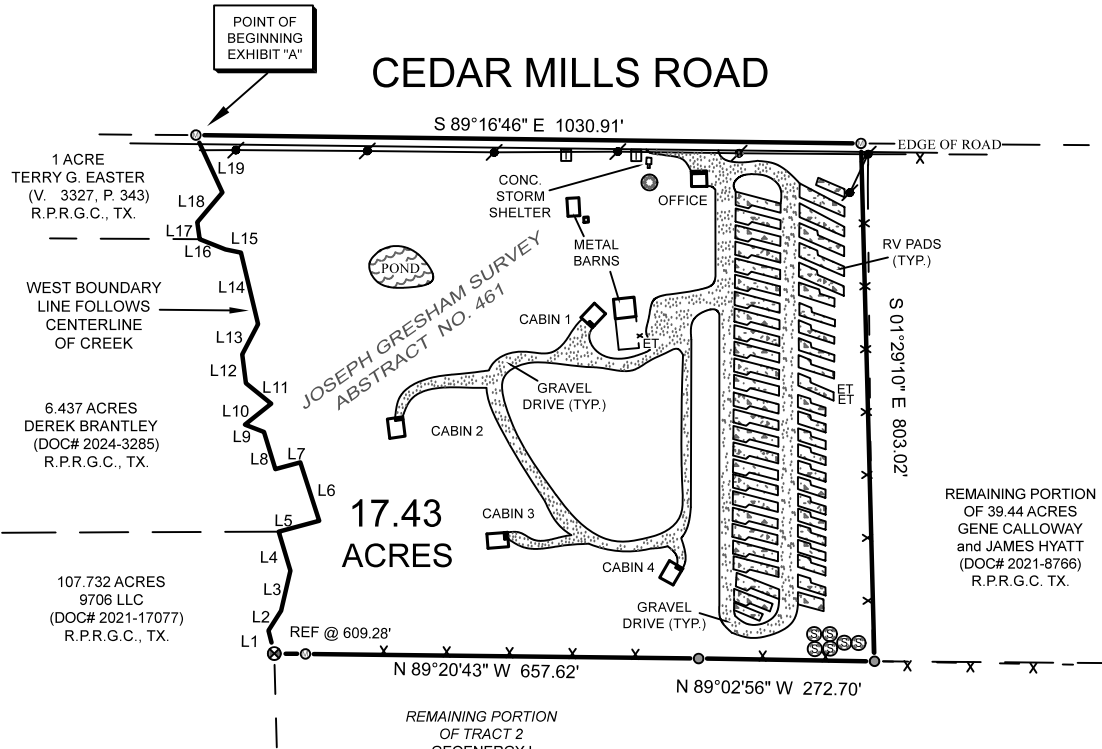
JOB NO.: 22-072AA

LEGAL DESCRIPTION:

BEING 17.43 ACRES OF LAND OUT OF THE JOSEPH GRESHAM SURVEY, ABSTRACT NO. 461, GRAYSON COUNTY, TEXAS, AND BEING A PORTION OF THAT SAME TRACT OF LAND CALLED 39.44 ACRES AS CONVEYED TO GENE CALLOWAY AND JAMES HYATT, AND DESCRIBED IN DOCUMENT NUMBER 2021-8766, REAL PROPERTY RECORDS OF GRAYSON COUNTY, TEXAS, SAID 17.43 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED IN ATTACHED EXHIBIT "A";



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 14°17'05" W	36.73
L2	N 32°26'16" E	36.52
L3	N 13°11'58" E	63.76
L4	N 16°46'49" W	63.17
L5	N 75°06'22" E	65.00
L6	N 17°54'27" W	95.11
L7	S 75°06'22" W	40.00
L8	N 17°06'55" W	60.07
L9	N 68°46'50" W	31.62
L10	N 51°13'39" E	51.95
L11	N 51°02'47" W	50.32
L12	N 07°18'01" W	45.00
L13	N 27°41'26" E	53.15
L14	N 13°29'43" W	113.96
L15	N 78°23'29" W	24.49
L16	N 68°13'13" W	43.02
L17	N 08°16'18" W	26.34
L18	N 40°06'36" E	60.46
L19	N 24°44'25" W	98.01



LEGEND

- CAPPED IRON ROD FOUND
- RECORD INFORMATION
- MAG NAIL FOUND IN ASPHALT
- SEPTIC LID
- AIR CONDITIONER
- OLD WELL
- UTILITY POLE
- TELEPHONE RISER
- OVERHEAD UTILITY LINE(S)
- ELECTRIC TRANSFORMER ON PAD



TO THE LIEN HOLDER AND / OR OWNERS OF THE PREMISES SURVEYED AND TO:

I DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE OF THE PROPERTY LEGALLY DESCRIBED HEREON AND THAT THERE ARE NO BOUNDARY LINE CONFLICTS, ENCROACHMENTS OVERLAPPING OR IMPROVEMENTS, OR ROADS IN PLACE, EXCEPT AS SHOWN HEREON, AND CERTIFIES ONLY TO THE LEGAL DESCRIPTION AND EASEMENTS SHOWN ON THE REFERENCE TITLE COMMITMENT.

THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD-PLAIN, AND HAS A ZONE "X" RATING AS SHOWN ON THE FLOOD INSURANCE RATE MAPS.

F.I.R.M. MAP NO.: 48181C

PANEL: 0125F

DATED: SEPTEMBER 29, 2010

THIS CERTIFICATION IS FOR INSURANCE PURPOSES ONLY AND IS NOT A GUARANTEE THAT THIS PROPERTY WILL OR WILL NOT FLOOD. CONTACT YOUR LOCAL FLOOD-PLAIN ADMINISTRATOR FOR THE CURRENT STATUS OF THIS TRACT.

BEARING BASIS: NORTH CENTRAL ZONE 4202 (NAD 83) TEXAS STATE PLANE COORDINATE SYSTEM - UNCORRECTED GRID VALUES





04

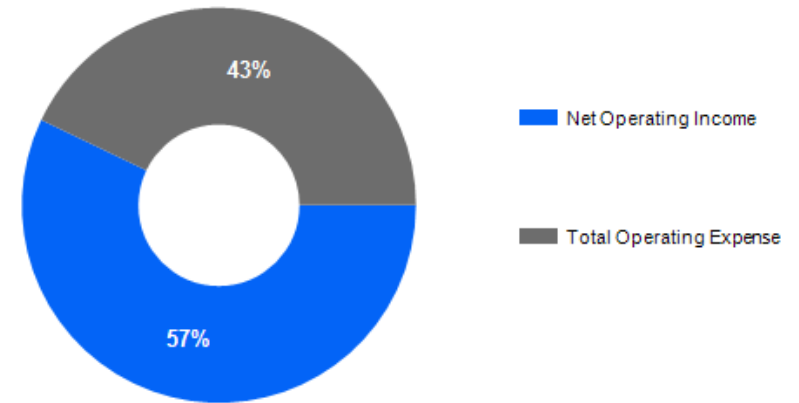
Financial Analysis

Income & Expense Analysis
Multi-Year Cash Flow Assumptions
Cash Flow Analysis

REVENUE ALLOCATION

YEAR 1

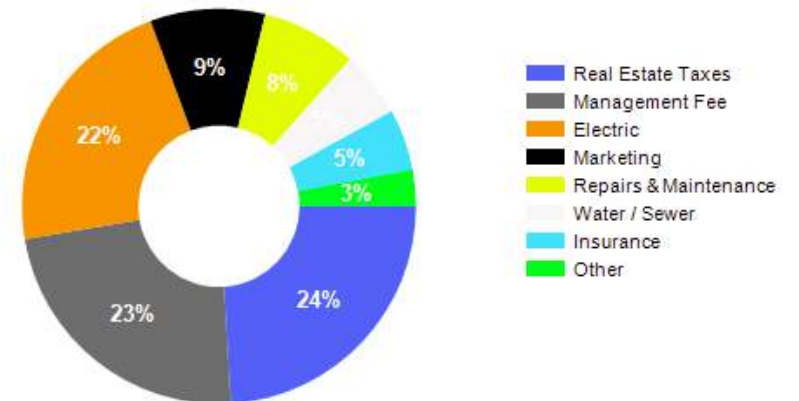
INCOME	YEAR 1		YEAR 2	
Gross Potential Rent - 50 RV spaces	\$300,000	80.6%	\$309,000	80.6%
Gross Potential Rent - 4 Cabins	\$72,000	19.4%	\$74,160	19.4%
Gross Potential Income	\$372,000		\$383,160	
General Vacancy	-25.00%		-25.00%	
Effective Gross Income	\$297,000		\$305,910	
Less Expenses	\$127,379	42.88%	\$131,202	42.88%
Net Operating Income	\$169,621		\$174,708	



EXPENSES	YEAR 1 Per Unit		YEAR 2 Per Unit	
Real Estate Taxes	\$30,600	\$567	\$31,518	\$584
Insurance	\$6,384	\$118	\$6,576	\$122
Management Fee (10.00% of EGI)	\$29,700	\$550	\$30,591	\$567
Marketing	\$12,000	\$222	\$12,360	\$229
Repairs & Maintenance	\$10,000	\$185	\$10,300	\$191
Water / Sewer	\$6,867	\$127	\$7,073	\$131
Electric	\$28,050	\$519	\$28,892	\$535
Internet/Phone	\$1,523	\$28	\$1,569	\$29
Garbage	\$1,320	\$24	\$1,360	\$25
Processing Fees	\$935	\$17	\$963	\$18
Total Operating Expense	\$127,379	\$2,359	\$131,202	\$2,430
% of EGI	42.88%		42.88%	

DISTRIBUTION OF EXPENSES

YEAR 1



Disclaimer: These numbers are provided as assumptions and are not guaranteed. Broker and/or Seller shall bear no responsibility if actual outcomes vary.

GLOBAL

Offering Price	\$1,650,000
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INCOME - Growth Rates

Gross Potential Rent - 50 RV spaces	3.00%
Gross Potential Rent - 4 Cabins	3.00%

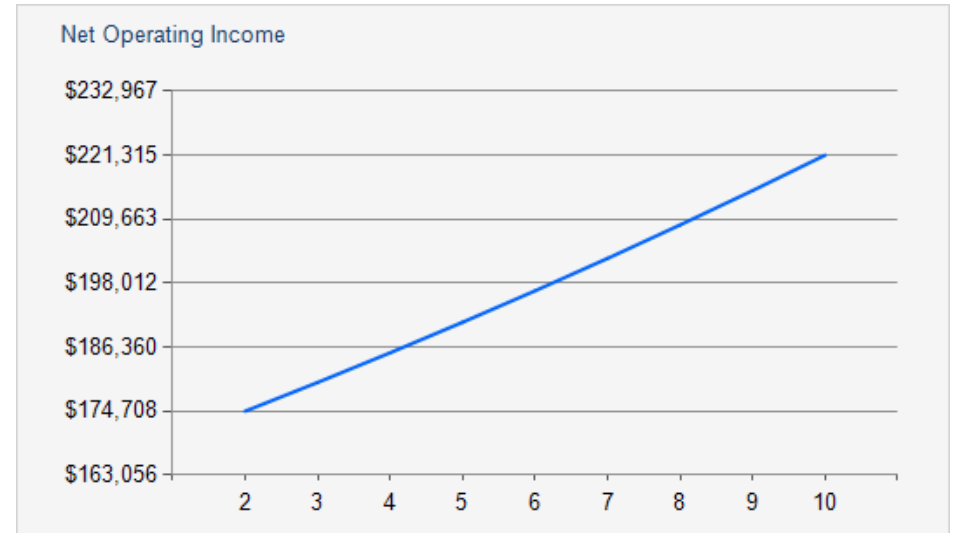
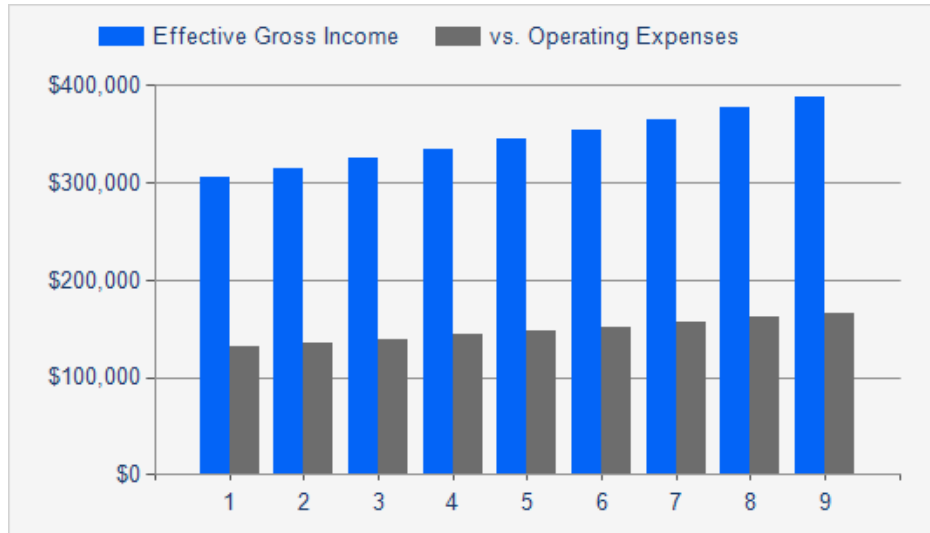
EXPENSES - Growth Rates

Real Estate Taxes	3.00%
Insurance	3.00%
Marketing	3.00%
Repairs & Maintenance	3.00%
Water / Sewer	3.00%
Electric	3.00%
Internet/Phone	3.00%
Garbage	3.00%
Processing Fees	3.00%

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Calendar Year	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Gross Revenue										
Gross Potential Rent - 50 RV spaces	\$300,000	\$309,000	\$318,270	\$327,818	\$337,653	\$347,782	\$358,216	\$368,962	\$380,031	\$391,432
Gross Potential Rent - 4 Cabins	\$72,000	\$74,160	\$76,385	\$78,676	\$81,037	\$83,468	\$85,972	\$88,551	\$91,207	\$93,944
Gross Potential Income	\$372,000	\$383,160	\$394,655	\$406,494	\$418,689	\$431,250	\$444,187	\$457,513	\$471,238	\$485,376
General Vacancy	-25.00%	-25.00%	-25.00%	-25.00%	-25.00%	-25.00%	-25.00%	-25.00%	-25.00%	-25.00%
Effective Gross Income	\$297,000	\$305,910	\$315,087	\$324,540	\$334,276	\$344,304	\$354,634	\$365,273	\$376,231	\$387,518
Operating Expenses										
Real Estate Taxes	\$30,600	\$31,518	\$32,464	\$33,437	\$34,441	\$35,474	\$36,538	\$37,634	\$38,763	\$39,926
Insurance	\$6,384	\$6,576	\$6,773	\$6,976	\$7,186	\$7,401	\$7,623	\$7,852	\$8,088	\$8,330
Management Fee	\$29,700	\$30,591	\$31,509	\$32,454	\$33,428	\$34,430	\$35,463	\$36,527	\$37,623	\$38,752
Marketing	\$12,000	\$12,360	\$12,731	\$13,113	\$13,506	\$13,911	\$14,329	\$14,758	\$15,201	\$15,657
Repairs & Maintenance	\$10,000	\$10,300	\$10,609	\$10,927	\$11,255	\$11,593	\$11,941	\$12,299	\$12,668	\$13,048
Water / Sewer	\$6,867	\$7,073	\$7,285	\$7,504	\$7,729	\$7,961	\$8,200	\$8,446	\$8,699	\$8,960
Electric	\$28,050	\$28,892	\$29,759	\$30,652	\$31,571	\$32,518	\$33,494	\$34,499	\$35,534	\$36,600
Internet/Phone	\$1,523	\$1,569	\$1,616	\$1,665	\$1,714	\$1,766	\$1,819	\$1,873	\$1,930	\$1,988
Garbage	\$1,320	\$1,360	\$1,401	\$1,443	\$1,486	\$1,531	\$1,577	\$1,624	\$1,673	\$1,723
Processing Fees	\$935	\$963	\$992	\$1,022	\$1,052	\$1,084	\$1,116	\$1,150	\$1,184	\$1,220
Total Operating Expense	\$127,379	\$131,202	\$135,138	\$139,192	\$143,368	\$147,669	\$152,099	\$156,662	\$161,362	\$166,203
Net Operating Income	\$169,621	\$174,708	\$179,949	\$185,348	\$190,908	\$196,635	\$202,534	\$208,610	\$214,869	\$221,315



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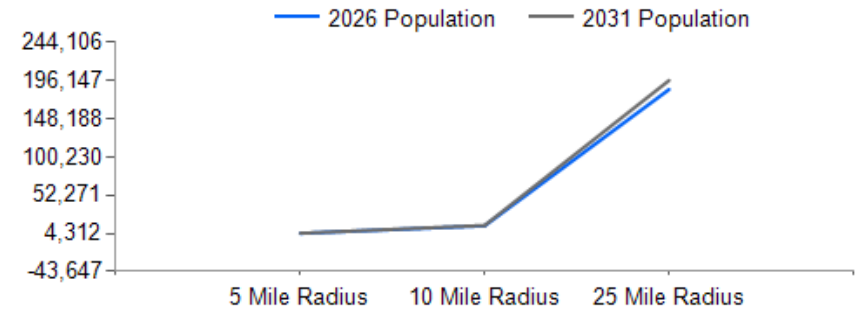
TEXOMA RV RANCH

05 Demographics

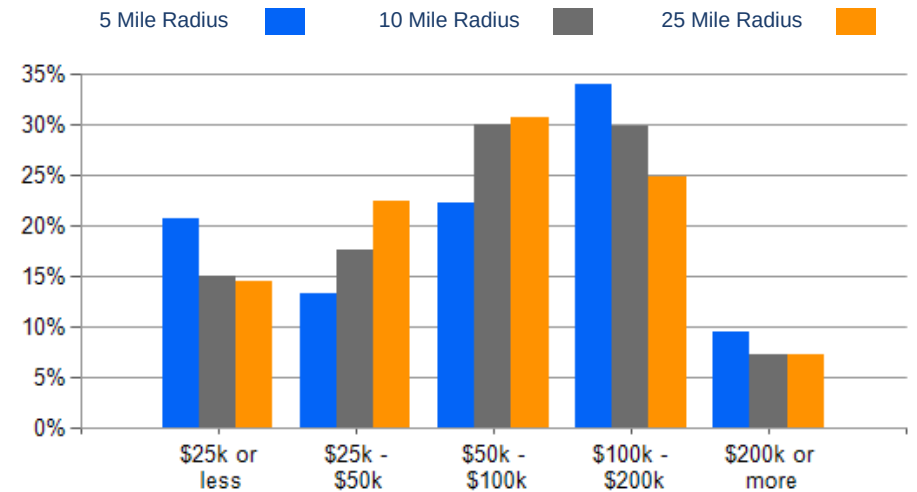
General Demographics

POPULATION	5 MILE	10 MILE	25 MILE
2000 Population	3,417	10,789	147,986
2010 Population	3,705	11,956	160,407
2026 Population	4,312	13,814	184,802
2031 Population	4,503	14,395	196,147
2026 African American	19	67	9,695
2026 American Indian	118	523	6,371
2026 Asian	10	52	2,727
2026 Hispanic	268	785	33,820
2026 Other Race	108	270	15,624
2026 White	3,756	11,776	128,465
2026 Multiracial	300	1,122	21,801
2026-2031: Population: Growth Rate	4.35%	4.15%	6.00%

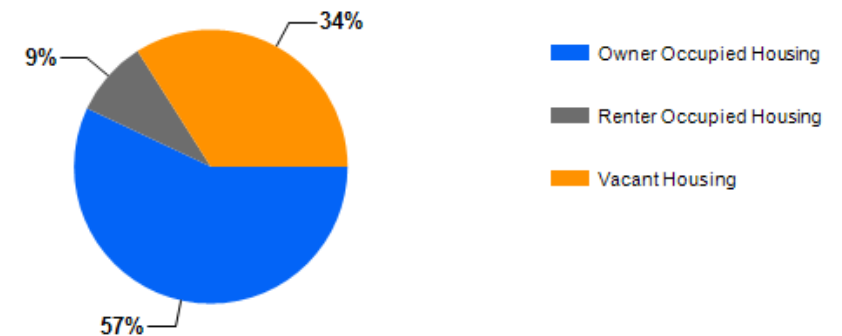
2026 HOUSEHOLD INCOME	5 MILE	10 MILE	25 MILE
less than \$15,000	174	378	5,119
\$15,000-\$24,999	226	522	5,555
\$25,000-\$34,999	134	493	5,940
\$35,000-\$49,999	125	566	10,668
\$50,000-\$74,999	169	1,052	13,184
\$75,000-\$99,999	264	747	9,483
\$100,000-\$149,999	372	1,078	12,195
\$150,000-\$199,999	286	716	6,116
\$200,000 or greater	185	443	5,428
Median HH Income	\$86,509	\$74,468	\$65,607
Average HH Income	\$105,851	\$96,347	\$90,998



2026 Household Income



2026 Own vs. Rent - 5 Mile Radius

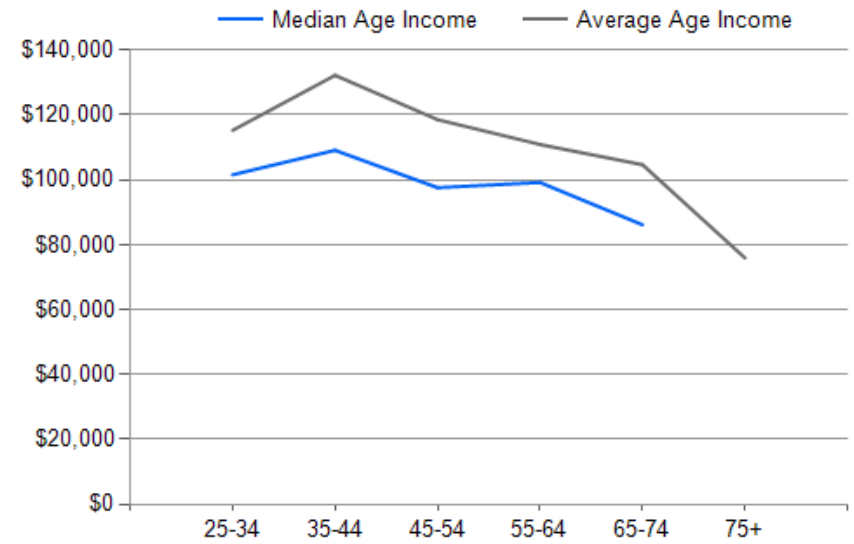
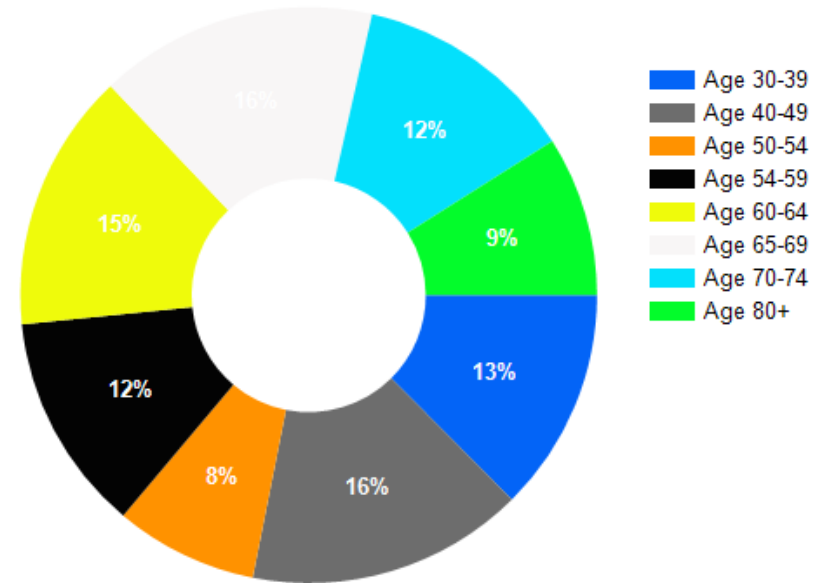


Source: esri

2026 POPULATION BY AGE	5 MILE	10 MILE	25 MILE
2026 Population Age 30-34	180	615	11,401
2026 Population Age 35-39	196	645	11,275
2026 Population Age 40-44	240	824	11,236
2026 Population Age 45-49	226	759	10,199
2026 Population Age 50-54	240	837	10,781
2026 Population Age 55-59	367	1,028	10,713
2026 Population Age 60-64	436	1,316	12,355
2026 Population Age 65-69	467	1,347	12,266
2026 Population Age 70-74	374	1,185	10,313
2026 Population Age 75-79	269	911	8,228
2026 Population Age 80-84	151	483	5,178
2026 Population Age 85+	88	275	4,007
2026 Population Age 18+	3,656	11,596	144,623
2026 Median Age	55	53	41
2031 Median Age	55	53	42

2026 INCOME BY AGE	5 MILE	10 MILE	25 MILE
Median Household Income 25-34	\$101,575	\$79,811	\$70,557
Average Household Income 25-34	\$115,266	\$98,468	\$91,275
Median Household Income 35-44	\$109,121	\$94,736	\$78,656
Average Household Income 35-44	\$132,245	\$115,172	\$103,803
Median Household Income 45-54	\$97,598	\$86,737	\$82,300
Average Household Income 45-54	\$118,571	\$108,195	\$106,951
Median Household Income 55-64	\$99,198	\$83,578	\$75,219
Average Household Income 55-64	\$110,900	\$101,933	\$99,775
Median Household Income 65-74	\$86,148	\$71,246	\$59,502
Average Household Income 65-74	\$104,669	\$93,921	\$84,842
Average Household Income 75+	\$75,912	\$73,824	\$67,577

Population By Age



Texoma RV Ranch

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The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from IRE Investment and it should not be made available to any other person or entity without the written consent of IRE Investment.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to IRE Investment. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. IRE Investment has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, IRE Investment has not verified, and will not verify, any of the information contained herein, nor has IRE Investment conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

Exclusively Marketed by:

Steven Tomaso

IRE Investment

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