

COUNTRYSIDE RV PARK

5218 TX-7 E | Center, TX 75935

RV Park
Investment Opportunity
Offering Memorandum



MATTHEWS™

EXCLUSIVELY LISTED BY



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PROPERTY OVERVIEW

Countryside RV Park
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INVESTMENT HIGHLIGHTS

Property Highlights

- **On-Site Manager's Residence Included**
The property includes a single-family home designated for an on-site manager or owner-operator, reducing the need for third-party management and lowering operating overhead. This setup enables hands-on day-to-day oversight, improving operational efficiency and tenant management.
- **Located in a Qualified Opportunity Zone (QOZ)**
The property lies within a federally designated Qualified Opportunity Zone, offering potential tax advantages for investors. Eligible investors may defer and reduce capital gains taxes, and long-term holders (10+ years) may eliminate federal taxes on appreciation—significantly enhancing after-tax returns.
- **Recently Updated Manager's Residence**
The residence has undergone recent capital improvements, including new windows and exterior doors, updated kitchen flooring, refreshed bedroom furnishings, and the addition of a washer and dryer for full in-unit laundry. These upgrades minimize near-term capital expenditure and allow for immediate occupancy.
- **On-Site Solar Generation Reduces Operating Costs**
An existing solar installation offsets electricity usage, directly reducing operating expenses. Given that utility costs (lighting, water systems, and common area loads) are a significant expense in RV park operations, this feature enhances NOI while providing a hedge against rising energy costs.
- **Excess Land for Site Expansion**
The property includes additional acreage beyond the current developed footprint, offering a clear opportunity to expand site count without additional land acquisition. Expanding at a lower cost basis than initial acquisition presents a compelling path to increased revenue and long-term value appreciation.



INVESTMENT HIGHLIGHTS



Market Highlights

- **Irreplaceable East Texas Location**
Located in Shelby County at the intersection of US-96 and US-84, Center serves as a strategic gateway to key regional demand drivers. Its proximity to major transit routes enhances accessibility for both transient and long-term tenants.
- **Proximity to Major Recreational Destinations**
The property benefits from close access to the Sabine National Forest and Toledo Bend Reservoir—one of the largest man-made lakes in the region and a highly regarded destination for fishing and outdoor recreation. These attractions draw substantial annual visitation, supporting steady short-term and seasonal demand.
- **Diverse Demand Drivers (Leisure + Workforce)**
Beyond tourism, the market is supported by a stable economic base including timber, oil & gas, and agriculture. These industries generate consistent demand from contractors, crews, and seasonal workers, contributing to a balanced, year-round occupancy profile.
- **Low-Cost Basis in an Affordable Market**
The asset benefits from a relatively low per-site acquisition cost compared to more saturated metro and destination markets. This supports strong going-in yields and attractive cash-on-cash returns.

Distance from Subject Property

Downtown Center: ±6.2 Miles
Downtown Tenaha: ±16.2 Miles
Downtown Joaquin: ±9.3 Miles

Subject Property

 **Center Municipal Airport**
±3.6 Miles Away

 **TRACTOR SUPPLY CO.** 
 **Best Western** 

 **Center High School**
±685 Students

 **Center Middle School**
±491 Students

Logistics Partners

Warehouse




 **Supercenter**  **Hampton**
by Hilton

 **Holiday Inn Express**  **Sleep**
BY CHOICE HOTELS 

 **McDonald's**  **MURPHY USA** 

 **Brookshire's**
food & pharmacy

PROPERTY OVERVIEW

\$605,000

List Price

11.46%

Cap Rate

22

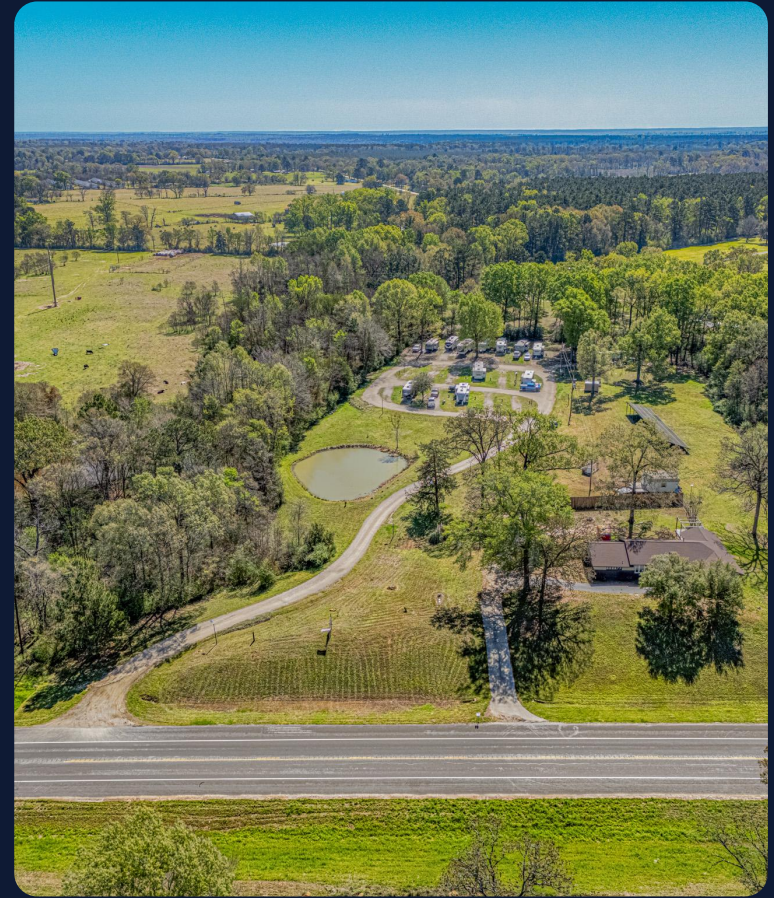
Units

±5.70 AC

Lot Size



PROPERTY PHOTOS



FINANCIAL OVERVIEW

Countryside RV Park
5218 TX-7 E, Center, TX 75935



INVESTMENT OVERVIEW

\$605,000
Value

\$27,500
Price Per Unit

11.46%
Cap Rate

15.16%
Year 1 CoC

Unit Mix & Scheduled Income

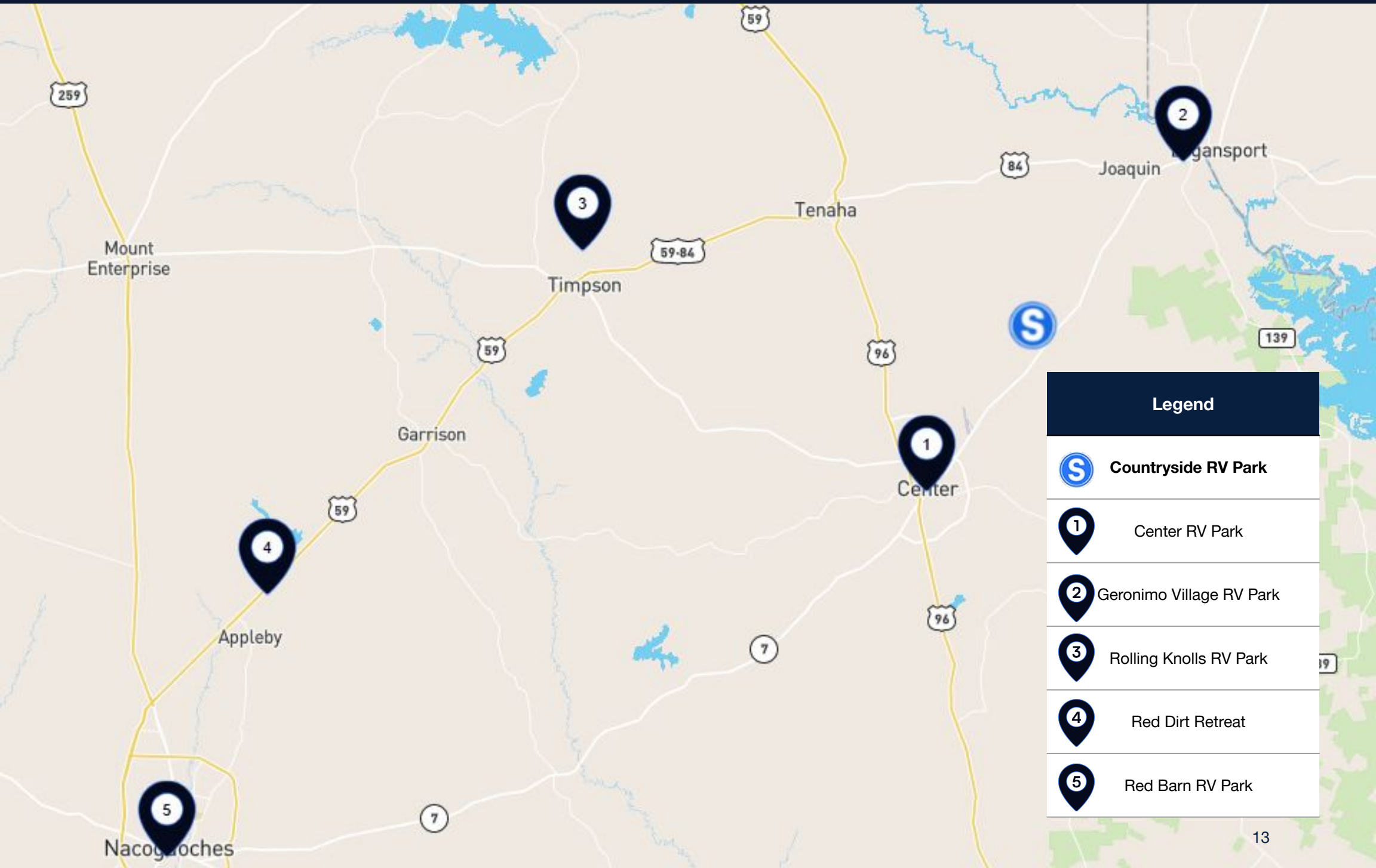
Total Units	Unit Mix	Unit Mix %	Current Avg. Rent	Market Avg. Rent	Current Max Rent	Total Current Monthly Rent	Market Monthly Rent
21	RV	95%	\$450	\$450	\$450	\$6,300	\$9,450
1	Cabin	5%	\$2,100	\$2,100	\$2,100	\$2,100	\$2,100
	Average		\$560	\$525	\$525	\$8,400	\$11,550
22	Total		\$8,400	\$11,550	\$0	\$100,800	\$138,600

RENT COMPARABLES

Rent Comparables

Property	Name	Address	Rate	Electric Included
Subject Property	Countryside RV Park	5218 TX-7 E, Center, TX	\$450	Yes
1	Center RV Park	181 TX-500 Loop N, Center, TX	\$495	No
2	Geronimo Village RV Park	12771 US-84, Joaquin, TX	\$495	Yes
3	Rolling Knolls RV Park	977 Co Rd 4916, Timpson, TX	\$475	No
4	Red Dirt Retreat	16098 US-59, Garrison, TX	\$425	Yes
5	Red Barn RV Park	13995 US-95, Nacogdoches, TX	\$400	Yes (First 500 kWh)

RENT COMPARABLES MAP



INCOME & NOI

Annual Operating Summary

	T-12	Per Unit	Year 1 Adjusted	Per Unit	Market	Per Unit
Gross Potential Income	\$108,195	4,918	\$138,600	Market Rent	\$138,600	0%
Less Concessions	-\$3,300	-3.05%	-\$20,790	-15.0%	-\$20,790	-15.0%
Less Change in Delinquency	\$0	0%	-\$693	-0.5%	-\$693	-0.5%
Laundry Income	\$2,100	\$95	\$2,142	\$97	\$2,142	\$97
Gross Operating Income	\$106,995	\$4,863	\$119,259	\$5,421	\$119,259	-
Expenses	\$37,672	35.2%	\$56,062	47.01%	\$56,062	40.03%
Total Net Operating Income	\$69,323	\$3,151	\$63,197	\$2,873	\$63,197	\$2,873

OPERATING EXPENSES

Pro Forma Annual Operating Expenses

	Pro Forma Estimates		% of Current SGI	T-12	Per Unit	Year 1 Adjusted	Per Unit	Market	Per Unit	% of SGI
Real Estate Taxes	0%	% Over Actual	3.07%	\$3,321	\$151	\$10,345	\$470	\$10,345	\$470	7.5%
Off-Site Management	8%	x GOI	0%	\$0	\$0	\$9,541	\$434	\$9,541	\$434	6.9%
Insurance	2%	% Over Actual	4.15%	\$4,493	\$204	\$4,583	\$208	\$4,583	\$208	3.3%
General/Administrative	\$200	Per Unit	2.66%	\$2,880	\$131	\$4,400	\$200	\$4,400	\$200	3.2%
Landscaping/Grounds	\$100	Per Unit	0.62%	\$675	\$31	\$2,200	\$100	\$2,200	\$100	1.6%
Repairs/Maintenance	0\$	Per Unit	1.66%	\$1,800	\$82	\$0	\$0	\$0	\$0	0.0%
Electricity	2%	% Over Actual	18.48%	\$19,994	\$909	\$20,394	\$927	\$20,394	\$927	14.7%
Water/Sewer	2%	% Over Actual	1.48%	\$1,607	\$73	\$1,639	\$74	\$1,639	\$74	1.2%
Trash Removal	2%	% Over Actual	2.12%	\$2,295	\$104	\$2,341	\$106	\$2,341	\$106	1.7%
Other Utilities/Fuel/Gas	2%	% Over Actual	0.56%	\$607	\$28	\$619	\$28	\$619	\$28	0.4%
Total Expenses			35.21%	\$37,672	\$1,712	\$55,062	\$2,548	\$56,062	\$2,548	40.4%
				Current	Per Unit	% of SGI				
Non-controllable expenses: Taxes, Ins., Reserves				\$8,489	\$386	6.1%				
Total Expense without Taxes & Reserves				\$34,351	\$1,561	24.78%				

MARKET OVERVIEW

Countryside RV Park
5218 TX-7 E, Center, TX 75935



CENTER, TX

Market Demographics



5,198
Total Population

\$50,731
Median HH Income

1,828
of Households

58.9%
Homeownership Rate

2,183
Employed Population

18%
% Bachelor's Degree

37.5
Median Age

\$152,000
Median Property Value

Local Market Overview

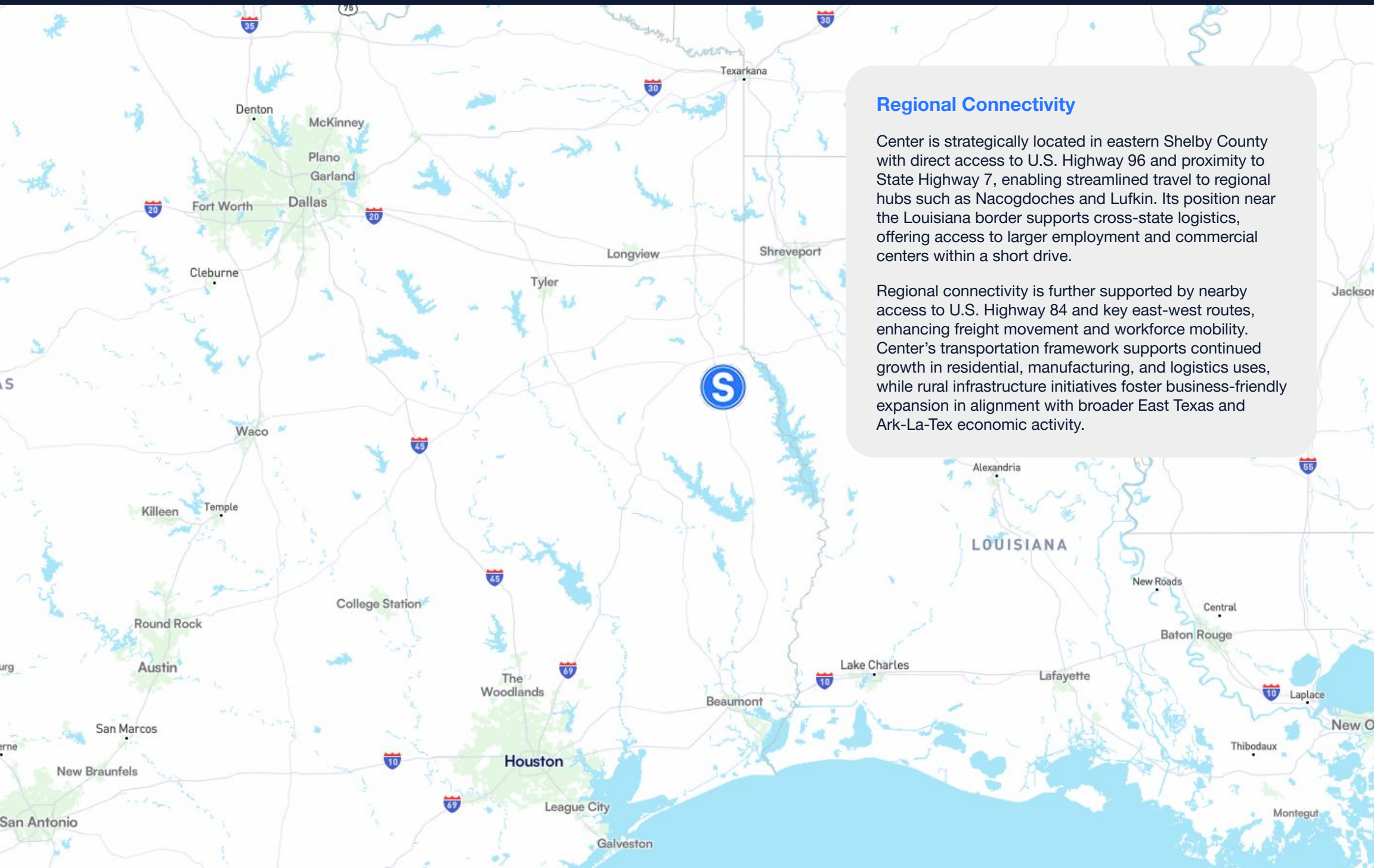
Located in the heart of the county seat of Center, Texas, the subject property is positioned in a modest-sized East Texas municipality of roughly 5,200 residents. Household incomes remain below the state average, with a median household income of about \$50,700. For a multifamily investment strategy, this suggests a locally affordable renter base, though demographic stagnation and soft population growth present risk factors for long-term demand.

The housing inventory is relatively affordable by Texas standards: the median owner-occupied home value within the city sits at approximately \$152,000. Homeownership is moderate (~59 %) and average commute times are short (~15 minutes). For a multifamily product type, the market may benefit from demand from workforce renters, particularly in light of the lower cost of living (cost-of-living index ~78.7 vs. U.S. average of 100). The challenge remains to capture demand growth in a market that is not rapidly expanding, but the affordability dynamics and local employment presence in manufacturing and poultry processing offer a stable platform for a value-add multifamily asset.

Property Demographics

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	1,314	5,939	8,231
Current Year Estimate	1,372	6,217	8,553
2020 Census	1,468	6,611	8,990
Households	1-Mile	3-Mile	5-Mile
Five-Year Projection	501	2,163	2,967
Current Year Estimate	528	2,283	3,110
2020 Census	562	2,463	3,333
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$57,684	\$81,528	\$83,771

REGIONAL MAP



Regional Connectivity

Center is strategically located in eastern Shelby County with direct access to U.S. Highway 96 and proximity to State Highway 7, enabling streamlined travel to regional hubs such as Nacogdoches and Lufkin. Its position near the Louisiana border supports cross-state logistics, offering access to larger employment and commercial centers within a short drive.

Regional connectivity is further supported by nearby access to U.S. Highway 84 and key east-west routes, enhancing freight movement and workforce mobility. Center's transportation framework supports continued growth in residential, manufacturing, and logistics uses, while rural infrastructure initiatives foster business-friendly expansion in alignment with broader East Texas and Ark-La-Tex economic activity.

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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **5218 TX-7, Center, TX, 75935** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews™. is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™., the property, or the seller by such entity.

Owner and Matthews™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date