EXIT 301 RV PARK

955 S Access Rd | Clyde, TX 79510

A brand-new RV park purpose-built for exceptionally lean operations and ultra-low operating costs.

RV Park
Investment Opportunity

Offering Memorandum

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PROPERTY OVERVIEW

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69
Total Sites

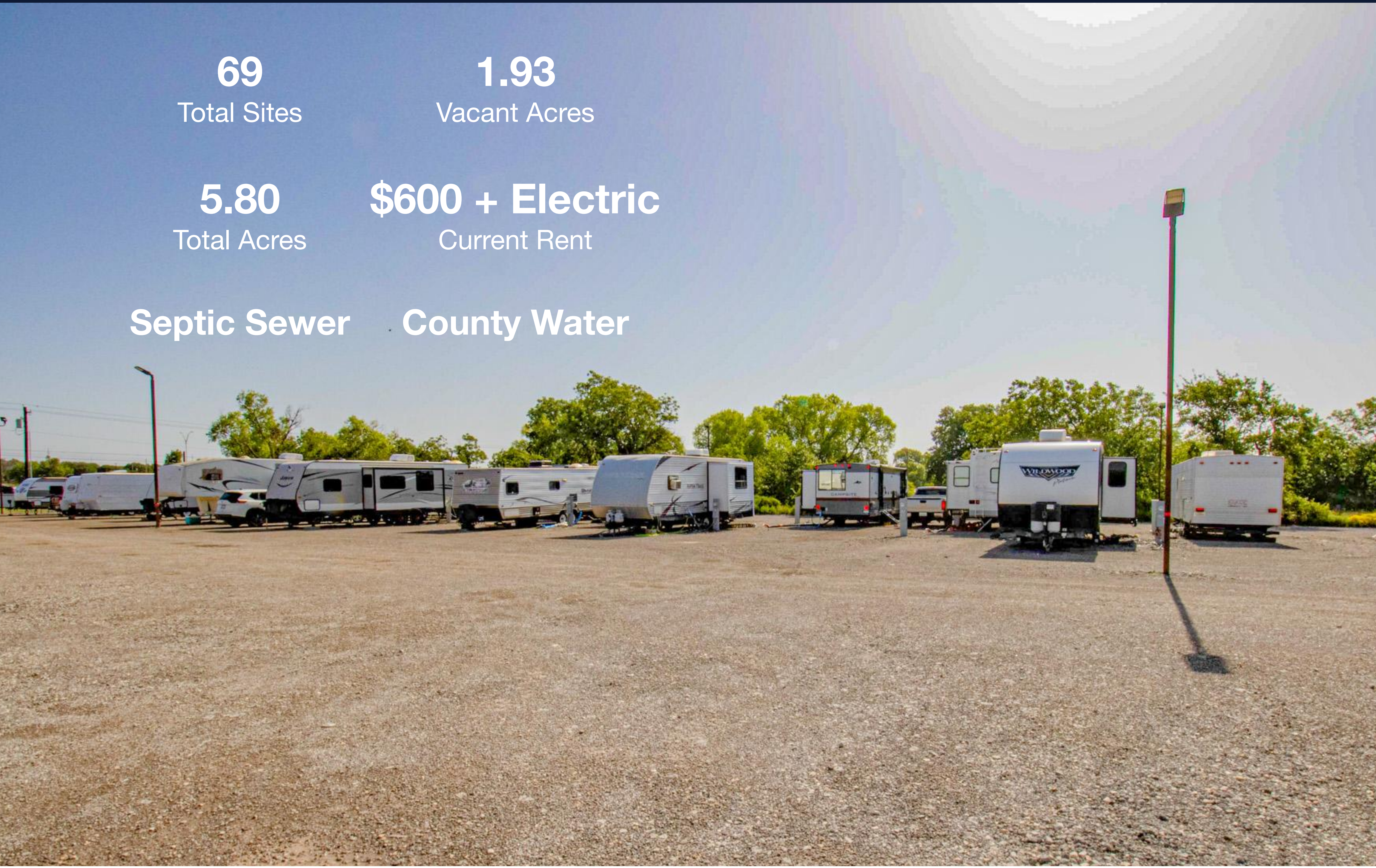
1.93
Vacant Acres

5.80
Total Acres

$600 + Electric
Current Rent

Septic Sewer

County Water



EXECUTIVE SUMMARY

Property Highlights

Brand-new, 2025-built asset. Opened January 2026 with all-new utility infrastructure throughout. With no aging systems to replace, the park carries minimal repair and maintenance exposure and operates at a low expense ratio — a stabilized-quality asset without the deferred-maintenance risk typical of legacy RV parks.

Purpose-built for lean operations. Intentionally developed without high-maintenance infrastructure or amenities — no pool, clubhouse, or similar cost-and-liability centers to service. Combined with all-new utilities, this keeps repair, maintenance, and staffing needs extremely low and drives more of every revenue dollar straight to NOI.

Direct I-20 frontage. Interstate visibility and access position the park to capture transient and extended-stay traffic along one of West Texas's primary east-west corridors, roughly 15 miles east of Abilene.

Adjacent to the Stargate AI campus. The property sits in the demand shadow of Stargate, one of the largest AI infrastructure build outs in the country, developed in Abilene by Crusoe and Lancium and leased to Oracle under the OpenAI-backed Stargate initiative. The multi-billion-dollar campus is running roughly 6,000 construction workers on site daily, with projections toward 8,000 and building construction scheduled through early 2027 — generating sustained transient workforce demand for the extended-stay and monthly RV housing this park provides.

EXECUTIVE SUMMARY

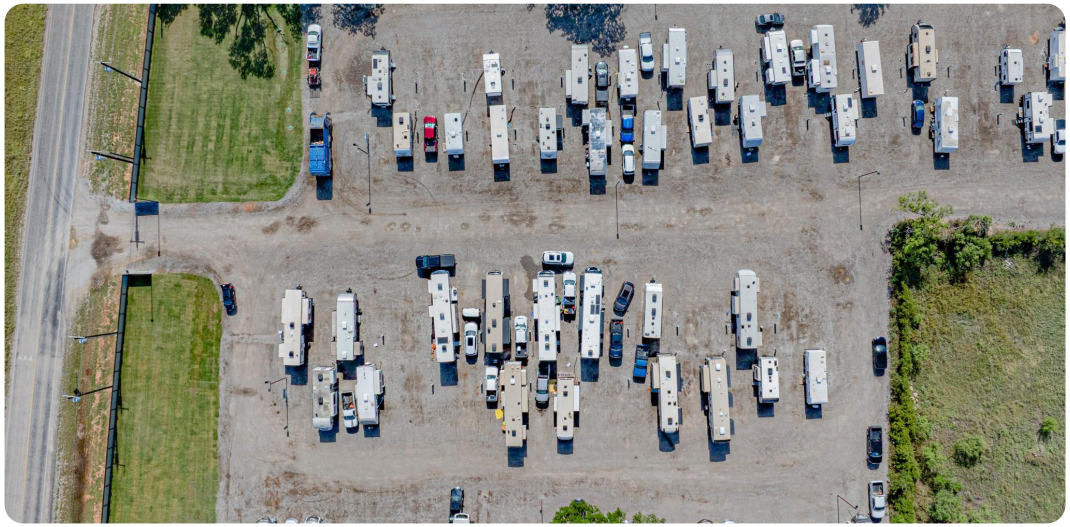
Property Highlights

In the path of Vantage's $25B "Frontier" campus. Vantage Data Centers has broken ground on Frontier, a 1,200-acre, 1.4-gigawatt campus near Abilene in Shackelford County — the firm's largest project to date, with 10 buildings totaling 3.7 million square feet and an expected 5,000 jobs across construction and operations. Buildings begin coming online in early 2026 and continue through 2028, extending the region's workforce housing demand well beyond the Stargate construction window.

Documented regional housing squeeze. Abilene-area leaders have publicly cited a rental squeeze and rising housing costs tied to the data center projects, pushing overflow workforce demand outward along the I-20 corridor toward Clyde.

Expansion land included. Additional acreage allows the buyer to add sites and scale NOI without a separate land acquisition — a built-in value-add lever as workforce demand grows.

Growth-oriented local government. Clyde has approved zoning for "Star Clyde," an I-20 frontage development bringing retail, a hotel, and residential housing, and is funding water and utility upgrades to support corridor growth — a favorable backdrop for a workforce-lodging asset.



PRIME INTERSTATE 20 LOCATION


N
169 Miles
Dallas
14 Miles
Abilene
12 Miles
Abilene Regional Airport
Clyde Intermediate School
±320 Students
WHATABURGER
NAPA
INTERSTATE
20
± 27,261 VPD
Subject Property
Clyde High School
±444 Students
United supermarkets
Clyde Elementary School
±335 Students
Clyde Junior High School
±324 Students
Shady Oaks Recreation
Golf Course
Clyde Elementary School
±330 Students
Google Earth

Exit 301 RV Park

FINANCIAL OVERVIEW

FINANCIAL SUMMARY

$3,400,000	**$49,275**	**11.04%**	**6.66**
List Price	Price Per Pad	Cap Rate	GRM

Annual Operating Summary

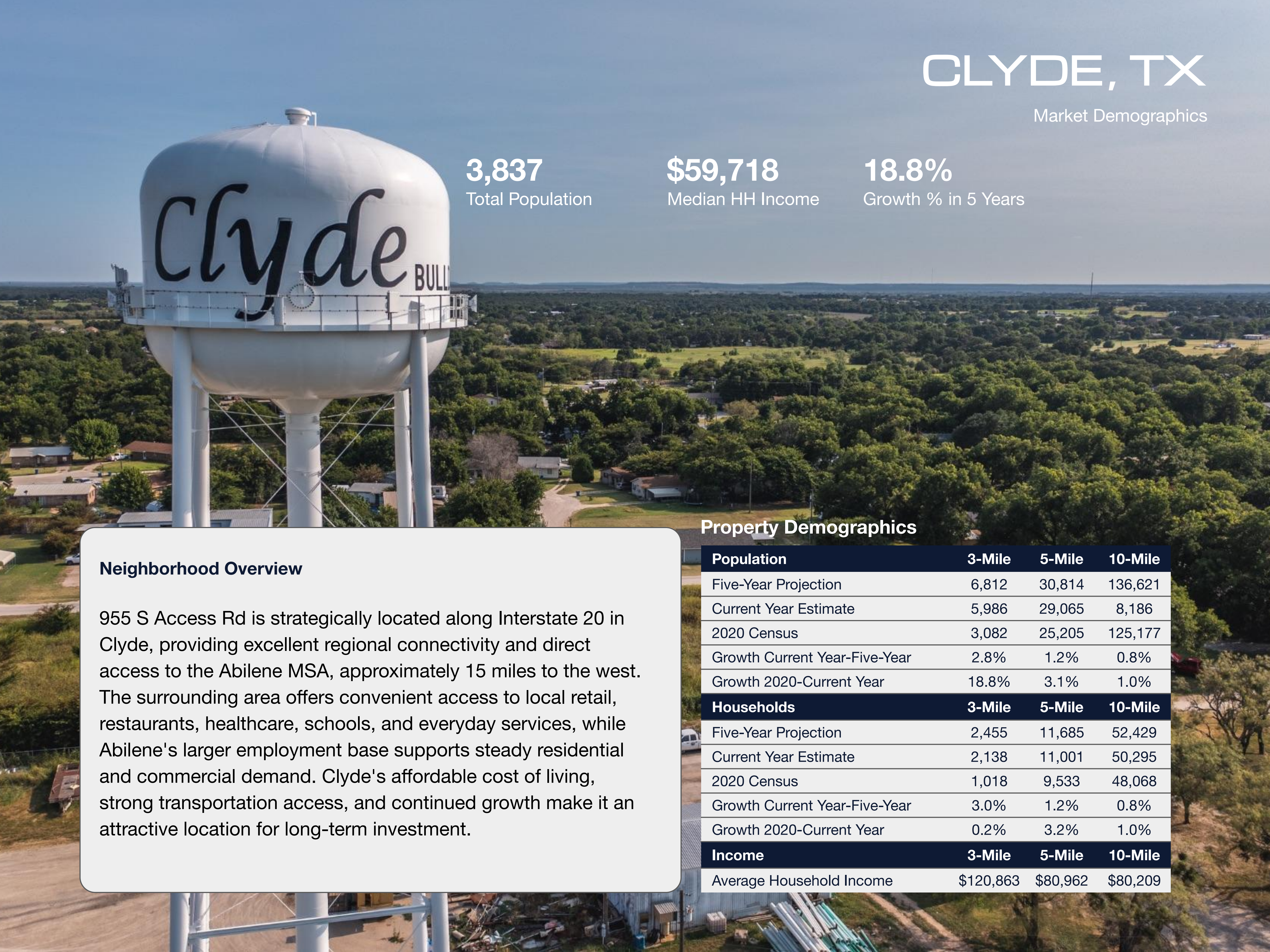
	Pro Forma Estimates	T-6	Per Unit	Year 1 Adjusted	Per Unit	Market	Per Unit
Gross Potential Income		$510,462		$496,800	Market Rent	$496,800	0% Upside
Less Vacancy	-10.0%	$0	0.00%	-$49,680	-10.0%	-$24,840	-5.0%
Electricity Reimbursement	90% Collected	$0	$0	$67,850	$983	$67,850	$983
Other Income	$25 Per Unit	$0	$0	$1,725	$25	$1,725	$25
Gross Operating Income		$510,462		$516,695		$541,535	
Expenses		$135,047	26.5%	$176,273	31.12%	$177,515	31.34%
Net Operating Income		**$375,415**	**$5,441**	**$340,421**	**$4,934**	**$364,019**	**$5,276**

Pro Forma Annual Operating Expenses

	Pro Forma Estimates		% of Current SGI	T-6	Per Unit	Year 1 Adjusted	Per Unit	Market	Per Unit	% of SGI
Real Estate Taxes	0.00	% Over Actual	1.12%	$5,709	$83	$33,991	$493	$33,991	$493	6.8%
Off-Site Management	5.0%	x GOI	5.33%	$27,200	$394	$25,835	$374	$27,077	$392	5.5%
Insurance	50	Per Unit	0.69%	$3,512	$51	$3,450	$50	$3,450	$50	0.7%
Payroll	100	Per Unit	0.00%	$0	$0	$6,900	$100	$6,900	$100	1.4%
General and Administrative	100	Per Unit	0.74%	$3,800	$55	$6,900	$100	$6,900	$100	1.4%
Landscaping/Grounds	20	Per Unit	0.00%	$0	$0	$1,380	$20	$1,380	$20	0.3%
Repairs & Maintenance	75	Per Unit	0.78%	$4,000	$58	$5,175	$75	$5,175	$75	1.0%
Electricity	2	% Over Actual	14.48%	$73,910	$1,071	$75,389	$1,093	$75,389	$1,093	15.2%
Water/Sewer	2	% Over Actual	2.12%	$10,797	$156	$11,013	$160	$11,013	$160	2.2%
Trash Removal	2	% Over Actual	1.20%	$6,118	$89	$6,241	$90	$6,241	$90	1.3%
Total Expenses			**26.46%**	**$135,047**	**$1,957**	**$176,273**	**$2,555**	**$177,515**	**$2,573**	**35.7%**
				Current	Per Unit	% of SGI				
Non-Controllable Expenses: Taxes, Ins., Reserves				$9,221	$134	1.9%				
Total Expense Without Taxes & Reserves				$129,338	$1,874	26.03%				

Exit 301 RV Park

MARKET OVERVIEW



CLYDE, TX

Market Demographics

3,837
Total Population

$59,718
Median HH Income

18.8%
Growth % in 5 Years

Neighborhood Overview

955 S Access Rd is strategically located along Interstate 20 in Clyde, providing excellent regional connectivity and direct access to the Abilene MSA, approximately 15 miles to the west. The surrounding area offers convenient access to local retail, restaurants, healthcare, schools, and everyday services, while Abilene's larger employment base supports steady residential and commercial demand. Clyde's affordable cost of living, strong transportation access, and continued growth make it an attractive location for long-term investment.

Property Demographics

Population	3-Mile	5-Mile	10-Mile
Five-Year Projection	6,812	30,814	136,621
Current Year Estimate	5,986	29,065	8,186
2020 Census	3,082	25,205	125,177
Growth Current Year-Five-Year	2.8%	1.2%	0.8%
Growth 2020-Current Year	18.8%	3.1%	1.0%
Households	**3-Mile**	**5-Mile**	**10-Mile**
Five-Year Projection	2,455	11,685	52,429
Current Year Estimate	2,138	11,001	50,295
2020 Census	1,018	9,533	48,068
Growth Current Year-Five-Year	3.0%	1.2%	0.8%
Growth 2020-Current Year	0.2%	3.2%	1.0%
Income	**3-Mile**	**5-Mile**	**10-Mile**
Average Household Income	$120,863	$80,962	$80,209

SITTING IN THE PATH OF THE LARGEST AI INFRASTRUCTURE BUILDOUT IN TEXAS.

The Stargate campus in Abilene — the Lancium / Crusoe development leased to Oracle — is a multi-billion-dollar data-center project running at nearly 6,000 workers on site every day, with projections toward 8,000 and construction on eight buildings scheduled through early 2027. That transient workforce drives sustained, non-speculative demand for exactly the extended-stay and monthly RV housing this park already provides.

±6,000
Workers On-Site Daily

±8,000
Projected Peak Workers

8
Buildings under Construction

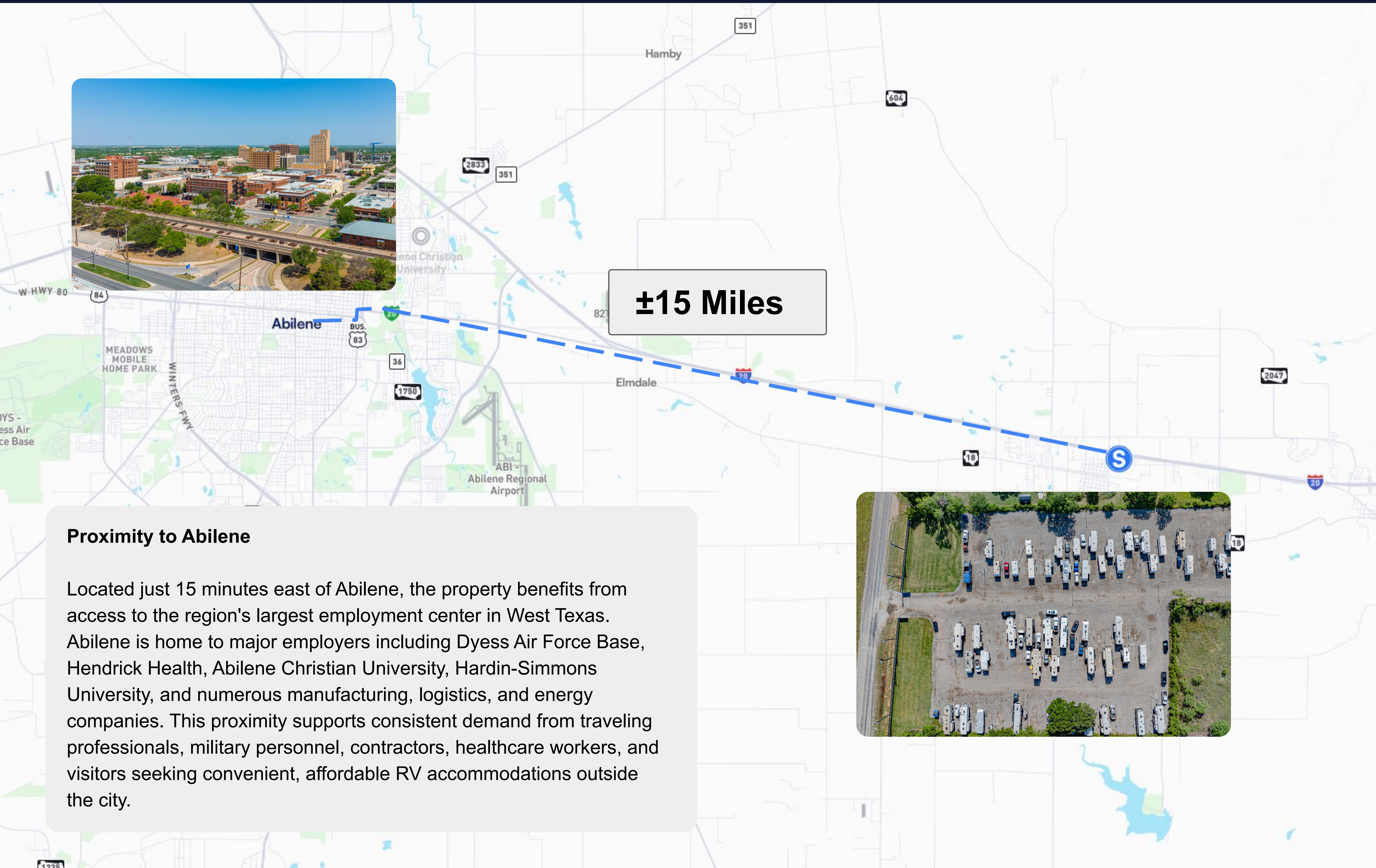
A generational data-center campus, next door.

Developed by Lancium and Crusoe and leased to Oracle, the Abilene campus is a flagship node of the Stargate AI infrastructure program. Its scale is the story: multi-billion in capital, eight buildings, and a construction ramp that has already made this one of the largest active job sites in the region.

Exactly the housing this park already provides.

Extended-stay units and monthly RV sites are purpose-built for this renter: move-in ready, billed by the month, and minutes from the campus gate. The park is positioned to capture demand that has nowhere else to go — converting the region's biggest construction event into stable, repeatable occupancy.

POSITIONED TO CAPITALIZE ON ABILENE'S RAPID ECONOMIC GROWTH.



Proximity to Abilene

Located just 15 minutes east of Abilene, the property benefits from access to the region's largest employment center in West Texas. Abilene is home to major employers including Dyess Air Force Base, Hendrick Health, Abilene Christian University, Hardin-Simmons University, and numerous manufacturing, logistics, and energy companies. This proximity supports consistent demand from traveling professionals, military personnel, contractors, healthcare workers, and visitors seeking convenient, affordable RV accommodations outside the city.

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11-2-2015

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.

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:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - 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