

Back Home RV Park

791 Ross Ln Boyd, TX 76023

59-Site RV Park | Expansion & Income Upside



**Exclusively
Listed By**



Jack Engleman

Associate

(214) 206-8654

jack.engleman@matthews.com

License No. 834151 (TX)



Kevin Diener

First Vice President

(214) 663-4236

kevin.diener@matthews.com

License No. 699130 (TX)

Patrick Graham

Broker of Record

Broker Lic. No. 528005 (TX)

Firm Lic. No. 9005919 (TX)

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Property Overview

Investment Highlights

Property Highlights

59 RV Sites: An established, scaled RV park with a proven site count and in-place income.

Expansion Potential: Additional acreage is available for future site development, allowing an owner to grow the park and increase NOI.

Loss-to-Lease Upside: Several sites are currently rented below market. Bringing them to market rents gives a new owner immediate, operator-driven income growth.

3 Mobile Homes: On-site mobile homes add another income stream and diversify the property beyond RV sites.

4 Storage Units: On-site storage units generate ancillary income, with demand from both park residents and the surrounding community.

1 Vacant 3BR/2BA Home: The on-site home is currently vacant and offers flexibility. An owner can rent it for additional income or live on-site as owner or manager.

Tenant Amenities: The clubhouse and laundry room give residents convenient on-site amenities, which supports tenant retention and the park's long-term stability.

Long-Term Land Value: Continued northwest expansion from DFW supports demand for RV and manufactured housing. It also adds long-term value to the additional acreage for expansion.



Investment Highlights

Location Highlights

DFW Proximity: The park is roughly 25 miles from Fort Worth, in the northwest DFW growth corridor. Residents can reach metroplex jobs while keeping a small-town setting.

Fast-Growing Area: Boyd's population grew 18.4% from 2023 to 2024, one of the fastest rates in North Texas, according to an NCTCOG study. The park is also in Parker County, which grew from about 148,000 residents in 2020 to an estimated 185,000 in 2025.

Nearby Services and Employment: Azle, Springtown, and Weatherford are all close, giving residents access to retail, healthcare, and jobs.



Property Photos



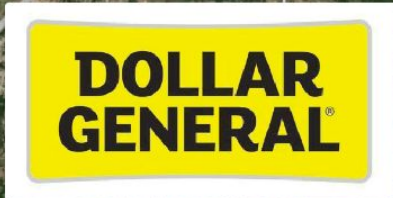


Drive Times

- ±25 Minutes to FedEx Hub
- ±35 Minutes to Downtown Fort Worth
- ±60 Minutes to Dallas Fort Worth International Airport

Briar

Boyd



199

Reno



La Junta

Sanctuary

Pelican Bay

Google Earth



791 Ross Ln Boyd, TX 76023

Financial Overview

Financial Overview

\$2,800,000

List Price

8.01%

Cap Rate

\$42,424

Price Per Site

±15.89

Acres

Total Units	Unit Mix	Unit Mix %	Current Lot Rent	Market Lot Rent	Total Current Monthly Rent	Market Monthly Rent
59	RV	88%	\$505	\$550	\$25,750	\$32,450
1	POH	1%	\$1,500	\$1,500	\$1,500	\$1,500
2	Small POH	3%	\$1,000	\$1,200	\$2,000	\$2,400
1	SFH	1%	\$2,000	\$2,000	\$2,000	\$2,000
4	30x20 Industrial Storage	6%	\$950	\$1,000	\$3,800	\$4,000
67	Average		\$583	\$632	\$35,050	\$42,350
	Total		\$39,089	\$42,350	\$420,600	\$508,200



Annual Operating Summary

	Pro Forma Estimates	T-6	Per Unit	Year 1 Adjusted	Per Unit	Market	Per Unit
Gross Potential Income		\$357,670		\$508,200	Market Rent	\$508,200	21%
Less Vacancy	-8.0%	\$0	0.00%	-\$40,656	-8.0%	-\$40,656	-8.0%
Less Concessions	0.00%	-\$500	-0.14%	\$0	0.0%	\$0	0.00%
Expense/Utility Reimbursement	95%	\$80,714	\$1,205	\$80,706	\$1,205	\$80,706	\$1,205
Other Income	\$50	\$0	\$0	\$3,350	\$50	\$3,350	\$50
Storage Fees	\$18,780	\$12,896	\$192	\$18,780	\$280	\$18,780	\$280
Gross Operating Income		\$450,780		\$570,380		\$570,380	
Expenses		\$226,619	50.3%	\$274,705	44.96%	\$274,705	44.96%
Net Operating Income		\$224,161	\$3,346	\$295,675	\$4,413	\$295,675	\$4,413

Pro Forma Annual Operating Summary

	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	7.43%	\$26,565	\$396	\$50,400	\$752	\$50,400	\$752	9.9%
Off-Site Management	6.0% x GOI	2.91%	\$10,400	\$155	\$34,223	\$511	\$34,223	\$511	6.7%
Insurance	\$100.00 Per Unit	0.76%	\$2,726	\$41	\$6,700	\$100	\$6,700	\$100	1.3%
Payroll	\$500.00 Per Unit	9.47%	\$33,884	\$506	\$33,500	\$500	\$33,500	\$500	6.6%
General and Administrative	\$150.00 Per Unit	0.92%	\$3,306	\$49	\$10,050	\$150	\$10,050	\$150	2.0%
Landscaping/Grounds	\$150.00 Per Unit	3.67%	\$13,112	\$196	\$10,050	\$150	\$10,050	\$150	2.0%
Repairs & Maintenance	\$350.00 Per Unit	8.83%	\$31,582	\$471	\$23,450	\$350	\$23,450	\$350	4.6%
Electricity	2% Over Actual	23.29%	\$83,288	\$1,243	\$84,954	\$1,268	\$84,954	\$1,268	16.7%
Water/Sewer	2% Over Actual	2.40%	\$8,584	\$128	\$8,756	\$131	\$8,756	\$131	1.7%
Trash Removal	2% Over Actual	2.54%	\$9,091	\$136	\$9,273	\$138	\$9,273	\$138	1.8%
Marketing/Advertising	\$50.00 Per Unit	1.14%	\$4,080	\$61	\$3,350	\$50	\$3,350	\$50	0.7%
Total Expenses		50.27%	\$226,619	\$3,382	\$274,705	\$4,100	\$274,705	\$4,100	54.1%
			Current	Per Unit	% of SGI				
Non-controllable expenses: Taxes, Ins., Reserves:			\$42,403	\$633	8.3%				
Total Expense without Taxes & Reserves			\$200,054	\$2,986	39.37%				

Cashflow

Operating Data	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11
Income											
Gross Potential Income	\$508,200	\$523,446	\$539,149	\$555,324	\$571,984	\$589,143	\$606,817	\$625,022	\$643,773	\$663,086	\$682,978
Expense/Utility Reimbursement	\$80,706	\$82,320	\$83,967	\$85,646	\$87,359	\$89,106	\$90,888	\$92,706	\$94,560	\$96,451	\$98,380
Other Income	\$3,350	\$3,417	\$3,485	\$3,555	\$3,626	\$3,699	\$3,773	\$3,848	\$3,925	\$4,004	\$4,084
Storage Fees	\$18,780	\$19,156	\$19,539	\$19,929	\$20,328	\$20,735	\$21,149	\$21,572	\$22,004	\$22,444	\$22,893
Gross Potential Income	\$611,036	\$628,339	\$646,140	\$664,454	\$683,297	\$702,682	\$722,627	\$743,148	\$764,261	\$785,984	\$808,335
Less Vacancy	(\$40,656)	(\$41,876)	(\$43,132)	(\$44,426)	(\$45,759)	(\$47,131)	(\$48,545)	(\$50,002)	(\$51,502)	(\$53,047)	(\$54,638)
Effective Gross Income	\$570,380	\$586,463	\$603,008	\$620,028	\$637,538	\$655,551	\$674,082	\$693,146	\$712,760	\$732,937	\$753,697
Expenses											
Off-Site Management	\$34,223	\$35,188	\$36,180	\$37,202	\$38,252	\$39,333	\$40,445	\$41,589	\$42,766	\$43,976	\$45,222
Real Estate Taxes	\$50,400	\$51,660	\$52,952	\$54,275	\$55,632	\$57,023	\$58,449	\$59,910	\$61,408	\$62,943	\$64,516
Insurance	\$6,700	\$6,868	\$7,039	\$7,215	\$7,396	\$7,580	\$7,770	\$7,964	\$8,163	\$8,367	\$8,577
Payroll	\$33,500	\$34,338	\$35,196	\$36,076	\$36,978	\$37,902	\$38,850	\$39,821	\$40,816	\$41,837	\$42,883
General and Administrative	\$10,050	\$10,301	\$10,559	\$10,823	\$11,093	\$11,371	\$11,655	\$11,946	\$12,245	\$12,551	\$12,865
Landscaping/Grounds	\$10,050	\$10,301	\$10,559	\$10,823	\$11,093	\$11,371	\$11,655	\$11,946	\$12,245	\$12,551	\$12,865
Repairs & Maintenance	\$23,450	\$24,036	\$24,637	\$25,253	\$25,884	\$26,532	\$27,195	\$27,875	\$28,572	\$29,286	\$30,018
Electricity	\$84,954	\$87,078	\$89,254	\$91,486	\$93,773	\$96,117	\$98,520	\$100,983	\$103,508	\$106,096	\$108,748
Water/Sewer	\$8,756	\$8,975	\$9,199	\$9,429	\$9,665	\$9,907	\$10,154	\$10,408	\$10,668	\$10,935	\$11,208
Trash Removal	\$9,273	\$9,504	\$9,742	\$9,986	\$10,235	\$10,491	\$10,753	\$11,022	\$11,298	\$11,580	\$11,870
Marketing/Advertising	\$3,350	\$3,434	\$3,520	\$3,608	\$3,698	\$3,790	\$3,885	\$3,982	\$4,082	\$4,184	\$4,288
Total Expenses	\$274,705	\$281,682	\$288,837	\$296,175	\$303,700	\$311,417	\$319,331	\$327,447	\$335,770	\$344,306	\$353,059
TO Net Operating Income	\$295,675	\$304,781	\$314,171	\$323,854	\$333,838	\$344,134	\$354,751	\$365,700	\$376,990	\$388,632	\$400,637
Total Net Operating Income	\$295,675	\$304,781	\$314,171	\$323,854	\$333,838	\$344,134	\$354,751	\$365,700	\$376,990	\$388,632	\$400,637
Debt Service	(\$178,108)	(\$178,108)	(\$178,108)	(\$178,108)	(\$178,108)	(\$178,108)	(\$178,108)	(\$178,108)	(\$178,108)	(\$178,108)	\$0
Interest Payments	(\$145,982)	(\$143,660)	(\$141,170)	(\$138,499)	(\$135,636)	(\$132,566)	(\$129,273)	(\$125,743)	(\$121,958)	(\$117,898)	(\$113,546)
Net Cash Flow After DS	\$117,567	\$126,673	\$136,062	\$145,745	\$155,730	\$166,026	\$176,643	\$187,591	\$198,881	\$210,523	\$400,637
Debt Coverage Ratio	1.66x	1.71x	1.76x	1.82x	1.87x	1.93x	1.99x	2.05x	2.12x	2.18x	-



791 Ross Ln, Boyd, TX 76023

Market Overview

Boyd, TX

1,351

Total Population

\$68,958

Median HH Income

509

of Households

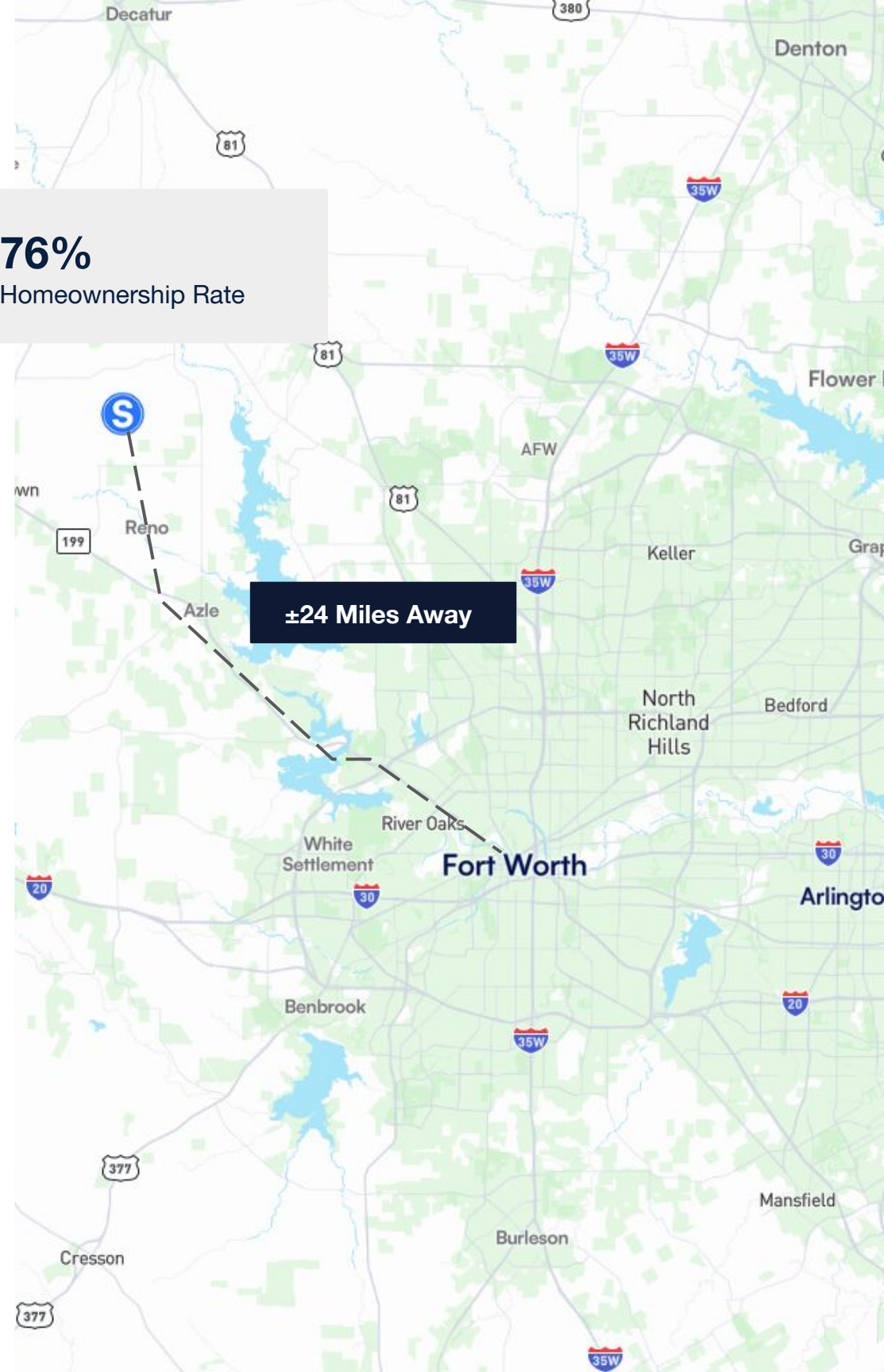
76%

Homeownership Rate

Local Market Overview

Boyd is anchored by its strategic location in the growing Dallas–Fort Worth region, offering a small-town setting with convenient access to major employment and commercial centers throughout North Texas. The community benefits from its position along State Highway 114, providing direct connectivity to Fort Worth, AllianceTexas, and the broader Metroplex. Continued residential development across Wise County, combined with population growth and expanding retail and service demand, is supporting Boyd's evolution as a commuter-oriented community while maintaining its lower-cost, small-town appeal.

Boyd benefits from convenient access via State Highway 114 and FM 730, connecting the community to Fort Worth, Decatur, and major employment centers throughout the Dallas–Fort Worth Metroplex. Downtown Fort Worth is approximately 30 miles southeast, providing residents with access to major employers, healthcare, retail, entertainment, and transportation infrastructure. The surrounding Wise County area continues to attract residential development due to its available land, lower cost of living, and proximity to DFW, supporting continued population growth and new business investment.



Fort Worth

1,008,106

Total Population

\$76,600

Median HH Income

365,000

of Households

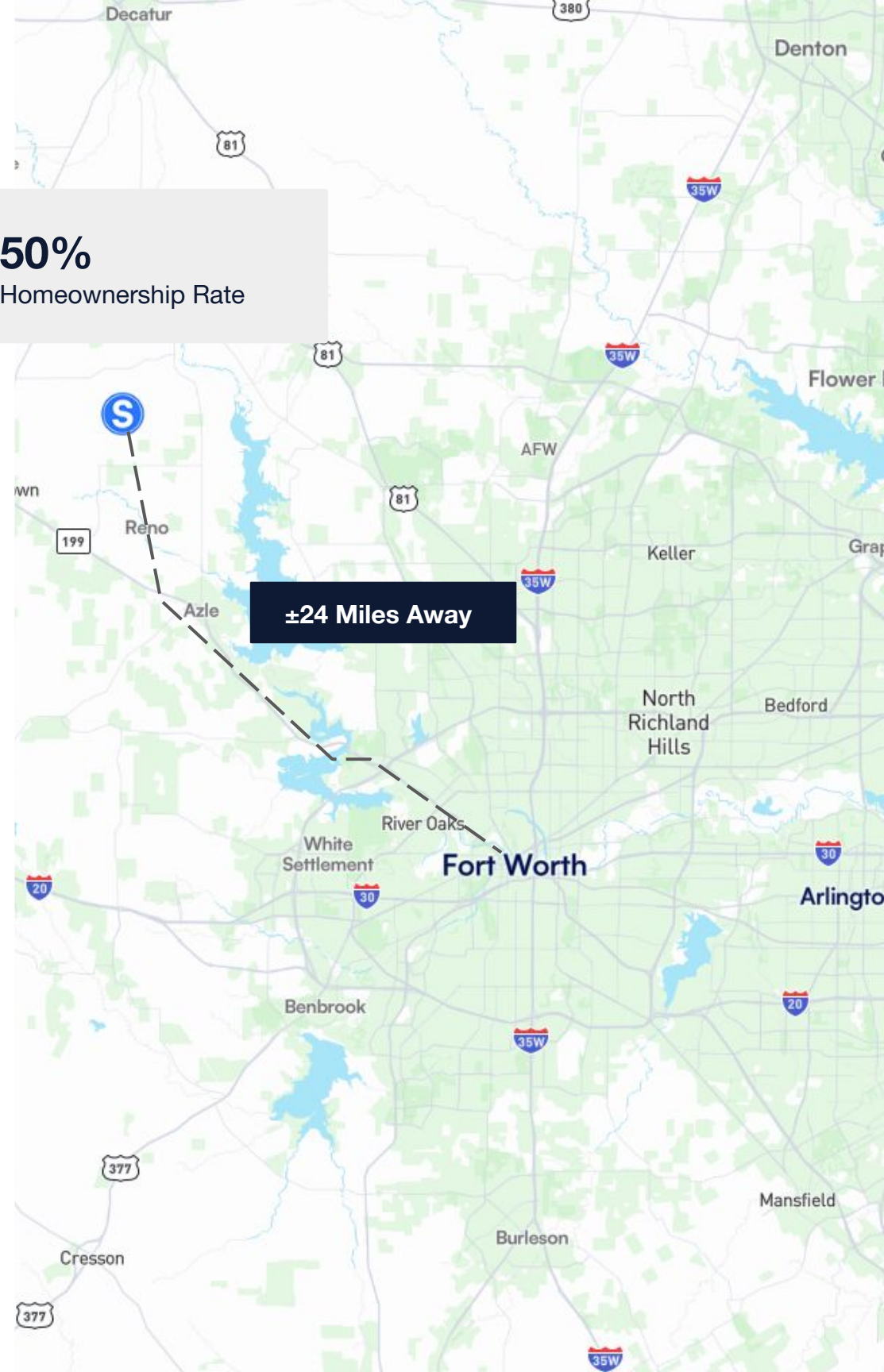
50%

Homeownership Rate

Local Market Overview

Fort Worth is anchored by its position at the center of the rapidly growing Dallas–Fort Worth Metroplex, offering direct access to major employment, logistics, and commercial hubs throughout North Texas. The city benefits from extensive interstate connectivity, a diverse economy, and major employment centers including Downtown Fort Worth and AllianceTexas. Continued population growth, corporate investment, and residential development are driving demand across the region, reinforcing Fort Worth's position as a major economic and population center in North Texas.

Fort Worth benefits from extensive regional connectivity via I-35W, I-30, I-20, and SH 121, providing direct access to Dallas, DFW International Airport, AllianceTexas, and major employment centers throughout the Metroplex. The city's central North Texas location supports a diverse base of employers, healthcare systems, retail, entertainment, and transportation infrastructure. Continued population growth, corporate expansion, and large-scale residential and commercial development are driving ongoing investment and reinforcing Fort Worth's role as a major regional economic hub.



DFW TEXAS

DALLAS-FORT WORTH, TX

The Dallas-Fort Worth metropolitan area is distinguished by its exceptional and consistent population growth, demonstrating its strong regional allure. The Dallas-Fort Worth metropolplex has witnessed exceptional growth from 2019 to 2024, solidifying its position as one of the fastest-expanding regions in the United States, at over 10% during the period. Recent data highlight this surge, with DFW adding approximately 177,922 residents from

2023 to 2024, pushing the total population to around 8.3 million. This increase, with over 650,000 new residents since 2020, is fueled by strong domestic migration, as individuals relocate for its thriving job market and affordable living. This influx of young professionals contributes to more households, underscoring the region's appeal as a prime location for long-term residence.

Total Population

8.3 million+

Median HH Income

\$89,713

Annual Visitors

75.5 Million+

GDP

\$745+ Billion





Transportation

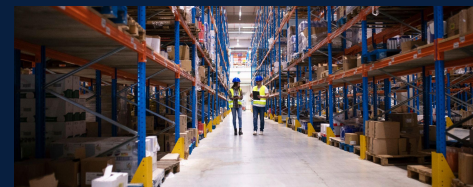
The Dallas-Fort Worth metro area has a well-developed transportation network, including major highways I-35, I-20, and I-30, supporting efficient regional movement. DFW Airport, one of the world's busiest, handled over 81 million passengers and 774,000 U.S. tons of cargo in 2023, reinforcing its role as a global air travel and logistics hub. Public transit options include Dallas DART light rail and Fort Worth's Trinity Metro. The region's strategic location drives growth in logistics and distribution, with companies like Amazon and FedEx expanding operations, ensuring strong connectivity and supporting ongoing economic growth.



Air Cargo Volume
±11.16 Million Tons



Airport Economic Impact
\$67 Billion Annually



Logistics Employment
634,000 Workers in Transport & Warehousing



Annual Ridership for Public Transportation
81.8 Million Passengers

Tourism & Cultural Events

Dallas-Fort Worth hosts major annual events that drive tourism and boost the economy. The State Fair of Texas draws millions, while the Fort Worth Stock Show & Rodeo attracts over 1.2 million visitors and generates hundreds of millions in economic impact. Dallas Arts Week, along with food and music festivals

like Taste of Dallas and the Fort Worth Music Festival, bring tens of thousands of visitors each year. These seasonal events create predictable surges in demand, benefiting the hospitality, retail, and transportation sectors and making tourism a key part of the region's economic vitality.



The Fort Worth Stock Show & Rodeo
±1.2 Million Annual Attendees

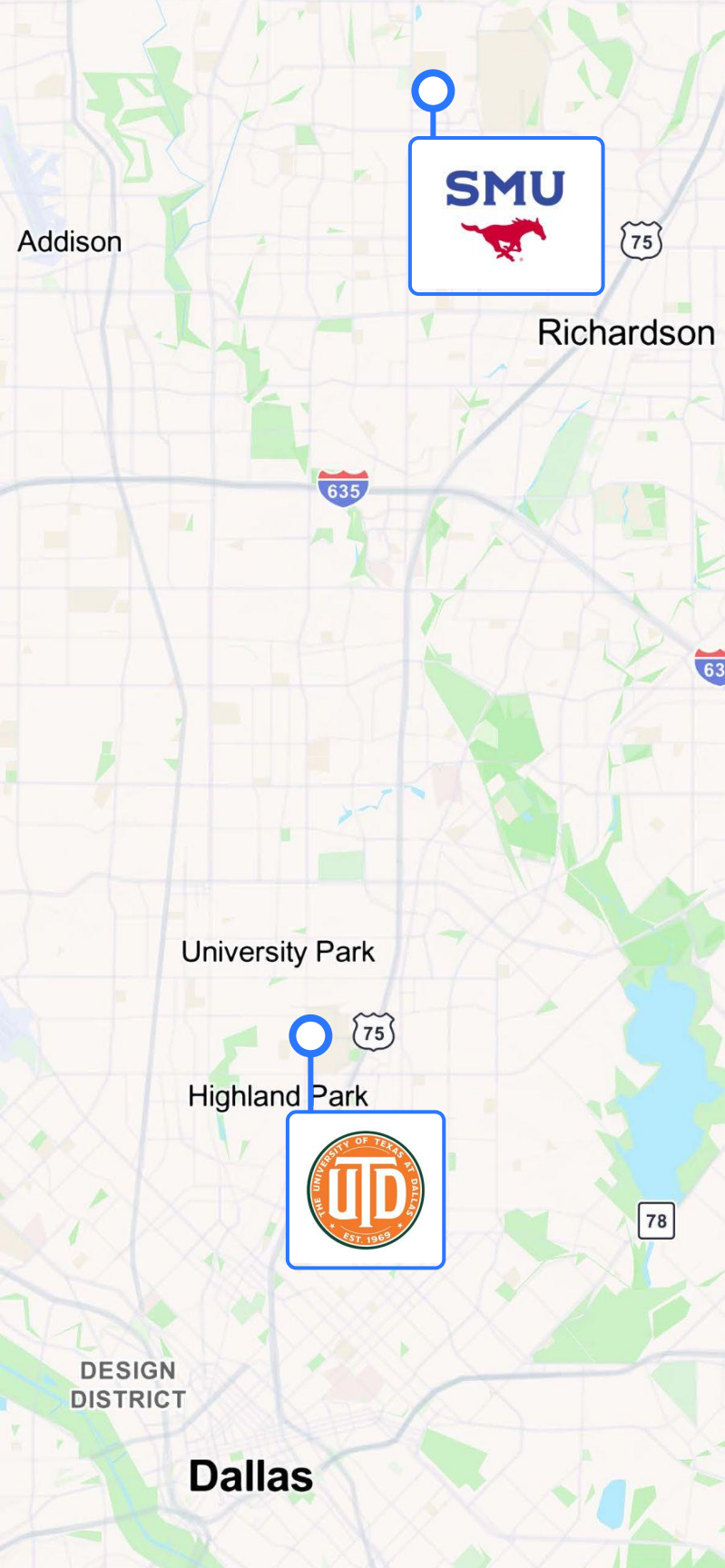


State Fair of Texas
±1 Million Annual Attendees



Dallas Art Fair
±358,000 Attendees





Higher Education

The Dallas-Fort Worth region is anchored by strong higher education institutions that fuel its economy and workforce. The University of Texas at Dallas, with over 31,000 students, is a major research hub, while Southern Methodist University, enrolling more than 12,000, is renowned for business and law. Both produce high graduation rates, supplying skilled talent and driving innovation. Smaller schools like Paul Quinn College enrich diversity and culture, further broadening the region's intellectual capital. These institutions not only prepare a highly educated workforce but also attract businesses eager to tap into their graduates, increasing housing demand and stimulating long-term growth. Combined with a business friendly climate and lower cost of living, DFW's higher education ecosystem strengthens its appeal to relocating companies, particularly from California, and reinforces its position as a hub for knowledge-based industries.

The University of Texas at Dallas

Enrollment (2024-2025):

±29,886 Students

Graduation Rate: 62%

Southern Methodist University

Enrollment (2024-2025):

±12,116 Students

Graduation Rate: 80%



Confidentiality Agreement & Disclaimer

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 791 Ross Ln, Boyd, TX, 76023 ("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.

Back Home RV Park

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59-Site RV Park | Expansion & Income Upside



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Jack Engleman

Associate

(214) 206-8654

jack.engleman@matthews.com

License No. 834151 (TX)



Kevin Diener

First Vice President

(214) 663-4236

kevin.diener@matthews.com

License No. 699130 (TX)

Patrick Graham

Broker of Record

Broker Lic. No. 528005 (TX)

Firm Lic. No. 9005919 (TX)



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:
 - 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.

Matthews Real Estate Investment Services, Inc.	9005919	transactions@matthews.com	866-889-0050
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Patrick Graham	528005	licensing@matthews.com	866-889-0050
Designated Broker of Firm	License No.	Email	Phone
Patrick Graham	528005	licensing@matthews.com	866-889-0050
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date