

KEITHwilsonco.

MOBILE HOME PARK REAL ESTATE BROKERAGE

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10401 Pond Meadow Drive, Oklahoma City, OK 73151

FOR SALE

**WANDERLUST CROSSINGS RV PARK
10246 N. 2430 Road
Weatherford, OK 73096**

102 RV Sites | #1 RV Park in OK

\$4,500,000

Seller Financing 50% LTV | 7% | 10-Year Term | 30-Year Am.

7.03% Cap Rate



Wanderlust Crossings RV Park presented by Keith Wilson Co. - \$4,500,000

KeithWilsonCo



Watch on  YouTube

The information contained herein, while gathered from sources deemed reliable, cannot be guaranteed.

WANDERLUST CROSSINGS RV PARK

INTRODUCTION



WANDERLUST CROSSINGS RV PARK

INTRODUCTION

Keith Wilson Co. is pleased to present Wanderlust Crossings RV Park, a 102-site RV park located in Weatherford, Oklahoma, approximately 50 miles west of Oklahoma City within the I-40 corridor.

The property spans 20.06 acres and was constructed in 2017 by a local family with the intention of designing the most fully equipped and premier RV park in Oklahoma—a standard it continues to reflect today, with a property that presents in near-new condition.

The park features concrete pads, full utility hookups, and a well-designed layout with both pull-through and back-in sites. The asset includes 53 pull-through sites (most measuring 100' x 16') and 49 back-in sites ranging from 50' to 60' in length, supported by wide spacing and landscaped green areas throughout.

Wanderlust Crossings offers a comprehensive amenity package including multiple water features, dog parks, playground, basketball court, and six on-site buildings, including a check-in building, banquet hall, shower/laundry facilities, maintenance building, storage and residential-use structures.

The park experienced a temporary disruption in access from November 2022 through November 2024 due to the closure of the primary I-40 bridge serving the property. With the completion of the new General Thomas P. Stafford Bridge, full access has been restored, positioning the park for improved occupancy and revenue growth.

The current revenue mix is weighted toward monthly tenants (75%), with additional upside through continued lease-up and operational optimization. Existing infrastructure, including full hookups, concrete pads, and utility capacity, supports immediate scalability.

Weatherford is home to Southwestern Oklahoma State University (approximately 4,500 students) and benefits from its location along both Interstate 40 and historic Route 66, providing consistent transient and regional demand drivers.

Wanderlust Crossings RV Park offers a well-built, amenity-rich asset with operational upside driven by improved access, stabilized occupancy potential and a diversified revenue profile.

Let me know if you have any questions.

Keith Wilson
(405) 414-9803
kwilsonco@aol.com

WANDERLUST CROSSINGS RV PARK

GENERAL INFORMATION

Address 10246 N. 2430 Road
Weatherford, OK 73096

Location Located 50 miles west of Oklahoma City along I-40, the park offers direct access to the state’s largest metro (pop. 1.45M). Weatherford (pop. 12,076) sits at the intersection of I-40 and Route 66 and is home to Southwestern Oklahoma State University (4,500 students). The property is positioned on the east side of the city, closest to OKC, just behind established commercial frontage along I-40.

No. of Sites 102

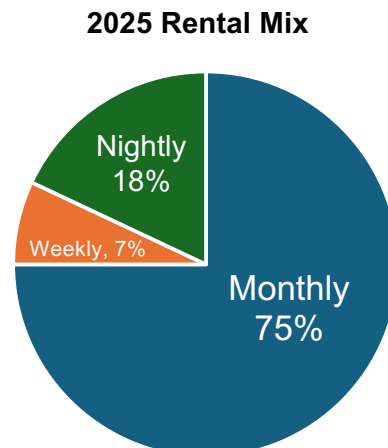
Land Area 20.06 acres

Streets Asphalt – gravel base layer underneath

- Site Info**
- Full hookups with water, sewer, and 30/50/110 amp electric
 - Each site includes a fire pit and picnic table
 - All pad sites are concrete
 - One row (5 sites) equipped with 50/110 amp service
 - 53 pull-through sites: most are 100' x 16' concrete pads (end sites shorter)
 - 49 back-in sites: 50–60' x 16' concrete pads
 - Large grassy areas between sites
 - 6,000 yards of concrete used to construct the park

Occupancy 54% average occupancy in 2025. From November 2022 to November 2024, the primary I-40 bridge providing access to the park was closed for construction of the new General Thomas P. Stafford Bridge. This significantly impacted occupancy, as the nearest access points required detours of approximately 4 miles west or 7 miles east.

- Rents**
- Nightly
- \$46.72 – Back-In
 - \$51.98 – Pull-Through
- Weekly
- \$253.58 – Back-In
 - \$290.32 – Pull-Through
- Monthly
- \$593.25 – Back-In
 - \$698.25 – Pull-Through



WANDERLUST CROSSINGS RV PARK

GENERAL INFORMATION

Signage	3 Interstate 40 (I-40) exit signs and a 40' high park sign
Electric	<ul style="list-style-type: none">• AEP/PSO electric – 4 transformers• 26 kW Generac generator supporting lift station, maintenance building, and private lean-to site
Water	<ul style="list-style-type: none">• City of Weatherford – water service (public)• 10" main line serving buildings and sites
Sewer	<ul style="list-style-type: none">• City of Weatherford – sewer (public)• Park-owned manholes and lift station
Gas	<ul style="list-style-type: none">• Summit Utilities – natural gas (3 meters)• Miller Brothers owned 1,000-gallon propane tank for RV fill up. The park and employees have license to fill.
Telecom	Dobson – fiber internet and phone
Irrigation/Water	<ul style="list-style-type: none">• Private water well for landscaping (5 HP variable pump)• 36,000' of 1" PVC• 8,000' of 2" PVC• 1,000+ Rain Bird heads• (2) 2" rear fill valves• No OK DEQ testing required (landscape use only)
Safety	(8) park-owned fire hydrants (6) OSHA-approved shelters: <ul style="list-style-type: none">• (5) Rated for 32 persons• (1) rated for 18 persons (privately located at rear of park)
Amenities	<ul style="list-style-type: none">• Private water well for landscaping (5 HP variable pump)• (2) 20' x 30' koi ponds with (8) waterfalls and connecting river• (6) pondless waterfalls throughout the park• (2) large dog runs and (1) small dog run• Playground with Rainbow Play System and sandbox• Basketball court
Buildings	There are (6) buildings on site, (3) with full Acme brick exteriors: <ol style="list-style-type: none">1. Check-In Building: 44' x 64' x 16' steel I-beam, full Acme brick2. Banquet Hall: 30' x 70' x 16' steel I-beam, full Acme brick3. Shower/Laundry House: 40' x 36' x 14' steel I-beam, full Acme brick4. Maintenance Building: 40' x 60' x 16' steel I-beam, sheet metal exterior with Acme brick base5. Storage Building: 30' x 60' x 12' steel I-beam, sheet metal exterior6. Private Site: 25' x 60' two-sided carport/lean-to with small apartment (potential use for manager or maintenance employee)

WANDERLUST CROSSINGS RV PARK

2017-2025 FINANCIALS

	2017	2018	2019	2020	2021	2022	2023	2024	2025
January		\$ 42,037.41	\$ 34,485.02	\$ 26,724.94	\$ 49,593.67	\$ 51,619.99	\$ 35,827.28	\$ 19,899.92	\$ 40,304.10
February		\$ 43,467.32	\$ 42,268.21	\$ 26,259.94	\$ 43,954.48	\$ 54,018.68	\$ 39,005.14	\$ 17,349.06	\$ 52,296.36
March		\$ 44,664.50	\$ 47,806.39	\$ 32,052.68	\$ 64,572.77	\$ 67,789.71	\$ 47,586.86	\$ 29,632.86	\$ 43,359.88
April	\$ 1,754.00	\$ 46,579.12	\$ 56,334.14	\$ 28,693.35	\$ 71,692.21	\$ 63,364.27	\$ 49,688.43	\$ 38,034.48	\$ 67,653.60
May	\$ 8,158.75	\$ 46,741.69	\$ 48,538.45	\$ 33,694.25	\$ 70,341.07	\$ 69,228.77	\$ 47,749.26	\$ 30,918.44	\$ 71,012.08
June	\$ 35,756.41	\$ 41,599.91	\$ 53,591.77	\$ 36,567.25	\$ 69,964.51	\$ 58,520.03	\$ 38,007.95	\$ 32,304.14	\$ 58,467.58
July	\$ 43,813.24	\$ 44,517.85	\$ 50,645.11	\$ 37,362.50	\$ 63,433.11	\$ 48,495.27	\$ 30,616.84	\$ 29,654.59	\$ 42,858.62
August	\$ 48,520.62	\$ 45,184.54	\$ 32,736.80	\$ 45,079.85	\$ 69,281.01	\$ 45,066.10	\$ 31,210.68	\$ 39,487.01	\$ 47,503.22
September	\$ 43,143.78	\$ 45,548.90	\$ 42,381.22	\$ 57,306.10	\$ 72,897.98	\$ 57,678.43	\$ 37,126.10	\$ 48,541.91	\$ 51,862.28
October	\$ 46,772.47	\$ 63,112.02	\$ 44,436.14	\$ 76,224.80	\$ 83,499.09	\$ 78,188.97	\$ 46,520.43	\$ 59,597.73	\$ 60,431.14
November	\$ 39,543.58	\$ 46,992.84	\$ 35,288.47	\$ 55,783.34	\$ 65,159.77	\$ 34,957.95	\$ 24,539.65	\$ 42,439.52	\$ 48,936.75
December	\$ 40,376.47	\$ 44,711.20	\$ 26,261.86	\$ 39,333.99	\$ 51,996.72	\$ 22,696.14	\$ 19,003.51	\$ 30,719.12	\$ 36,020.83
	\$ 307,839.32	\$ 555,157.30	\$ 514,773.58	\$ 495,082.99	\$ 776,386.39	\$ 651,624.31	\$ 446,882.13	\$ 418,578.78	\$ 620,706.44
	9	12	12	12	12	12	12	12	12
Avg Mo.	\$ 34,204.37	\$ 46,263.11	\$ 42,897.80	\$ 41,256.92	\$ 64,698.87	\$ 54,302.03	\$ 37,240.18	\$ 34,881.57	\$ 51,725.54

Grey is Airport Road bridge

WANDERLUST CROSSINGS RV PARK

PROFIT & LOSS - 2024

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	Full Year
Income													
Sales (Taxable)	\$ 13,274.05	\$ 14,170.43	\$ 22,576.37	\$ 29,773.91	\$ 25,706.41	\$ 26,295.31	\$ 24,039.23	\$ 35,622.02	\$ 41,865.56	\$ 53,287.47	\$ 53,287.47	\$ 25,486.64	\$ 365,384.87
Sales (Non-taxable)	\$ 5,190.87	\$ 2,965.63	\$ 5,248.19	\$ 6,424.99	\$ 4,529.53	\$ 4,713.58	\$ 4,232.86	\$ 2,926.09	\$ 4,669.35	\$ 4,320.01	\$ 4,320.01	\$ 3,835.48	\$ 53,376.59
Cost of Propane	\$ (1,607.58)		\$ (1,314.50)	\$ (1,488.50)						\$ (1,378.17)		\$ (2,835.25)	\$ (8,624.00)
Sales (Laundry)	\$ 598.00	\$ 201.00	\$ 242.25	\$ 640.00	\$ 476.50	\$ 605.25	\$ 562.00	\$ 543.75	\$ 1,117.50	\$ 1,145.00	\$ 1,145.00	\$ 532.50	\$ 7,808.75
Sales (Dog Wash)	\$ 886.50	\$ 635.00	\$ 736.50	\$ 893.00	\$ 871.00	\$ 1,240.00	\$ 820.50	\$ 587.75	\$ 973.50	\$ 857.00	\$ 857.00	\$ 879.50	\$ 10,237.25
Sales (Cash)	\$ 2,570.50	\$ 1,907.00	\$ 4,474.55	\$ 5,192.58	\$ 3,095.00	\$ 3,760.00	\$ 3,760.00	\$ 2,430.00	\$ 3,760.00	\$ 3,123.25	\$ 3,123.25	\$ 1,865.00	\$ 39,061.13
Uncategorized Income						\$ 133.45	\$ 51.00						\$ 184.45
Refund/Cancellations	\$ (92.04)	\$ (100.00)	\$ (100.00)		\$ (12.42)	\$ (164.51)	\$ (103.65)	\$ (200.00)	\$ (276.43)	\$ (100.00)	\$ (345.05)	\$ (447.07)	\$ (1,941.17)
Gross Income	\$ 20,820.30	\$ 19,779.06	\$ 31,863.36	\$ 41,435.98	\$ 34,666.02	\$ 36,583.08	\$ 33,361.94	\$ 41,909.61	\$ 52,109.48	\$ 61,254.56	\$ 62,387.68	\$ 29,316.80	\$ 465,487.87
Expenses													
Advertising & Marketing	\$ 90.00	\$ 669.00	\$ 704.00	\$ 753.99	\$ 669.00	\$ 3,111.00	\$ 669.00	\$ 669.00	\$ 669.00	\$ 669.00	\$ 669.00	\$ 2,392.08	\$ 11,734.07
Auto Fuel			\$ 22.88	\$ 41.13	\$ 201.78	\$ 155.83	\$ 212.16	\$ 129.36	\$ 76.85	\$ 117.17	\$ 66.63	\$ 40.70	\$ 1,064.49
Credit Card						\$ 524.00							\$ 524.00
Garbage	\$ 796.95	\$ 274.05	\$ 535.50	\$ 535.50	\$ 535.50	\$ 535.50	\$ 535.50	\$ 535.50	\$ 535.50	\$ 535.50	\$ 535.50	\$ 535.50	\$ 6,426.00
Insurance	\$ 1,257.15	\$ 2,544.30	\$ 2,421.00	\$ 1,237.15		\$ 16,877.00							\$ 24,336.60
Legal & Professional Services													\$ -
Office Supplies & Software	\$ 69.00	\$ 69.00	\$ 457.00	\$ 69.00	\$ 69.00	\$ 81.00	\$ 81.00	\$ 92.00	\$ 262.35	\$ 601.73	\$ 86.00	\$ 232.00	\$ 2,169.08
Repairs & Maintenance	\$ 251.00	\$ 189.90	\$ 1,390.38	\$ 567.39	\$ 1,112.81		\$ 1,836.95	\$ 217.35	\$ 943.93		\$ 225.15	\$ 870.00	\$ 7,604.86
Salaries & Wages	\$ 5,014.38	\$ 5,161.24	\$ 5,223.09	\$ 5,316.45	\$ 8,289.29	\$ 6,294.39	\$ 6,648.45	\$ 6,646.50	\$ 7,726.63	\$ 5,551.74	\$ 9,991.76	\$ 6,259.77	\$ 78,123.69
Supplies			\$ 151.35	\$ 597.85	\$ 1,450.91	\$ 1,195.49	\$ 1,067.51	\$ 953.03	\$ 219.56		\$ 1,322.78	\$ 391.09	\$ 7,349.57
Taxes & Licenses		\$ 286.30			\$ 30.67			\$ 255.00	\$ 30.00				\$ 601.97
941 Tax		\$ 4,532.88		\$ 2,147.41	\$ 3,830.04			\$ 383.00		\$ 4,799.84		\$ 6,193.33	\$ 21,886.50
OESC Tax		\$ 29.12		\$ 59.57					\$ 76.64		\$ 67.84		\$ 233.17
Property Tax				\$ 8,478.00							\$ 9,007.50		\$ 17,485.50
Sales Tax		\$ 2,030.04			\$ 2,955.15			\$ 1,486.02	\$ 2,854.50			\$ 7,897.94	\$ 17,223.65
WTH Tax		\$ 361.00			\$ 436.84			\$ 508.00	\$ 55.59		\$ 592.00	\$ 55.59	\$ 2,009.02
Total for Taxes & Licenses	\$ -	\$ 2,420.16	\$ -	\$ 8,478.00	\$ 3,451.56	\$ -	\$ -	\$ 1,994.02	\$ 2,986.73	\$ -	\$ 9,667.34	\$ 7,953.53	\$ 36,951.34
Utilities													
Electric	\$ 3,487.43	\$ 3,057.15	\$ 2,451.54	\$ 2,109.08	\$ 2,943.27	\$ 3,024.26	\$ 5,361.94	\$ 7,853.56	\$ 6,572.56	\$ 9,805.15	\$ 7,787.03	\$ 4,689.24	\$ 59,142.21
Gas	\$ 562.28	\$ 829.83	\$ 597.28	\$ 487.99	\$ 192.17	\$ 191.76	\$ 175.25	\$ 162.78	\$ 161.65	\$ 178.65	\$ 241.64	\$ 319.90	\$ 4,101.18
Phone & Internet	\$ 1,593.65	\$ 1,720.64	\$ 1,763.80	\$ 1,288.79	\$ 2,122.58	\$ 1,613.14	\$ 1,573.58	\$ 1,289.90	\$ 1,824.89	\$ 1,617.70	\$ 1,601.95	\$ 1,530.57	\$ 19,541.19
Water	\$ 210.65	\$ 85.35	\$ 77.60	\$ 47.20	\$ 85.35	\$ 146.45	\$ 135.70	\$ 270.70	\$ 178.85	\$ 195.15	\$ 195.15	\$ 322.00	\$ 1,950.15
Total for Utilities	\$ 5,854.01	\$ 5,692.97	\$ 4,890.22	\$ 3,933.06	\$ 5,343.37	\$ 4,975.61	\$ 7,246.47	\$ 9,576.94	\$ 8,737.95	\$ 11,796.65	\$ 9,825.77	\$ 6,861.71	\$ 84,734.73
Total for Expenses	\$ 13,332.49	\$ 17,020.62	\$ 15,795.42	\$ 21,529.52	\$ 21,123.22	\$ 33,749.82	\$ 18,297.04	\$ 20,813.70	\$ 22,158.50	\$ 19,271.79	\$ 32,389.93	\$ 25,536.38	\$ 261,018.43
Net Income	\$ 7,487.81	\$ 2,758.44	\$ 16,067.94	\$ 19,906.46	\$ 13,542.80	\$ 2,833.26	\$ 15,064.90	\$ 21,095.91	\$ 29,950.98	\$ 41,982.77	\$ 29,997.75	\$ 3,780.42	\$ 204,469.44

WANDERLUST CROSSINGS RV PARK

PROFIT & LOSS - 2025

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	Full Year
Income													
Sales (Taxable)	\$ 32,062.50	\$ 45,444.83	\$ 33,872.06	\$ 59,602.07	\$ 65,753.19	\$ 53,154.53	\$ 39,197.49	\$ 42,344.28	\$ 47,898.82	\$ 55,345.00	\$ 42,975.95	\$ 29,310.45	\$ 546,961.17
Sales (Non-taxable Propane)	\$ 5,389.60	\$ 2,543.28	\$ 4,924.07	\$ 1,874.78	\$ 1,904.64	\$ 827.80	\$ 966.63	\$ 1,110.19	\$ 1,536.21	\$ 1,149.89	\$ 2,680.30	\$ 2,879.63	\$ 27,787.02
Cost of Propane	\$ (1,455.51)	\$ (1,326.86)	\$ (3,175.68)		\$ (1,237.18)			\$ (1,371.37)			\$ (1,197.04)	\$ (1,747.04)	\$ (11,510.68)
Sales (Laundry)	\$ 343.25	\$ 899.25	\$ 1,098.50	\$ 1,115.25	\$ 1,143.00	\$ 1,597.50	\$ 566.00	\$ 947.75	\$ 576.25	\$ 1,334.75	\$ 648.50	\$ 624.00	\$ 10,894.00
Sales (Dog Wash)	\$ 643.75	\$ 979.00	\$ 1,035.25	\$ 671.50	\$ 1,011.25	\$ 1,122.75	\$ 928.50	\$ 571.00	\$ 651.00	\$ 1,401.50	\$ 767.00	\$ 1,341.75	\$ 11,124.25
Sales (Cash)	\$ 1,865.00	\$ 2,430.00	\$ 2,430.00	\$ 4,390.00	\$ 1,200.00	\$ 1,765.00	\$ 1,200.00	\$ 2,530.00	\$ 1,200.00	\$ 1,200.00	\$ 1,865.00	\$ 1,865.00	\$ 23,940.00
Uncategorized Income							\$ 489.29						\$ 489.29
Refund/Cancellations	\$ (30.00)	\$ (48.00)	\$ (185.93)	\$ (16.00)	\$ (146.00)		\$ (45.39)	\$ (15.00)					\$ (486.32)
Gross Income	\$ 38,818.59	\$ 50,921.50	\$ 39,998.27	\$ 67,637.60	\$ 69,628.90	\$ 58,467.58	\$ 43,302.52	\$ 46,116.85	\$ 51,862.28	\$ 60,431.14	\$ 47,739.71	\$ 34,273.79	\$ 609,198.73
Expenses													
Advertising & Marketing	\$ 715.55	\$ 715.55	\$ 750.55	\$ 800.54	\$ 715.55	\$ 715.55	\$ 715.55	\$ 2,563.55	\$ 715.55	\$ 90.00	\$ 90.00	\$ 2,026.50	\$ 10,614.44
Auto Fuel	\$ 31.13	\$ 99.37	\$ 25.87	\$ 273.18	\$ 199.15	\$ 224.54	\$ 189.51	\$ 260.37	\$ 220.55	\$ 87.74	\$ 62.78		\$ 1,674.19
Credit Card						\$ 1,062.80							\$ 1,062.80
Garbage	\$ 535.50	\$ 535.50	\$ 551.55	\$ 551.55	\$ 551.55	\$ 551.55	\$ 551.55	\$ 551.55	\$ 551.55	\$ 551.55	\$ 551.55	\$ 551.55	\$ 6,586.50
Insurance		\$ 2,281.00			\$ 1,591.51	\$ 1,590.15	\$ 3,180.30		\$ 1,590.15	\$ 1,590.15	\$ 1,590.13	\$ 1,590.13	\$ 15,003.52
Legal & Professional Services		\$ 690.73	\$ 300.00										\$ 990.73
Office Supplies & Software	\$ 258.14	\$ 175.52	\$ 613.99	\$ 295.11	\$ 220.00	\$ 1,021.70	\$ 102.00	\$ 102.00	\$ 242.25	\$ 397.70	\$ 139.40	\$ 139.40	\$ 3,707.21
Repairs & Maintenance		\$ 95.21	\$ 953.28	\$ 182.04	\$ 979.68	\$ 1,004.47	\$ 2,672.21	\$ 1,235.69	\$ 125.25	\$ 121.43	\$ 909.61	\$ 1,433.08	\$ 9,711.95
Salaries & Wages	\$ 5,344.76	\$ 5,416.67	\$ 5,360.09	\$ 5,411.27	\$ 9,504.08	\$ 7,522.04	\$ 7,257.13	\$ 7,462.61	\$ 6,836.53	\$ 10,640.76	\$ 6,582.21	\$ 6,179.03	\$ 83,517.18
Supplies	\$ 1,551.36		\$ 296.33	\$ 2,756.16	\$ 1,030.96	\$ 381.89	\$ 1,176.56		\$ 445.07			\$ 848.39	\$ 8,486.72
Taxes & Licenses		\$ 224.50			\$ 300.00	\$ 30.00	\$ 220.00			\$ 20.00			\$ 794.50
941 Tax		\$ 4,805.03		\$ 4,234.47		\$ 3,789.03	\$ 1,802.71	\$ 160.15			\$ 9,363.76		\$ 24,155.15
OESC Tax	\$ 45.14				\$ 67.88		\$ 90.71				\$ 83.13		\$ 286.86
Property Tax				\$ 8,829.50							\$ 180.00		\$ 9,009.50
Sales Tax	\$ 1,180.33				\$ 9,217.46	\$ 3,267.66	\$ 2,657.72			\$ 6,934.80	\$ 2,824.74		\$ 26,102.71
WTH Tax	\$ 372.00			\$ 429.00		\$ 401.00	\$ 203.00			\$ 553.00			\$ 1,958.00
Total for Taxes & Licenses	\$ 1,597.47	\$ 5,029.53	\$ -	\$ 13,492.97	\$ 9,585.34	\$ 7,507.69	\$ 4,974.14	\$ 160.15	\$ -	\$ 7,507.80	\$ 12,451.63	\$ -	\$ 62,306.72
Utilities													
Electric	\$ 4,670.92	\$ 5,278.75	\$ 6,278.78	\$ 5,612.52	\$ 4,875.21	\$ 5,771.10	\$ 9,002.00	\$ 10,924.10	\$ 9,526.95	\$ 8,806.76	\$ 9,068.70	\$ 4,916.70	\$ 84,732.49
Gas	\$ 621.93	\$ 783.41	\$ 823.60	\$ 635.68	\$ 490.21	\$ 338.62	\$ 294.91	\$ 246.19	\$ 203.51	\$ 229.44	\$ 261.41	\$ 408.78	\$ 5,337.69
Phone & Internet	\$ 1,626.37	\$ 1,659.89	\$ 1,719.65	\$ 1,596.19	\$ 1,581.16	\$ 1,537.62	\$ 1,684.94	\$ 1,719.80	\$ 1,577.87	\$ 1,454.91	\$ 1,562.81	\$ 1,629.21	\$ 19,350.42
Water	\$ 77.60	\$ 179.50	\$ 245.70	\$ 339.75	\$ 212.30	\$ 339.75	\$ 382.50	\$ 348.30	\$ 136.75	\$ 155.25	\$ 195.80	\$ 210.65	\$ 2,823.85
Total for Utilities	\$ 6,996.82	\$ 7,901.55	\$ 9,067.73	\$ 8,184.14	\$ 7,158.88	\$ 7,987.09	\$ 11,364.35	\$ 13,238.39	\$ 11,445.08	\$ 10,646.36	\$ 11,088.72	\$ 7,165.34	\$ 112,244.45
Total for Expenses	\$ 17,030.73	\$ 22,940.63	\$ 17,919.39	\$ 31,946.96	\$ 31,536.70	\$ 29,569.47	\$ 32,183.30	\$ 25,574.31	\$ 22,171.98	\$ 31,633.49	\$ 33,466.03	\$ 19,933.42	\$ 315,906.41
Net Income	\$ 21,787.86	\$ 27,980.87	\$ 22,078.88	\$ 35,690.64	\$ 38,092.20	\$ 28,898.11	\$ 11,119.22	\$ 20,542.54	\$ 29,690.30	\$ 28,797.65	\$ 14,273.68	\$ 14,340.37	\$ 293,292.32

WANDERLUST CROSSINGS RV PARK

PROFIT & LOSS - 2026 (JAN-APR)

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	Full Year
Income													
Sales (Taxable)	\$ 31,398.14	\$ 37,856.21	\$ 48,357.95	\$ 50,176.70									\$ 167,789.00
Sales (Non-taxable Propane)	\$ 5,559.77	\$ 3,194.46	\$ 2,808.63	\$ 1,757.04									\$ 13,319.90
Cost of Propane	\$ (1,885.25)	\$ (929.74)	\$ (999.15)										\$ (3,814.14)
Sales (Laundry)	\$ 899.00	\$ 610.00	\$ 791.25	\$ 910.75									\$ 3,211.00
Sales (Dog Wash)	\$ 1,144.25	\$ 1,026.25	\$ 984.00	\$ 682.50									\$ 3,837.00
Sales (Cash)	\$ 1,865.00	\$ 1,880.00	\$ 1,880.00	\$ 1,880.00									\$ 7,505.00
Uncategorized Income		\$ 558.70	\$ 54.00	\$ 34.85									\$ 647.55
Refund/Cancellations													\$ -
Gross Income	\$ 38,980.91	\$ 44,195.88	\$ 53,876.68	\$ 55,441.84	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 192,495.31
Expenses													
Advertising & Marketing	\$ 805.61	\$ 805.61	\$ 805.61	\$ 890.60									\$ 3,307.43
Auto Fuel	\$ 100.71	\$ 51.38	\$ -	\$ -									\$ 152.09
Credit Card	\$ -	\$ -	\$ -	\$ 308.08									\$ 308.08
Garbage	\$ 551.55	\$ 551.55	\$ 551.55	\$ 553.55									\$ 2,208.20
Insurance	\$ 1,590.12	\$ 1,590.12	\$ 1,590.12	\$ 1,590.12									\$ 6,360.48
Legal & Professional Services	\$ -	\$ -	\$ -	\$ -									\$ -
Office Supplies & Software	\$ 139.40	\$ 139.40	\$ 558.79	\$ 21.92									\$ 859.51
Repairs & Maintenance	\$ 1,497.24	\$ 551.98	\$ 548.11	\$ 605.23									\$ 3,202.56
Salaries & Wages	\$ 5,876.49	\$ 6,061.53	\$ 4,051.54	\$ 4,549.03									\$ 20,538.59
Supplies	\$ 1,084.70	\$ -	\$ 1,212.73	\$ -									\$ 2,297.43
Taxes & Licenses	\$ 310.01	\$ -	\$ -	\$ -									\$ 310.01
941 Tax	\$ 3,153.75	\$ 1,467.10	\$ 1,498.02	\$ 855.77									\$ 6,974.64
OESC Tax	\$ 55.98	\$ -	\$ -	\$ -									\$ 55.98
Property Tax	\$ -	\$ -	\$ -	\$ -									\$ -
Sales Tax	\$ 3,817.74	\$ 1,569.91	\$ 2,103.09	\$ 2,417.90									\$ 9,908.64
WTH Tax	\$ 570.00	\$ 124.00	\$ 203.00	\$ -									\$ 897.00
Total for Taxes & Licenses	\$ 7,907.48	\$ 3,161.01	\$ 3,601.11	\$ 3,476.67	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 18,146.27
Utilities													
Electric	\$ 5,221.76	\$ 4,389.69	\$ 5,485.28	\$ 4,969.00									\$ 20,065.73
Gas	\$ 709.86	\$ 674.54	\$ 753.66	\$ 483.04									\$ 2,621.10
Phone & Internet	\$ 1,813.76	\$ 1,587.36	\$ 1,561.16	\$ 1,641.67									\$ 6,603.95
Water	\$ 86.00	\$ 81.28	\$ 120.02	\$ 120.02									\$ 407.32
Total for Utilities	\$ 7,831.38	\$ 6,732.87	\$ 7,920.12	\$ 7,213.73	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 29,698.10
Total for Expenses	\$ 27,384.68	\$ 19,645.45	\$ 20,839.68	\$ 19,208.93	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 87,078.74
Net Income	\$ 11,596.23	\$ 24,550.43	\$ 33,037.00	\$ 36,232.91	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 105,416.57
Annualized													\$ 316,248.00 (7.03% Cap)

WANDERLUST CROSSINGS RV PARK

SALES INFORMATION

Sales Price.....\$4,500,000

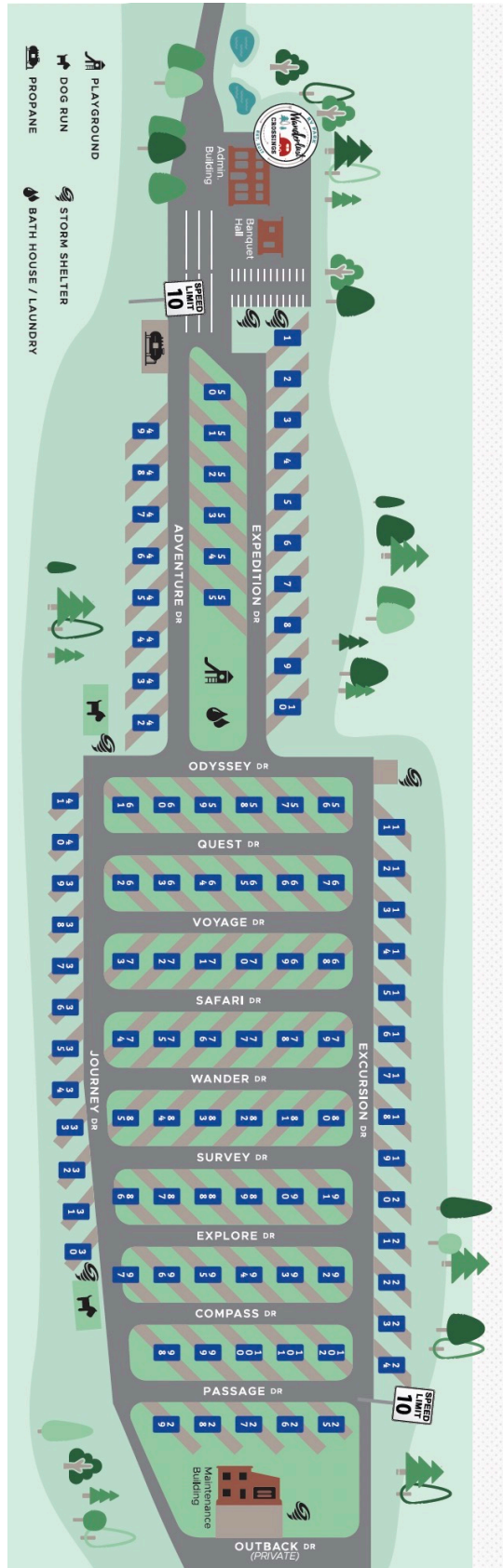
Price/Site.....\$44,117

Cap Rate.....7.03%



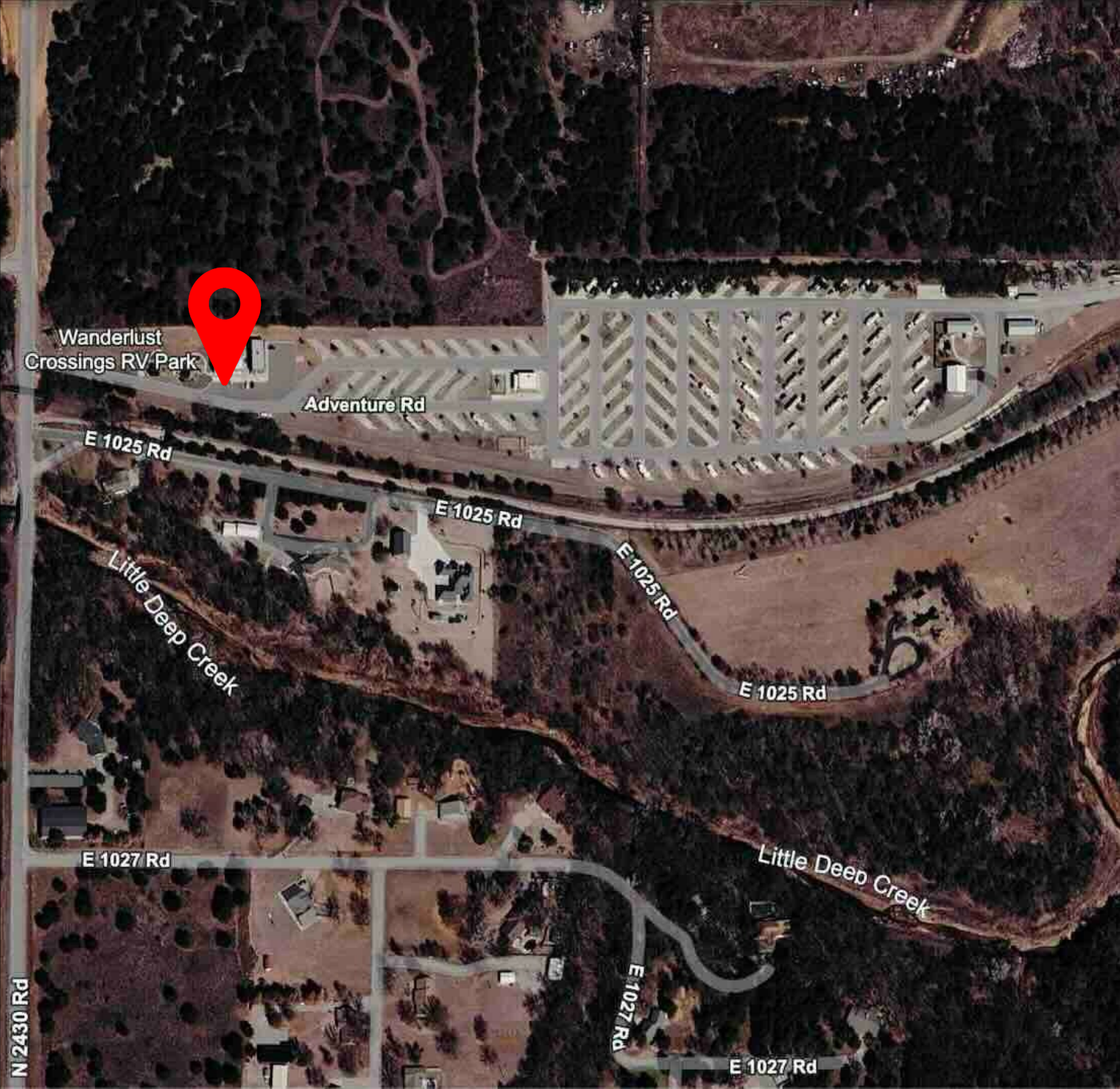
WANDERLUST CROSSINGS RV PARK

SITE PLAN



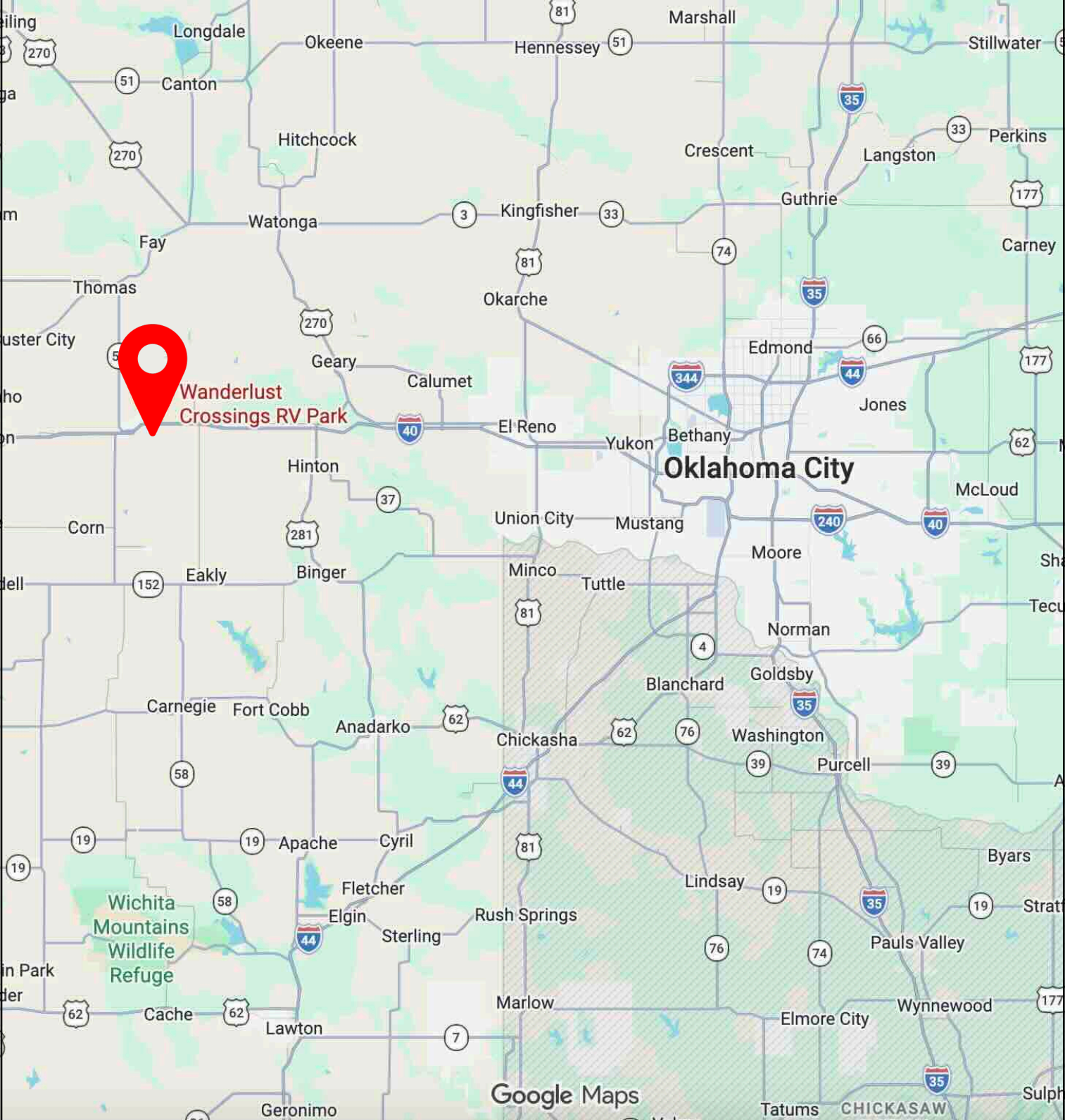
WANDERLUST CROSSINGS RV PARK

AERIAL



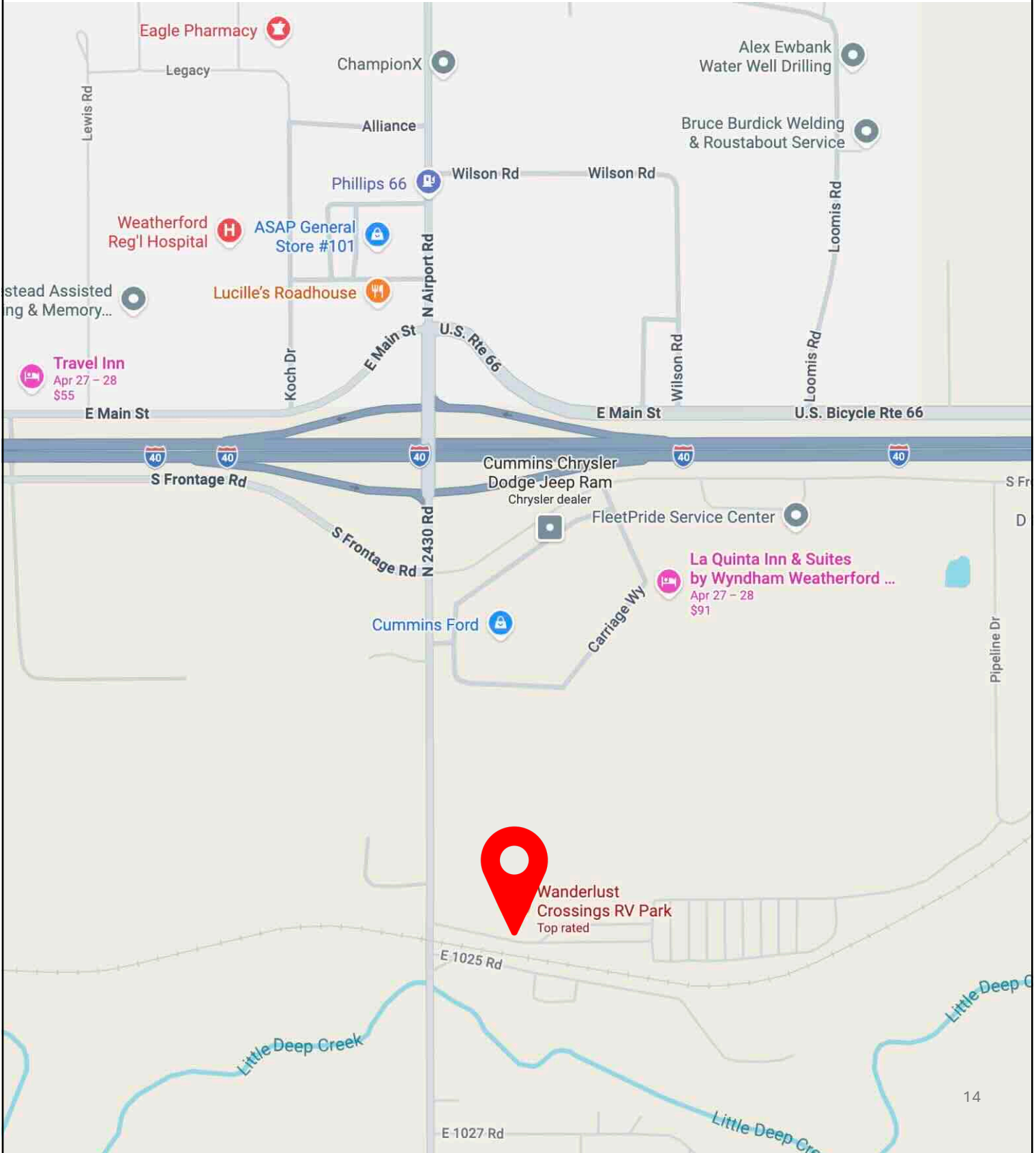
WANDERLUST CROSSINGS RV PARK

MAP



WANDERLUST CROSSINGS RV PARK

MAP





CHECK-IN BUILDING

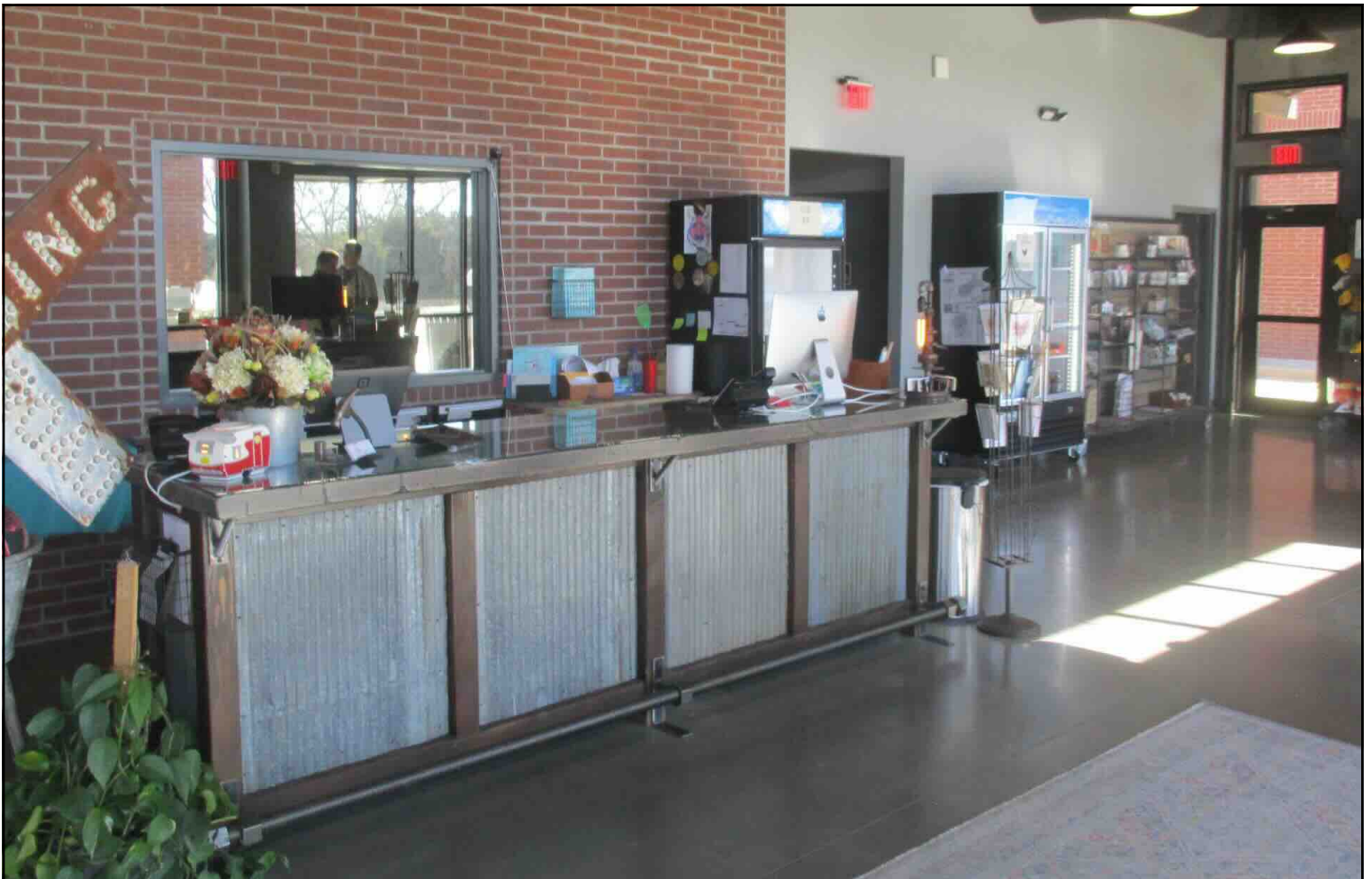
44' x 64' x 16' steel I-beam construction

EXTERIOR

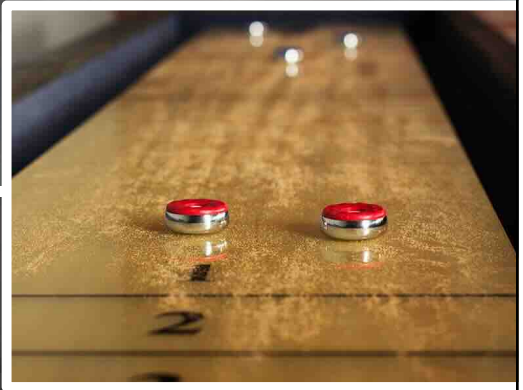
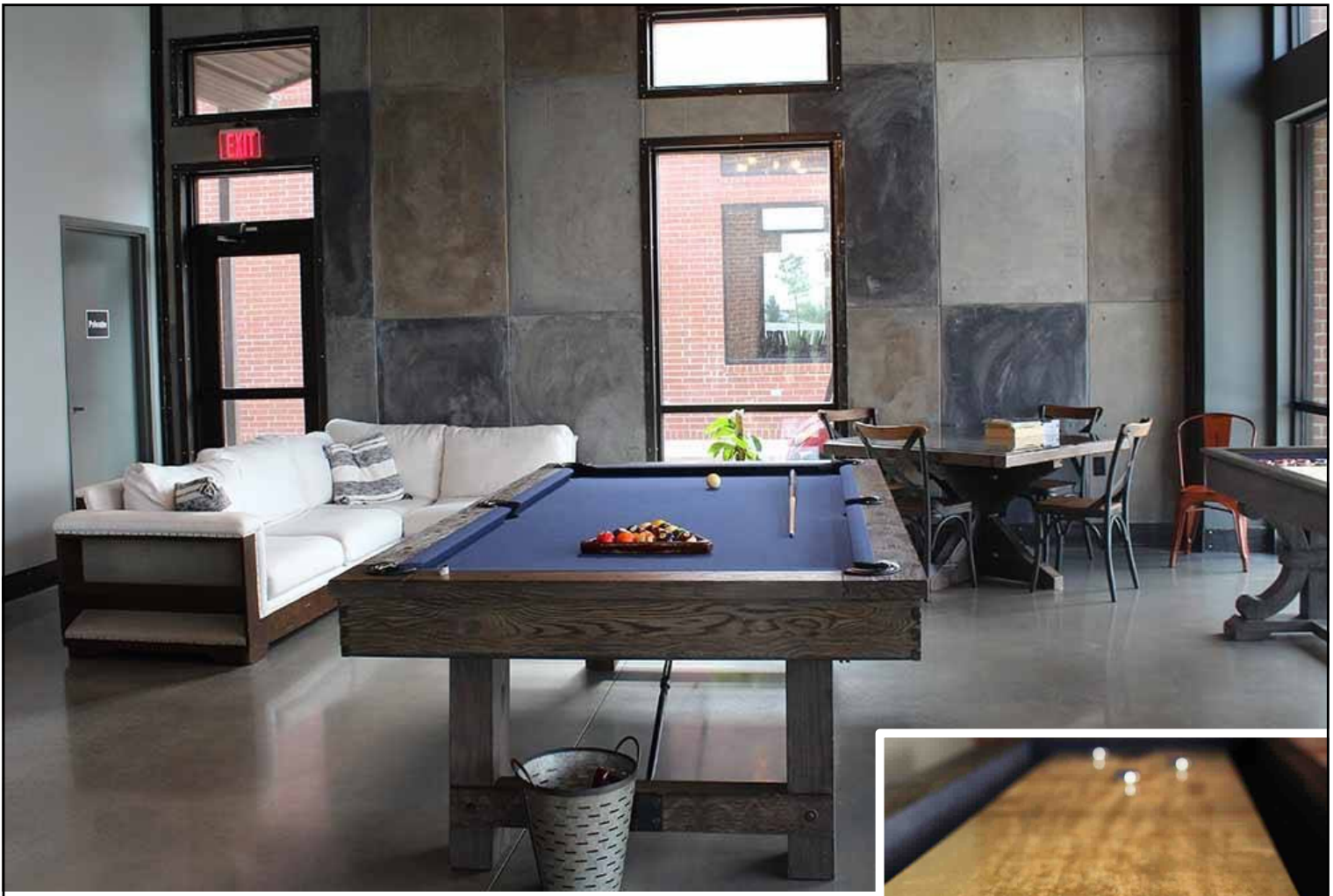
- Full Acme brick exterior

INTERIOR

- Polished concrete floors
- 125" custom check-in desk
- (2) Apple computers
- (1) Square POS system
- (4) custom merchandise displays
- Couch
- 75" Samsung TV with railroad TV stand
- Mayhem multigame coin-operated arcade
- Shuffleboard
- Pool table
- Solid wood domino table with (4) chairs
- 48" Avantco double glass door commercial refrigerator
- 30" True upright freezer w/ glass door.
(ice storage)



CHECK-IN BUILDING



CHECK-IN BUILDING



BANQUET HALL

30' x 70' x 16' steel I-beam building

EXTERIOR

- Full Acme brick

INTERIOR

Full Kitchen

- Whirlpool glass-top stove
- Microwave
- Refrigerator
- (2) 6' stainless steel tables
- (2) 30" stainless steel tables
- 72" commercial double sink
- BrewStation 100-cup coffee maker
- Bunn tea maker

Maintenance Room

- Mop sink
- Navien tankless hot water system
- Vacuflo central vacuum
- (1) 4-ton AC / gas heat

Furnishings

- (10) 9' folding solid wood tables
- (100) chairs (metal/wood)
- Ice bin with water filler
- Wall-mounted TV

Restrooms

- Men's and women's restrooms

WANDERLUST CROSSINGS RV PARK
BANQUET HALL FULL KITCHEN





SHOWERS & LAUNDRY

40' x 36' x 14' steel I-beam building

EXTERIOR

- Full Acme brick

INTERIOR

- Polished concrete floors
- Sheetrock

Women's Restrooms

- (2) solid surface showers
- (2) solid surface sink vanities
- (2) toilet stalls

Men's Restrooms

- (2) solid surface showers
- (2) solid surface sink vanities
- (1) toilet stall
- (1) urinal stall

ADA-Compliant

- (1) ADA solid surface shower
- (1) solid surface vanity
- (1) toilet

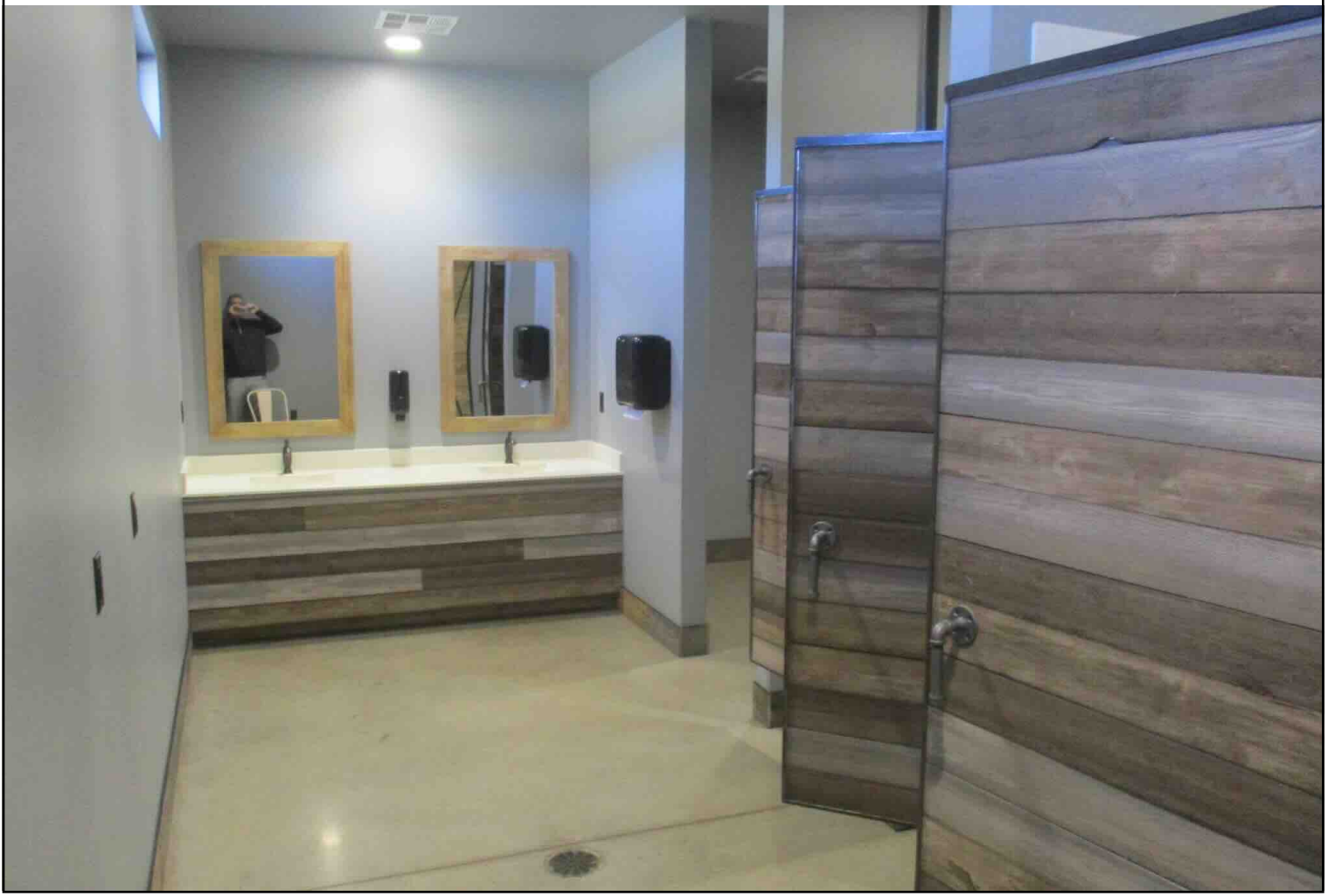
Laundry

- (4) Maytag washers
- (4) Maytag dryers
- (2) coin-operated detergent units
- (1) bill-to-quarter exchanger

Maintenance

- Mop sink
- (2) Navien tankless hot water systems
- Vacuflo central vacuum
- 40-gal pressure tank for water well
- (1) 4-ton AC / gas heat (dual zone)
- Evolution dog wash station

SHOWERS & LAUNDRY





MAINTENANCE BUILDING

40' x 60' x 16' steel I-beam building

EXTERIOR

- Sheet metal exterior with full Acme brick
- Fully insulated
- Infrared gas tube heat
- (2) 12' x 14' insulated overhead doors with electric openers

INTERIOR

- 6' x 6' bathroom
- Washer and dryer hookup
- Fully wired with (3) 50-amp plugs

MAINTENANCE BUILDING





STORAGE BUILDING

30' x 60' x 12' steel I-beam building

EXTERIOR

- Sheet metal

INTERIOR

- Fully wired
- Currently used for storage only



PRIVATE-SITE

25' x 60' two-sided carport / lean-to

Features

- Full hookup for RV and small apartment
- 16' x 20' koi pond with (3) waterfalls
- Fenced yard
- Private 18-person storm shelter

WANDERLUST CROSSINGS RV PARK

ADDITIONAL ASSETS

- (2) Hustler FasTrak SDX riding lawnmowers
- (2) self-propelled Honda bag mowers
- (1) 2013 Yamaha golf cart (red)
- Turfco T3100 applicator (sprayer and spreader)
- (16) mailbox cluster units
- (8) Dogi Pot stations
- (11) 96-gallon trash dumpsters
- (13) internet/light poles
- Blue 4-door Polaris Ranger NorthStar (VIN #4XARVU99XH7741171)

WANDERLUST CROSSINGS RV PARK

2026 RALLY LIST

March 15-22 – Camper Plus – 5 units

April 14-19 – Southwinders – 8-10 Units

June 17-20 – Happy OK Wanderers – 20 Units

October 8th only – Airstream – 24 Units

October 18-25 – DRV – 50 Units

WANDERLUST CROSSINGS RV PARK

AERIAL VIEW



WANDERLUST CROSSINGS RV PARK
ENTRANCE



WANDERLUST CROSSINGS RV PARK
KOI POND



WANDERLUST CROSSINGS RV PARK

PHOTOGRAPHY



WANDERLUST CROSSINGS RV PARK

PHOTOGRAPHY



WANDERLUST CROSSINGS RV PARK

PHOTOGRAPHY



WANDERLUST CROSSINGS RV PARK

PHOTOGRAPHY



WANDERLUST CROSSINGS RV PARK
BASKETBALL COURT



WANDERLUST CROSSINGS RV PARK

PET AREA



WANDERLUST CROSSINGS RV PARK

PLAYGROUND & SHOWERS/LAUNDRY

