

Texoma RV Ranch

594 Cedar Mills Rd, Gordonville TX 76245



OFFERING MEMORANDUM

RV PARK AND CABINS FOR SALE

Texoma RV Ranch

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Exclusively Marketed By:

Billi Davis

IRE Investment

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(281) 377-4618



01

Executive Summary

Investment Summary

TEXOMA RV RANCH

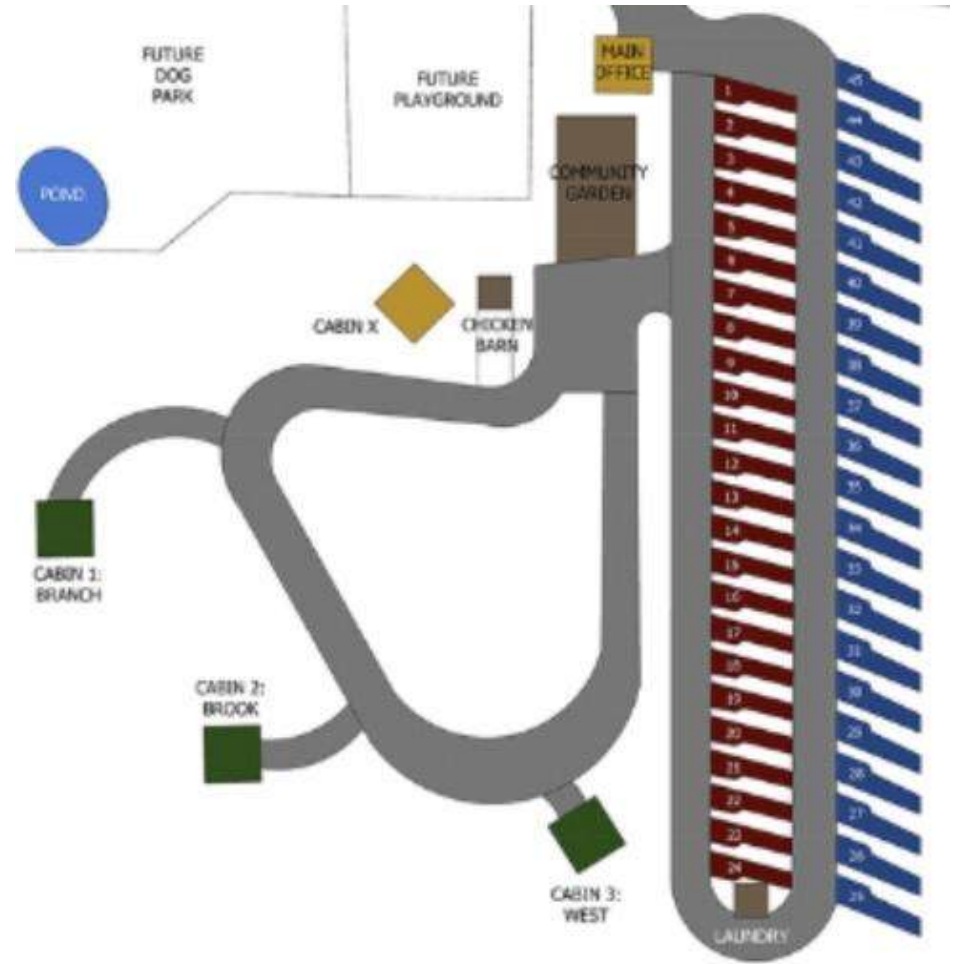
OFFERING SUMMARY

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

FINANCIAL SUMMARY

OFFERING PRICE	\$1,900,000
PRICE PER UNIT	\$35,185
NOI (2026 Projections)	\$84,736
NOI (Pro Forma)	\$90,173
CAP RATE (2026 Projections)	4.46%
CAP RATE (Pro Forma)	4.75%
GRM (2026 Projections)	11.73
GRM (Pro Forma)	11.09

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



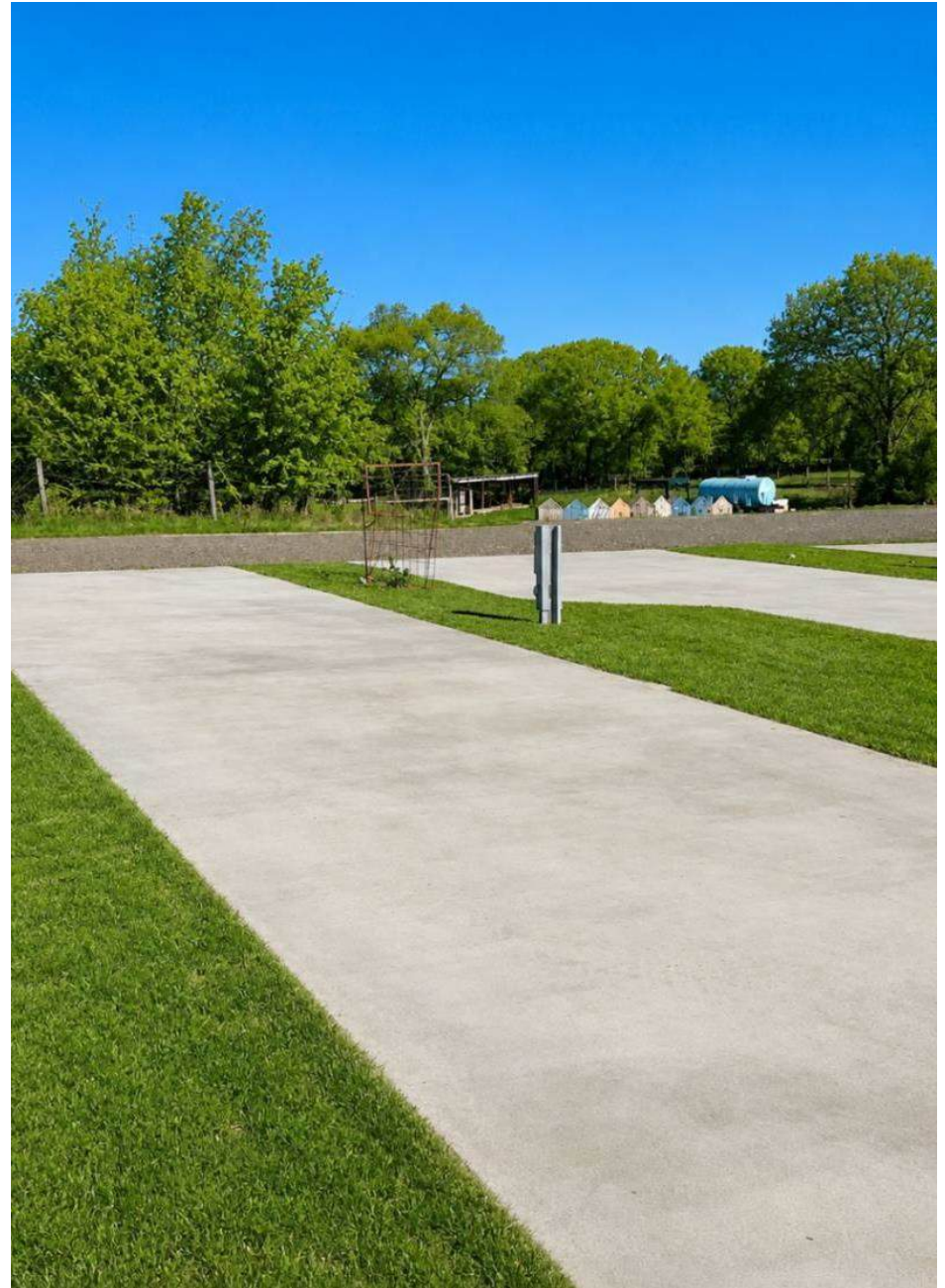
Property Description

- 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)

Buyer to independently verify all financial information and property details





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.

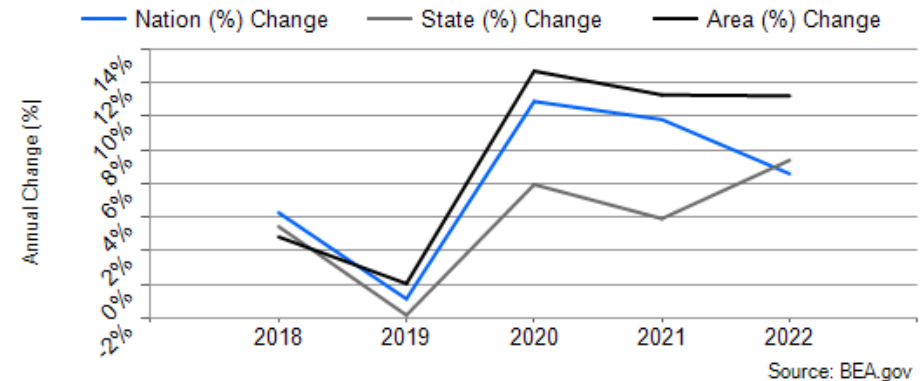
Eisenhower State Park: About 30–40 minutes away; offers camping, swimming, mountain biking, and ATV trails.

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

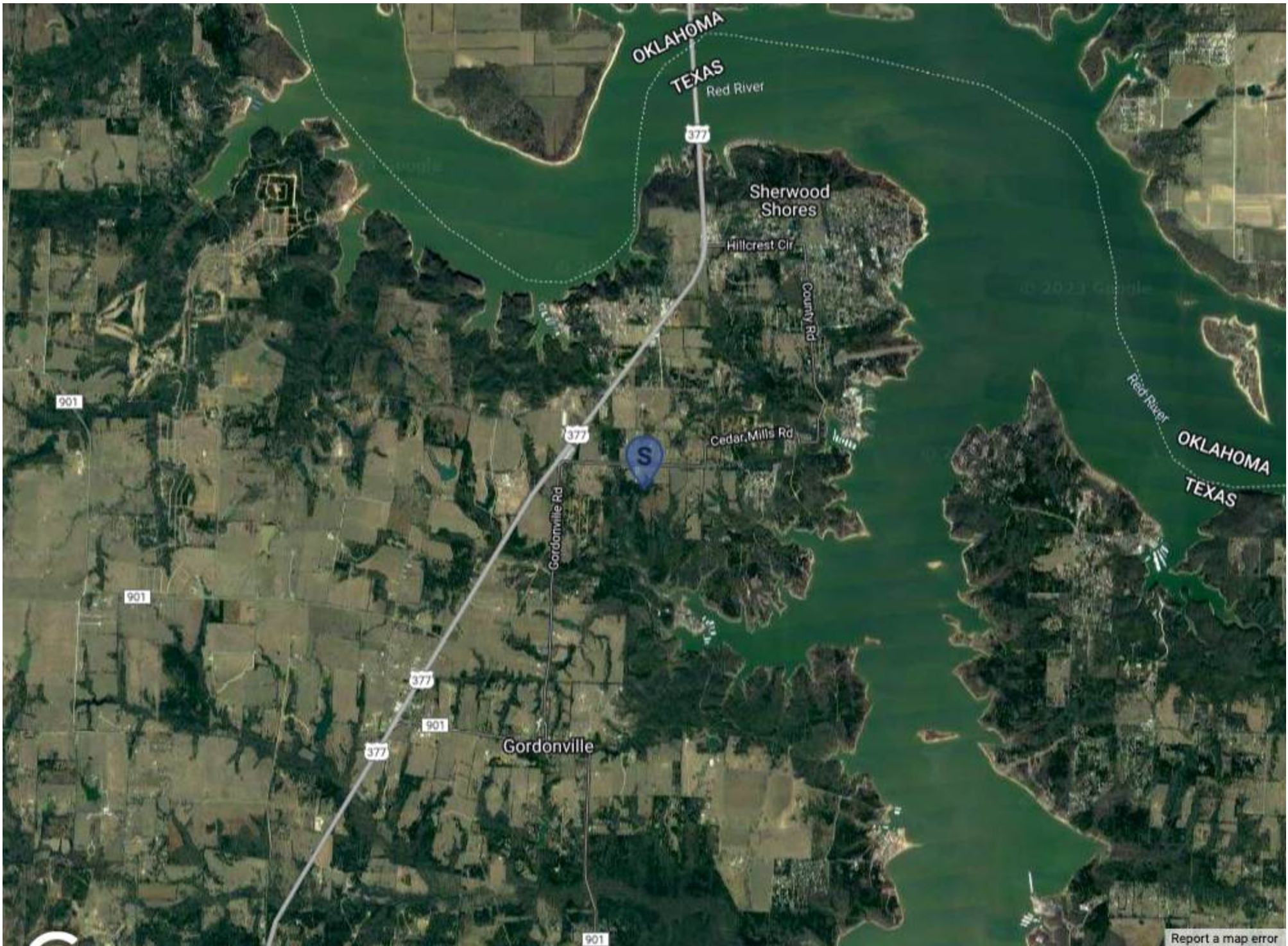
WinStar World Casino & Resort: About 30–40 minutes away in Thackerville, OK; casino gaming, golf, dining, and live entertainment.

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:

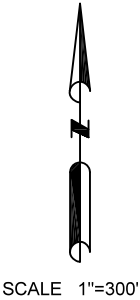
BEING 17.43 ACRES OF LAND OUT OF THE JOSEPH GRESHAM SURVEY, ABSTRACT NO. 461, GRAYSON COUNTY, TEXAS, AND BEING A PORTION OF THAT SAME TRACT OF LAND CALLED 39.44 ACRES AS CONVEYED TO GENE CALLOWAY AND JAMES HYATT, AND DESCRIBED IN DOCUMENT NUMBER 2021-8766, REAL PROPERTY RECORDS OF GRAYSON COUNTY, TEXAS,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

RUST LAND SURVEYING

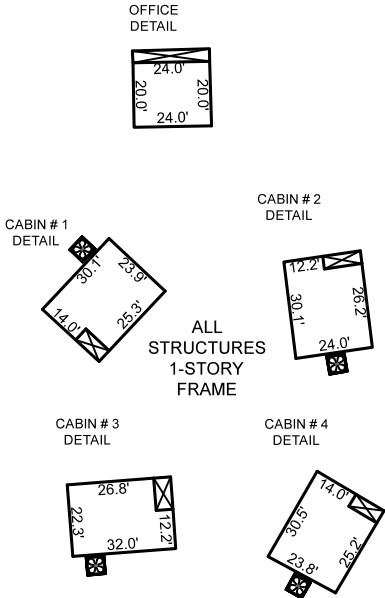
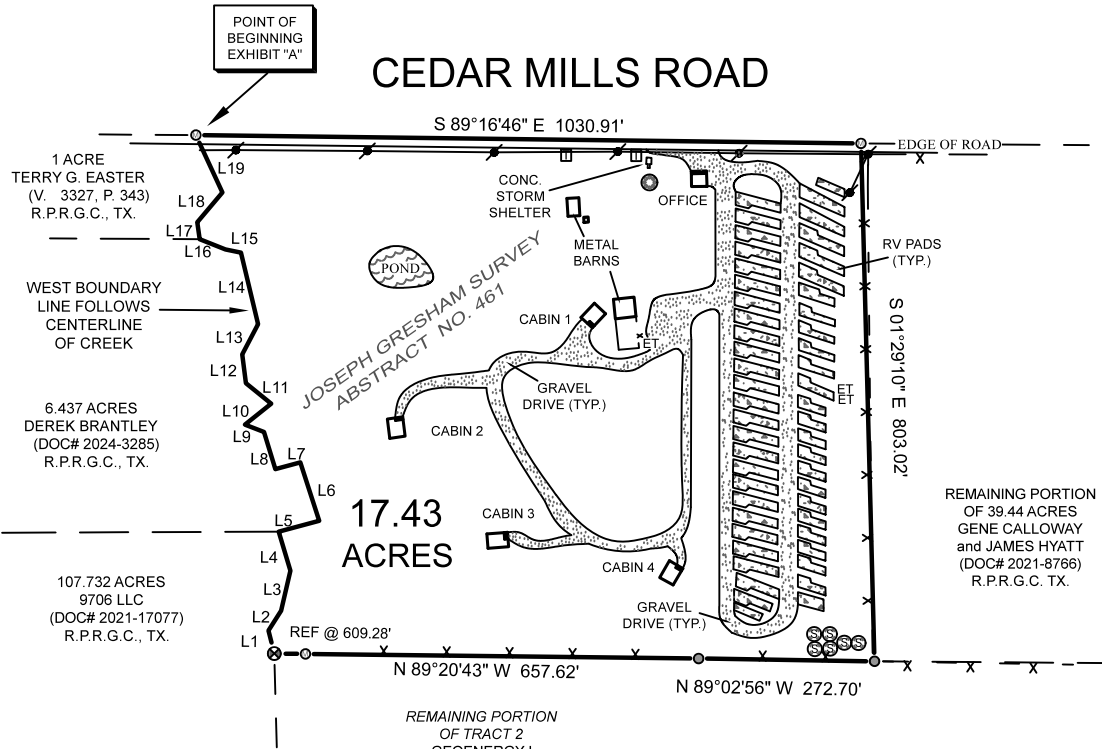
FIRM NUMBER: 10144000



7304 Carol Drive, Greenville, Texas
Office (512) 796-2995
rustlandsurveying@gmail.com



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.

REMAINING PORTION OF TRACT 2
GEOENERGY I
RESOURCES, INC.
VOL. 3416, PG. 915
(R.P.R.G.C., TX.)

REMAINING PORTION OF 39.44 ACRES
GENE CALLOWAY
and JAMES HYATT
(DOC# 2021-8766)
R.P.R.G.C. TX.

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

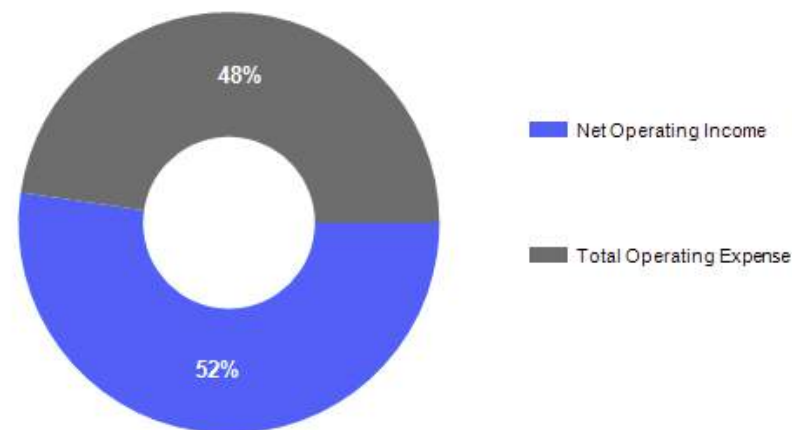
REVENUE ALLOCATION

2026 PROJECTIONS

INCOME	2026 PROJECTIONS		PRO FORMA	
Gross Potential Rent - 50 RV spaces	\$90,000	55.6%	\$94,500	55.2%
Gross Potential Rent - 4 Cabins	\$72,000	44.4%	\$75,600	44.1%
Coin-Op Laundry			\$1,200	0.7%
Effective Gross Income	\$162,000		\$171,300	
Less Expenses	\$77,264	47.69%	\$81,127	47.35%
Net Operating Income	\$84,736		\$90,173	

Income Notes: Gross potential of the RV spaces is calculated at 15 RV Spaces rented out at \$500/mo.
Gross potential of the 4 Cabins is calculated at \$1500/mo, fully occupied
Pro Forma is figured at 5% increase in income for first year

Buyer to independently verify all financial information and property details



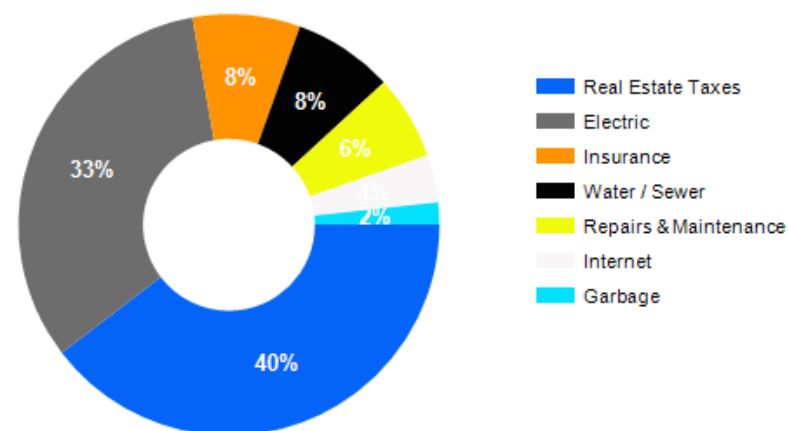
EXPENSES	2026 PROJECTIONS	Per Unit	PRO FORMA	Per Unit
Real Estate Taxes	\$30,600	\$567	\$32,130	\$595
Insurance	\$6,384	\$118	\$6,703	\$124
Repairs & Maintenance	\$5,000	\$93	\$5,250	\$97
Water / Sewer	\$5,940	\$110	\$6,237	\$116
Electric	\$25,200	\$467	\$26,460	\$490
Internet	\$2,820	\$52	\$2,961	\$55
Garbage	\$1,320	\$24	\$1,386	\$26
Total Operating Expense	\$77,264	\$1,431	\$81,127	\$1,502
% of EGI	47.69%		47.35%	

Expense Notes: Pro Forma figured at 5% increase in expenses for first year

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DISTRIBUTION OF EXPENSES

2026 PROJECTIONS



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	\$1,900,000
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INCOME - Growth Rates

Gross Potential Rent - 50 RV spaces	3.00%
Gross Potential Rent - 4 Cabins	3.00%
Coin-Op Laundry	3.00%

Notes 3% increase YOY in Income

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EXPENSES - Growth Rates

Real Estate Taxes	3.00%
Insurance	3.00%
Repairs & Maintenance	3.00%
Water / Sewer	3.00%
Electric	3.00%
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Garbage	3.00%

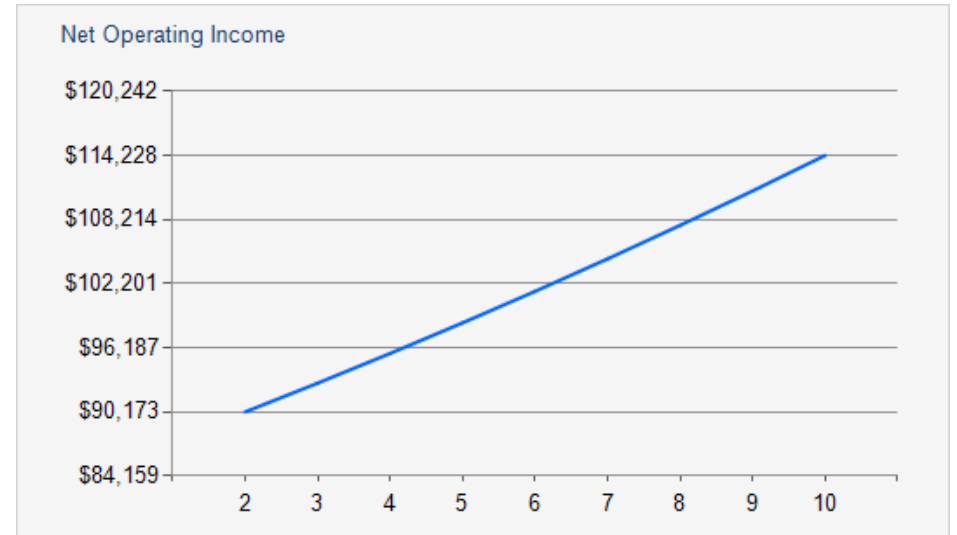
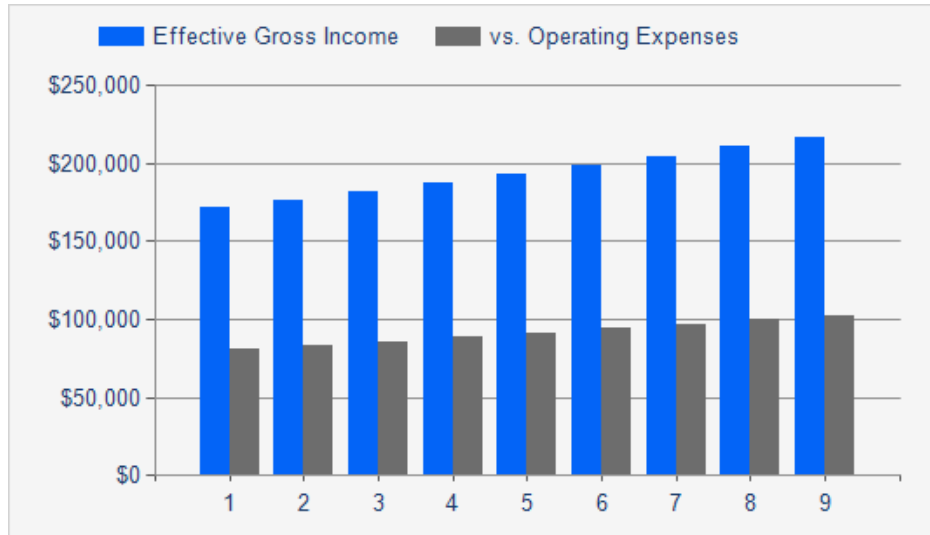
Notes 3% increase YOY in Expenses

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Calendar Year	2026 Projections	Pro Forma	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Gross Revenue										
Gross Potential Rent - 50 RV spaces	\$90,000	\$94,500	\$97,335	\$100,255	\$103,263	\$106,361	\$109,551	\$112,838	\$116,223	\$119,710
Gross Potential Rent - 4 Cabins	\$72,000	\$75,600	\$77,868	\$80,204	\$82,610	\$85,088	\$87,641	\$90,270	\$92,978	\$95,768
Coin-Op Laundry		\$1,200	\$1,236	\$1,273	\$1,311	\$1,351	\$1,391	\$1,433	\$1,476	\$1,520
Effective Gross Income	\$162,000	\$171,300	\$176,439	\$181,732	\$187,184	\$192,800	\$198,584	\$204,541	\$210,677	\$216,998
Operating Expenses										
Real Estate Taxes	\$30,600	\$32,130	\$33,094	\$34,087	\$35,109	\$36,163	\$37,247	\$38,365	\$39,516	\$40,701
Insurance	\$6,384	\$6,703	\$6,904	\$7,111	\$7,325	\$7,544	\$7,771	\$8,004	\$8,244	\$8,491
Repairs & Maintenance	\$5,000	\$5,250	\$5,408	\$5,570	\$5,737	\$5,909	\$6,086	\$6,269	\$6,457	\$6,651
Water / Sewer	\$5,940	\$6,237	\$6,424	\$6,617	\$6,815	\$7,020	\$7,230	\$7,447	\$7,671	\$7,901
Electric	\$25,200	\$26,460	\$27,254	\$28,071	\$28,914	\$29,781	\$30,674	\$31,595	\$32,542	\$33,519
Internet	\$2,820	\$2,961	\$3,050	\$3,141	\$3,236	\$3,333	\$3,433	\$3,536	\$3,642	\$3,751
Garbage	\$1,320	\$1,386	\$1,428	\$1,470	\$1,515	\$1,560	\$1,607	\$1,655	\$1,705	\$1,756
Total Operating Expense	\$77,264	\$81,127	\$83,561	\$86,068	\$88,650	\$91,309	\$94,048	\$96,870	\$99,776	\$102,769
Net Operating Income	\$84,736	\$90,173	\$92,878	\$95,665	\$98,534	\$101,491	\$104,535	\$107,671	\$110,901	\$114,228



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TEXOMA RV RANCH

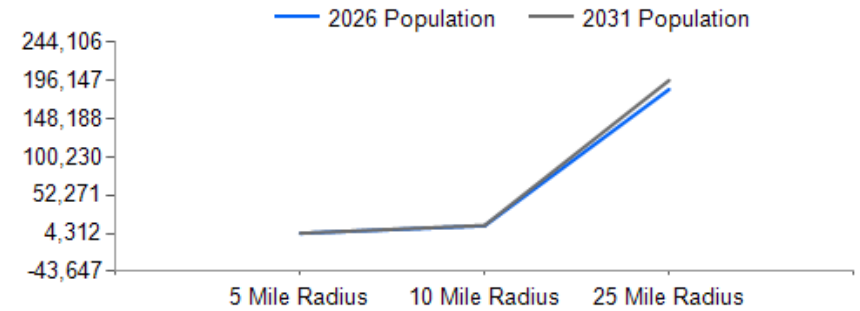
Demographics

General Demographics

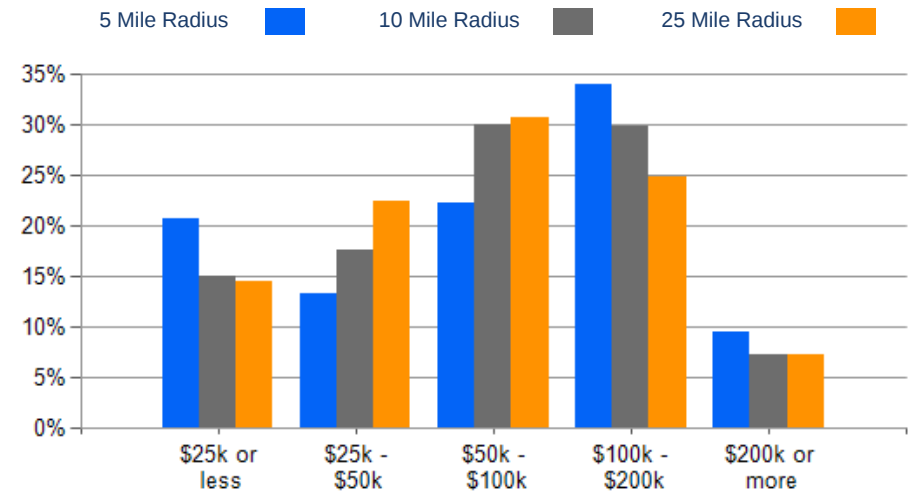
05

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%

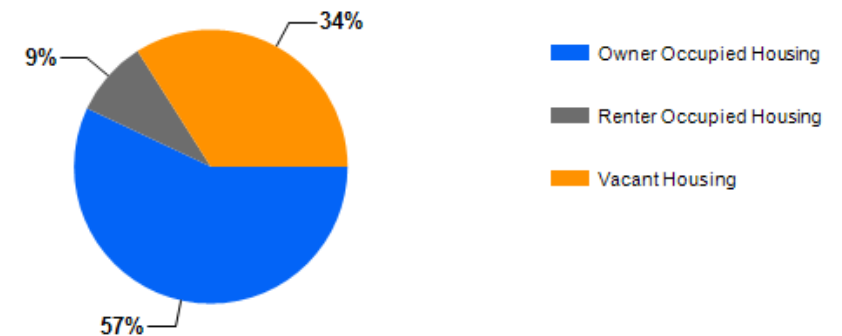
2026 HOUSEHOLD INCOME	5 MILE	10 MILE	25 MILE
less than \$15,000	174	378	5,119
\$15,000-\$24,999	226	522	5,555
\$25,000-\$34,999	134	493	5,940
\$35,000-\$49,999	125	566	10,668
\$50,000-\$74,999	169	1,052	13,184
\$75,000-\$99,999	264	747	9,483
\$100,000-\$149,999	372	1,078	12,195
\$150,000-\$199,999	286	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

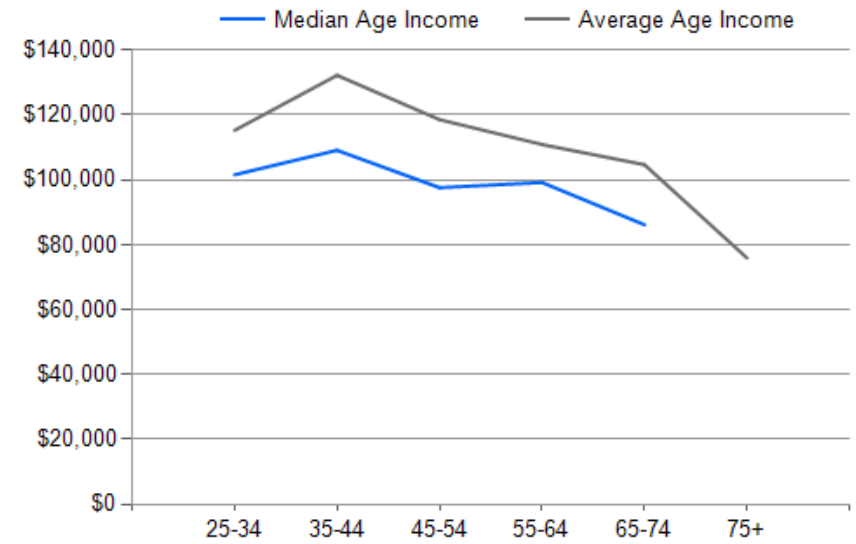
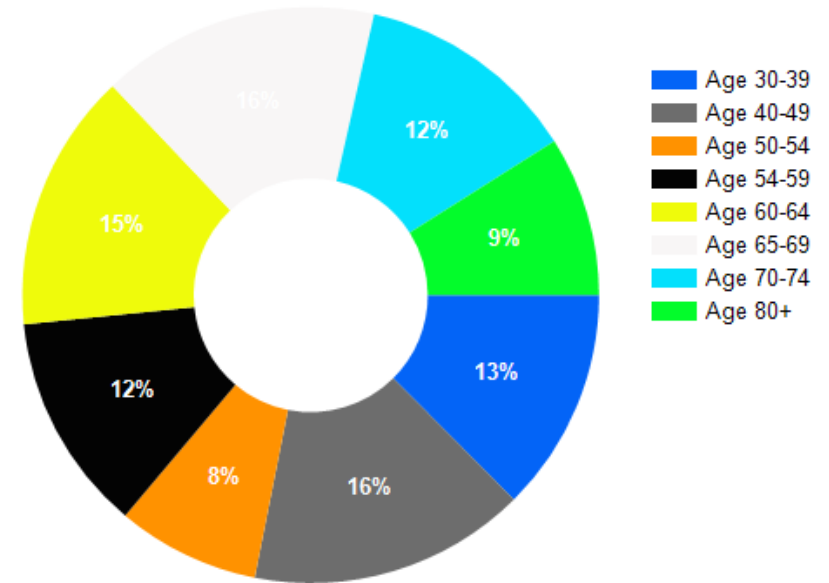


Source: esri

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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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:

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