



FOR SALE

QUAIL RV PARK
401 10TH AVENUE, STERLING CITY, TX

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PREPARED BY



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SECTION 1

PROPERTY INFORMATION

QUAIL RV PARK



OFFERING SUMMARY

Building Name	Quail RV Park
Number of Units	23 RV Spaces
Cap Rate	12.05%
Reconstructed 2022 NOI	\$30,740
Lot Size	0.9640 AC
Market	Sterling City



PROPERTY OVERVIEW

The Quail RV park consists of 23 RV spaces with a laundry building.

The property is located on at the intersection of 10th Avenue and Ennis Street, just north of Highway 87. It is in close proximity to San Angelo, TX with 100,000 residents and home to San Angelo Regional Airport. The park offers easy access the heavily traveled Highway 87, which connects San Angelo to Midland/Odessa. There have been numerous wind, solar, and oilfield traffic in the area in the past 5 years.

It has public water, public sewer, and electricity (30 & 50 amp).

QUAIL RV PARK



LOCATION INFORMATION

Building Name	Quail RV Park
Street Address	401 10th Avenue
City, State, Zip	Sterling City, TX 76951
Asset Type	23 RV Spaces
Market	Sterling City
Lot Size	0.9640 AC

FINANCIAL INFORMATION

Reconstructed 2022 NOI	\$30,740
List Price	\$255,000
Cap Rate	12.05%

PROPERTY AMENITIES

- On-site laundromat
- 30 & 50 AM plug-ins
- Easy access from US Highway 87
- Public Water, Public Sewer, Electricity, and Wi-Fi included in rental rate

QUAIL RV PARK



PROPERTY INFORMATION || ADDITIONAL PHOTOS

1732 Sunset Drive || San Angelo, TX 76904 || 325-276-0757 || www.kw.com

QUAIL RV PARK



PROPERTY INFORMATION || ADDITIONAL PHOTOS

2117 Knickerbocker Road || San Angelo, TX 76904 || 325-276-0757 || www.kw.com

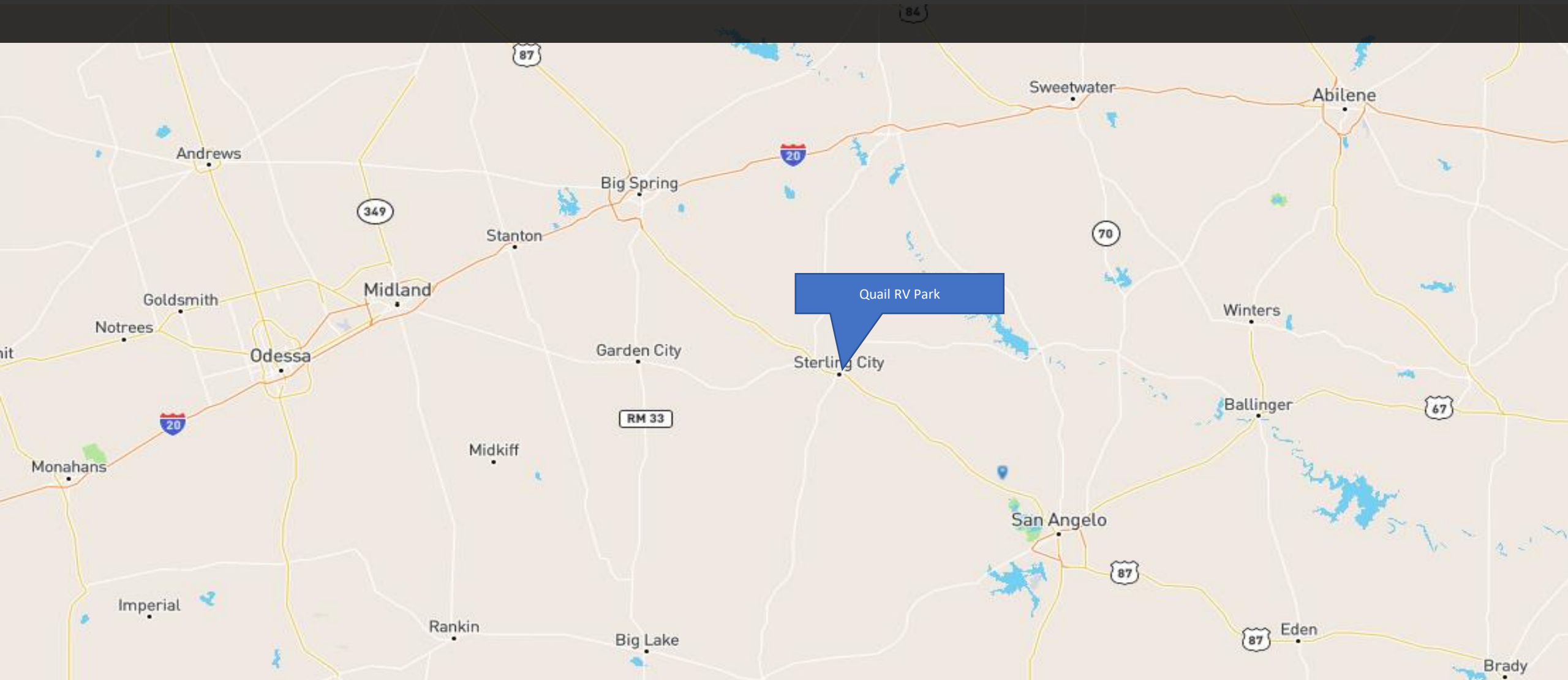


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SECTION 2

LOCATION INFORMATION

QUAIL RV PARK



LOCATION INFORMATION || LOCATION MAPS

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QUAIL RV PARK



LOCATION INFORMATION || LOCATION MAPS

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SECTION 3

FINANCIAL ANALYSIS

QUAIL RV PARK

Unit Type	Count	% Total	Size	Rent/Unit (Avg)	Gross Potential Income
RV Spaces	23	100%	-	\$450.00	\$124,200.00
Total:	23	100%	0		\$124,200.00

Public Water, Public Sewer, Wi-Fi, Electricity (30 amp and 50 amp service)

VALUE ADD POSSIBILITIES

Increase the park's on-line booking and marketing presence

Upgrade booking software to manage income/expense

QUAIL RV PARK

INVESTMENT OVERVIEW

	CURRENT
Price	\$255,000
Price/Unit	\$11,087
GRM	2.05
Cap Rate	12.05%

OPERATING DATA

Gross Scheduled Income	\$124,200
Vacancy Cost	\$55,890
Effective Gross Income	\$68,310
Operating Expense Ratio	55%
Net Operating Income	\$30,740

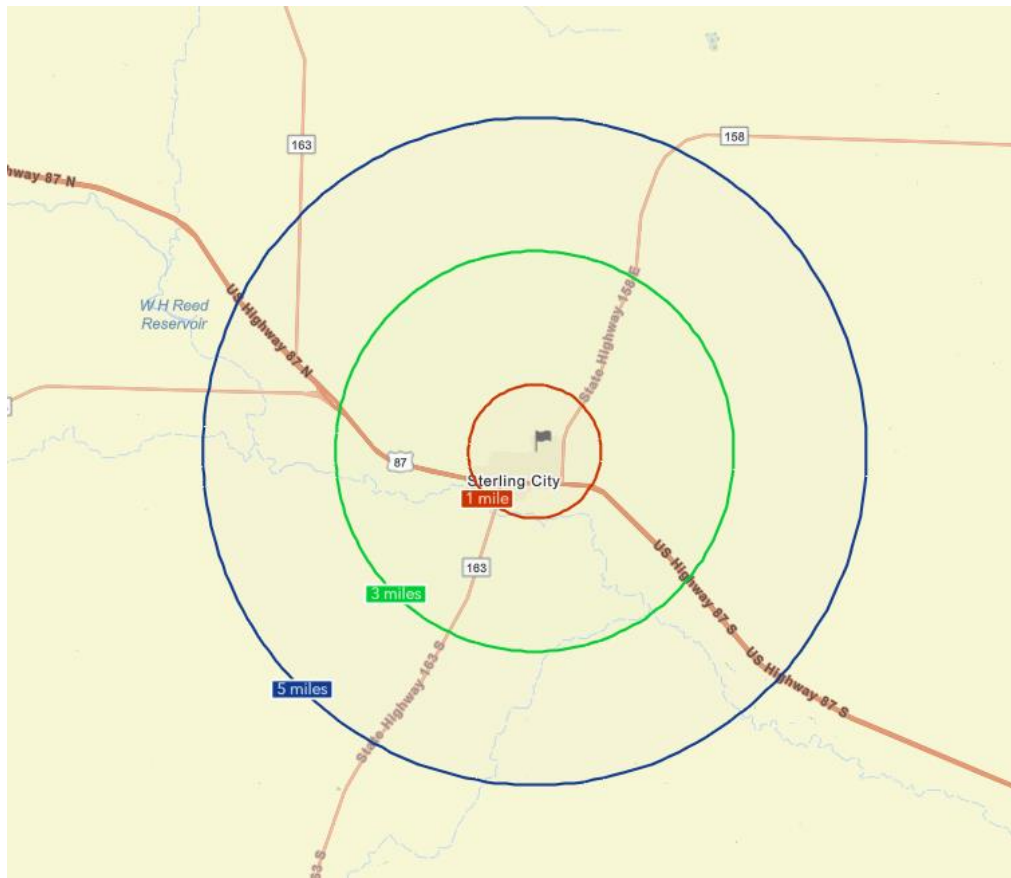


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SECTION 4
DEMOGRAPHICS

QUAIL RV PARK



Executive Summary

401 10th St, Sterling City, Texas, 76951
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 31.84326
Longitude: -100.98299

	1 mile	3 miles	5 miles
Population			
2010 Population	959	971	991
2020 Population	1,151	1,166	1,190
2023 Population	1,089	1,109	1,145
2028 Population	1,062	1,082	1,117
2010-2020 Annual Rate	1.84%	1.85%	1.85%
2020-2023 Annual Rate	-1.69%	-1.53%	-1.18%
2023-2028 Annual Rate	-0.50%	-0.49%	-0.49%
2023 Male Population	50.0%	50.0%	50.0%
2023 Female Population	50.0%	50.0%	50.0%
2023 Median Age	43.4	43.4	43.4

In the identified area, the current year population is 1,145. In 2020, the Census count in the area was 1,190. The rate of change since 2020 was -1.18% annually. The five-year projection for the population in the area is 1,117 representing a change of -0.49% annually from 2023 to 2028. Currently, the population is 50.0% male and 50.0% female.

Median Age

The median age in this area is 43.4, compared to U.S. median age of 39.1.

Households

2023 Wealth Index	78	78	78
2010 Households	357	364	377
2020 Households	401	409	423
2023 Households	398	405	417
2028 Households	391	398	410
2010-2020 Annual Rate	1.17%	1.17%	1.16%
2020-2023 Annual Rate	-0.23%	-0.30%	-0.44%
2023-2028 Annual Rate	-0.35%	-0.35%	-0.34%
2023 Average Household Size	2.66	2.66	2.67

The household count in this area has changed from 423 in 2020 to 417 in the current year, a change of -0.44% annually. The five-year projection of households is 410, a change of -0.34% annually from the current year total. Average household size is currently 2.67, compared to 2.74 in the year 2020. The number of families in the current year is 303 in the specified area.