

MAGNOLIA MEADOW RV PARK & STORAGE

• MAGNOLIA, TX •

← **TOMBALL**

MAGNOLIA →



FM 1774



FOR SALE | Storage & RV Park in Magnolia



MAGNOLIA MEADOW RV PARK & STORAGE

• MAGNOLIA, TX •

Newcor Commercial Real Estate is pleased to present a unique stabilized, turn-key investment opportunity in Magnolia, Texas.

Located on 36815 FM 1774, you will find a well maintained 32 pad RV park residing on 2 acres that hosts ample amenities, convenient location, easy access & Much More!

The population growth for this area exceeds 82% within the past decade with little evidence of slowing down. With the approval and active expansion of Hwy 249 to accommodate population growth and economic development, this investment opportunity is strategically located within the direct path of progress.

More Information is Available Upon Request.

NICK CHILDS

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 **NEWCOR**
COMMERCIAL REAL ESTATE

PROPERTY OVERVIEW:

Address: 36815 FM 1774 – Magnolia, TX

Site Layout: 32 Total Pad Sites on Approximately 2 Acres
20 RV Pads | 9 Covered RV Storage | 3 Open Storage

Offering Price: \$1,500,000

Rent Occupancy: 97% Occupied

Additional Details:

- Online Website Presence
- City Water / Aerobic System
- Area Points of Interest: Texas Renaissance Festival, Blue Jack National, Magnolia ISD, Lonestar Community College

Financials:

- 8.5% CAP
- \$172,800 Annual Gross Income
- \$45,408 Annual Expenses (26% Operating Expenses)
- \$127,392 NOI

*Financials Based on Sellers Reports,
Confirm Through Due Diligence*

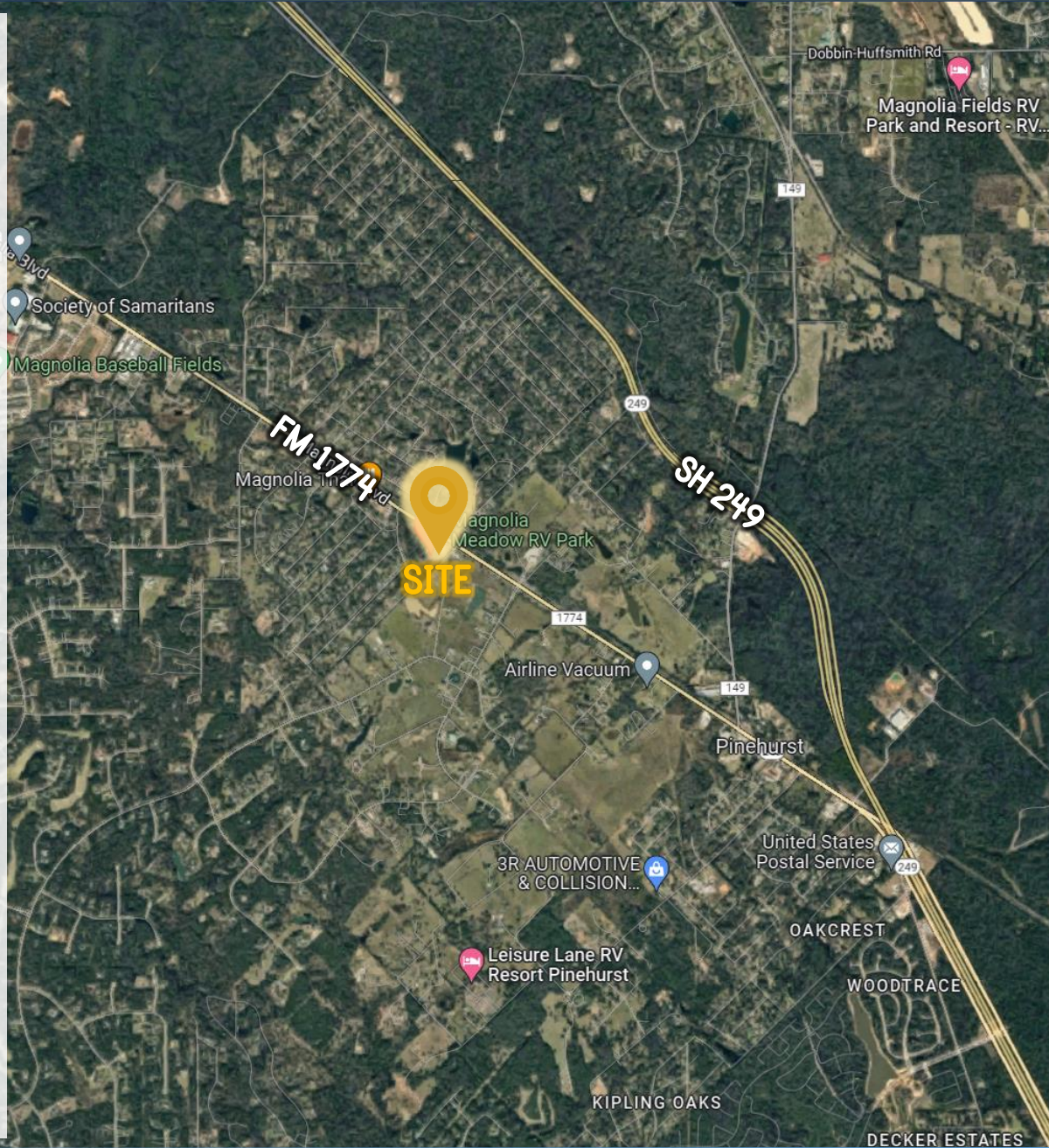
Demographics:

- Population (Annual Growth 2022-2027)
2 mile = 3.9% | 5 mile = 3.9%
- Median Home Value
2 mile = \$236K | 5 mile = \$297K
- Avg. Household Income
2 mile = \$99,479 | 5 mile = \$119,836

Value Add:

- Under Market Rents
- Update Website and Online Presence
- Introduce CRM Software to Streamline Operations & Reduce Economic Vacancies
- Pass Down Electrical Expenses to Tenant Level

★ Note: Detailed Information Available Upon Request



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SITE AERIAL



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PROPERTY PHOTOS



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GROWTH PATH



FOR MORE INFORMATION



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