

# FOR SALE

801 Woodard Street | Pyote, TX 79777

# NAI Wheelhouse

## Calling for Offers!



## WAHA RV Camp

### PROPERTY HIGHLIGHTS

- 62 Oversized Spaces  
Current occupancy: 60%
- Current Rent: \$600/mo
- 18% Cap Rate
- 50/30A Electrical Units
- City Water - Best in the Area!
- Three septic systems (six 1,500 gallon tanks)
- Wi-Fi recently installed

### PROPERTY DESCRIPTION

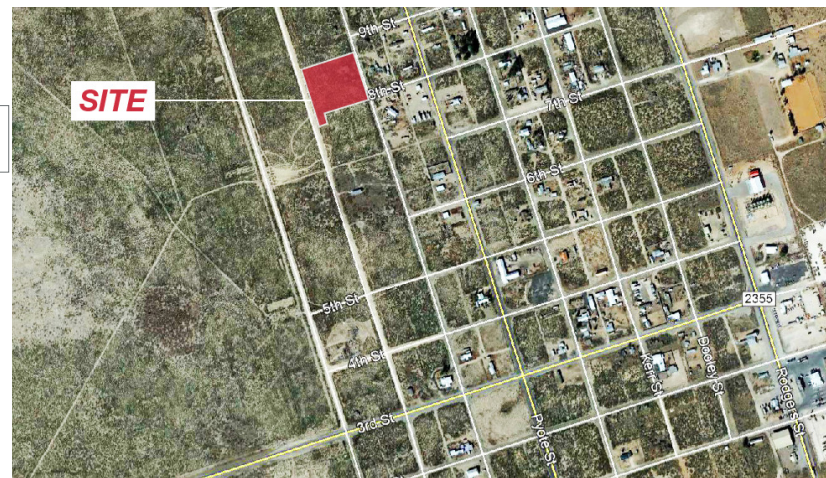
This 2.8 acre RV Camp completed construction in August of 2018, with **brand-new** septic, electrical and water systems, and in 3 months achieved 60% occupancy at an advertised \$600/mo rent structure.

It sits at the **epicenter** of the **major oilfield activity** in the region, situated between the fast-growing towns of Pecos and Monahans, which straddle the space between the Permian and Delaware Basins.

### OFFERING SUMMARY

<b>Sale Price</b>	Contact Broker
<b>Number of Spaces</b>	62
<b>Total Land Area</b>	2.8 Acres

### THE AREA



# NAI Wheelhouse

**Joe Magby**  
joe@naiwheelhouse.com  
C 806.200.3244

**6502 Slide Road, Suite 200**  
Lubbock, TX 79424  
P 806.722.1200  
www.naiwheelhouse.com

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## THE CAMP



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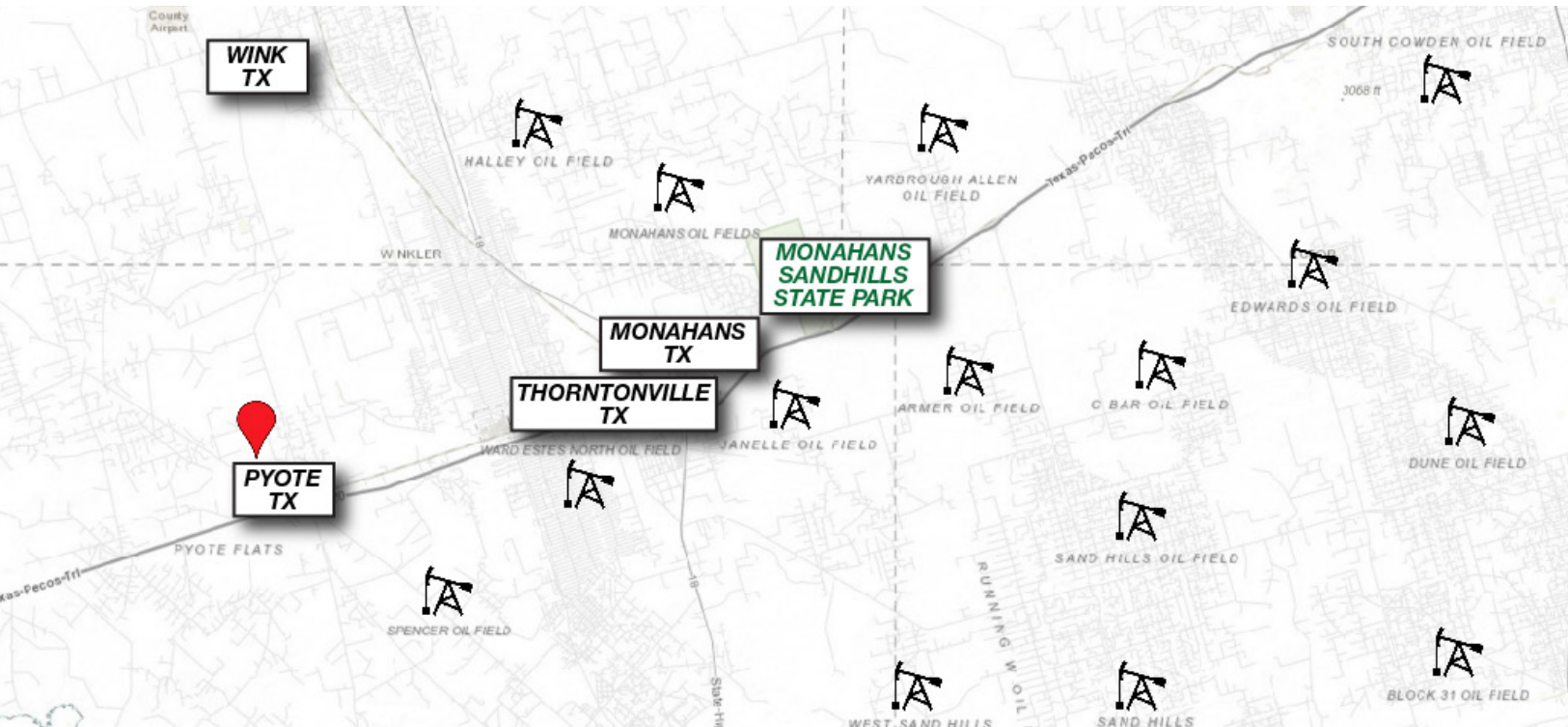
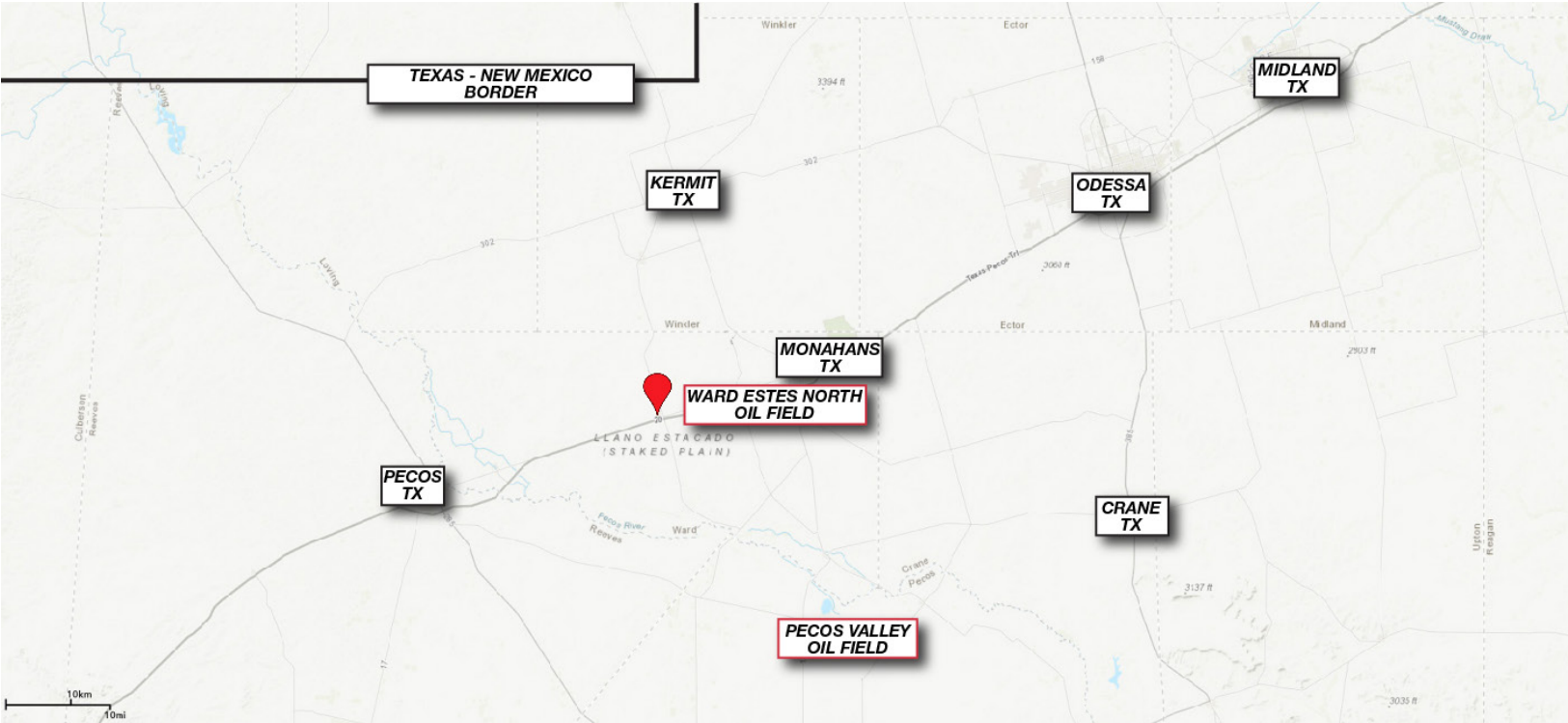
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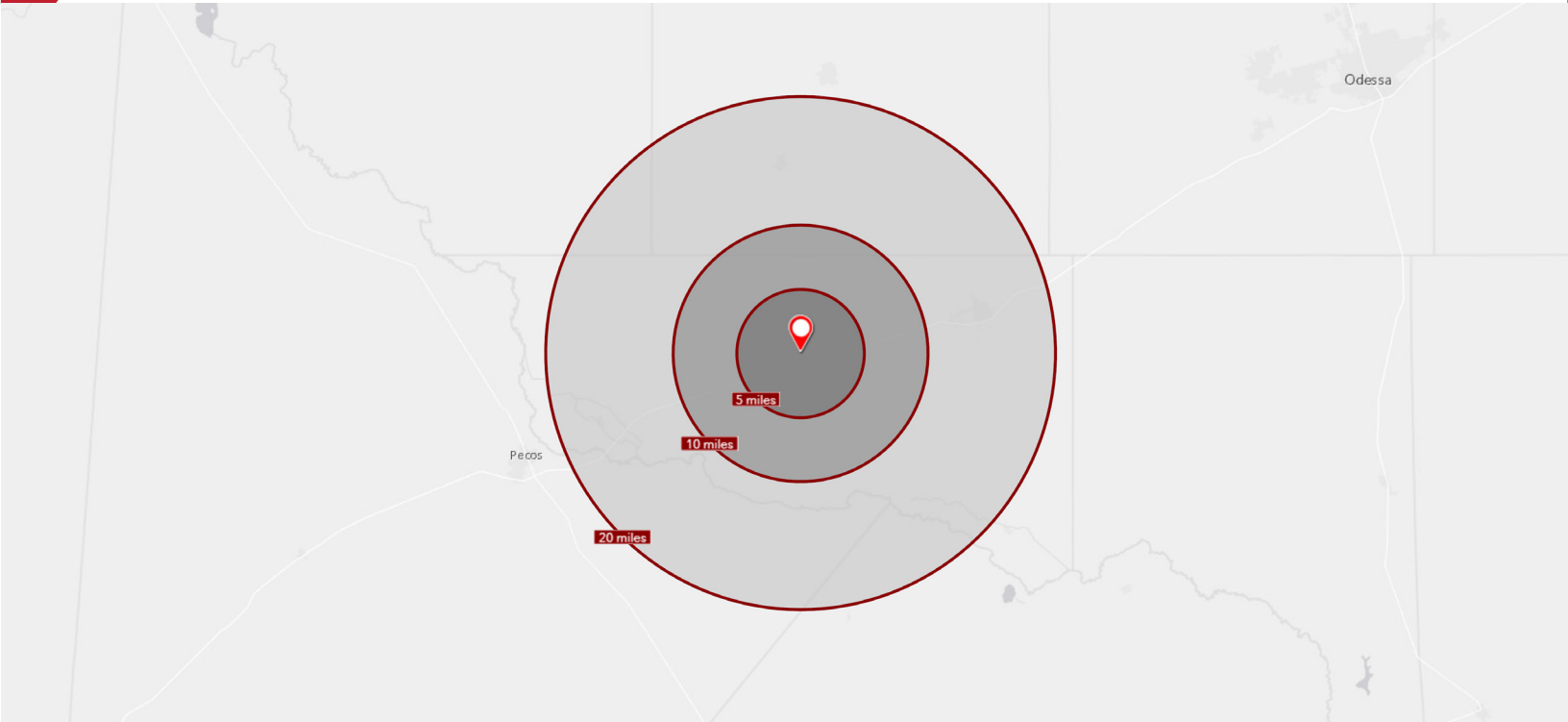
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## AREA DEMOGRAPHICS



### KEY FACTS

11,999

Population

38.0

Median Age

2.6

Average Household Size

\$45,605

Median Household Income

### INCOME

\$45,605

Median Household Income

\$24,048

Per Capita Income

\$73,558

Median Net Worth

### BUSINESS



515

Total Businesses



5,114

Total Employees

### EMPLOYMENT



48%

White Collar



35%

Blue Collar



17%

Services

4.0%

Unemployment Rate

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