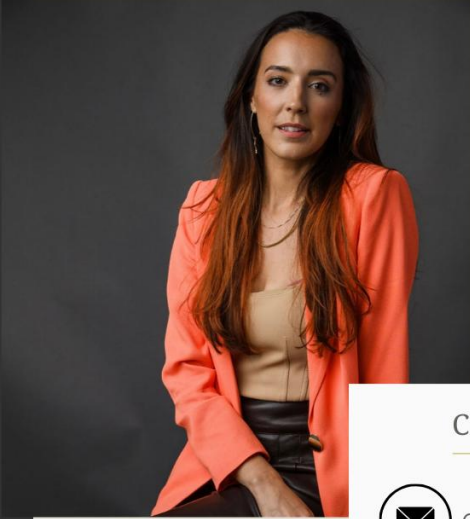


VISTA

RV Community



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EXECUTIVE SUMMARY

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JTACR Real Estate Group is pleased to present Vista RV Community: an 84 site luxury community in Princeton, TX, the 3rd fastest growing city in the United States! The site is outside of city limits, offering a robust amenity package for its customers, and the only community in this area with a swimming pool.

With over 25,000 single family units completed and proposed, approximately 7,500 of which are within the five mile stretch south of this site (further AWAY from Princeton), the Princeton market is aggressively growing, and with that, the demand for additional housing solutions, commercial development, and more.

Current ownership has built and improved this community to be a home for the customers, offering gated entry, a gym, pool, HUGE covered sites (approximately 26x50, which covers BOTH the car and RV parking) and uncovered site options, Extra large site options, grassy areas for pets, laundry, and much more.

This opportunity presents investors with a Rare opportunity to own a Class A community in a major market, with housing developments coming in all around the site.



Princeton, Texas USA
CITY/STATE



84
SITES



Gated RV Community
TYPE



9+
ACREAGE



JTACR
real estate group

MARKET OVERVIEW

Area Overview

Local Attractions

Market Overview

Amenities Map

Annual Average Daily Traffic

Location Map

Regional Map

Texas Drive Map

Population Density

Median Household Income

Incoming Economic Developments

Surrounding Residential Developments

AREA OVERVIEW

Princeton is one of the fastest-growing cities in Texas and the entire U.S., located just 12 minutes east of McKinney and 45 minutes from downtown Dallas. With direct access via U.S. Highway 380 and rapid residential development, Princeton has become a magnet for families, workers, and investors seeking affordability, opportunity, and proximity to major employment hubs.

Between 2020 and 2023, Princeton’s population surged by over 64%, growing from 17,027 to 28,027 residents. This explosion of growth has driven a massive wave of new single-family home construction and spurred the city to invest in infrastructure, schools, and economic development projects. The city’s 108-acre Bois d’Arc Business Park is nearly half sold and focused on attracting industrial and commercial tenants.

Once a small rural town, Princeton is transforming into a vibrant suburban center with a strong sense of community and increasing retail and recreational offerings. Residents enjoy access to Lake Lavon, miles of hiking and biking trails, and a growing lineup of local breweries, parks, and family-friendly amenities.

With a young median age, rising incomes, and a business-friendly mindset, Princeton is poised to be a long-term growth engine in the North Texas region.

DEMOGRAPHICS			
	3 Mile	5 Mile	10 Mile
2010 Population	6,807	17,109	69,400
2023 Population	28,027	34,790	104,420
Median Age	31.7	32.1	33.3
Median Household Income	\$96,766	\$92,200	\$88,450

MAJOR EMPLOYERS		
Company	Employees	Industry
Princeton ISD	±850	Education
Walmart (nearby)	±300	Retail
NTX Precast Products	±120	Manufacturing
DC Operations, LLC	±100	Manufacturing



LOCAL ATTRACTIONS

POINTS OF INTEREST

J.M. Caldwell Sr. Community Park / WWII P.O.W. Camp

A historic site that served as a WWII prisoner-of-war camp, now offering sports fields, playgrounds, and walking trails.

Big Spray Brewing

A local brewery known for its craft beers and friendly atmosphere.

Old Rooster Creek Flea Markets & RV Parks

A community hub offering a weekend flea market, RV and boat storage, and used vehicle sales.

Reeves Family Farm

A family-owned farm providing fresh produce and a glimpse into local agriculture.

Heritage Hill Equestrian Center

Offers horseback riding lessons and trail rides for equestrian enthusiasts.

Princeton Municipal Park

Features a fishing pond, scenic hike and bike trails, picnic areas, and EV charging stations.

Sister Grove Park

Offers biking and hiking trails, providing enthusiasts with memorable outdoor experiences.

Lake Lavon

A 22,000-acre reservoir perfect for fishing, water skiing, and picnicking, with several boat launching facilities nearby.

Cathy's Critters

An animal education center and petting zoo offering farm life experiences with both domesticated and exotic animals.



ECONOMIC & BUSINESS GROWTH

- Explosive Growth – One of the fastest-growing cities in the U.S., with a 22.3% population increase in 2023 alone.
- Booming Economy – Strong job growth with expanding industries like manufacturing, healthcare, and retail.
- Business-Friendly – A 108-acre business park attracting new companies and jobs.

QUALITY OF LIFE

- Great for Families – Highly rated schools, parks, and community events make it a great place to raise kids.
- Strong Community – A small-town feel with a growing number of amenities and businesses.
- Outdoor Recreation – Close to Lake Lavon for boating, fishing, and hiking, plus several local parks.

REAL ESTATE & DEVELOPMENT

- Affordable Housing – Median home price around \$324K, lower than many surrounding DFW cities.
- New Development – Massive single-family home construction boom, bringing modern housing options.
- Proximity to DFW – Located along U.S. Highway 380, offering quick access to Dallas and McKinney.



MARKET OVERVIEW

Attractions

Princeton offers a variety of attractions for visitors and residents alike. Nature enthusiasts can enjoy the scenic beauty of Lake Lavon, perfect for fishing, boating, and picnicking. The city maintains several parks, such as J.M. Caldwell Sr. Community Park, which features sports fields, playgrounds, and walking trails, providing ample opportunities for outdoor recreation. For history buffs, the Community Park / WWII P.O.W. Camp offers a glimpse into the area's past. Additionally, local establishments like Big Spray Brewing provide unique dining and craft beer experiences, contributing to Princeton's growing community appeal.

Economy

Princeton is experiencing rapid economic growth, driven by strategic development efforts and a booming population. The Princeton Economic Development Corporation manages a 108-acre business park to attract industrial and commercial businesses. Key industries include healthcare, retail, and manufacturing, with major local companies like DC Operations and NTX Precast Products. The city's location along U.S. Highway 380 provides easy access to Dallas and DFW International Airport, making it an attractive hub for businesses and residents. With strong infrastructure and a growing workforce, Princeton is emerging as a key player in North Texas' economic landscape.

Real Estate

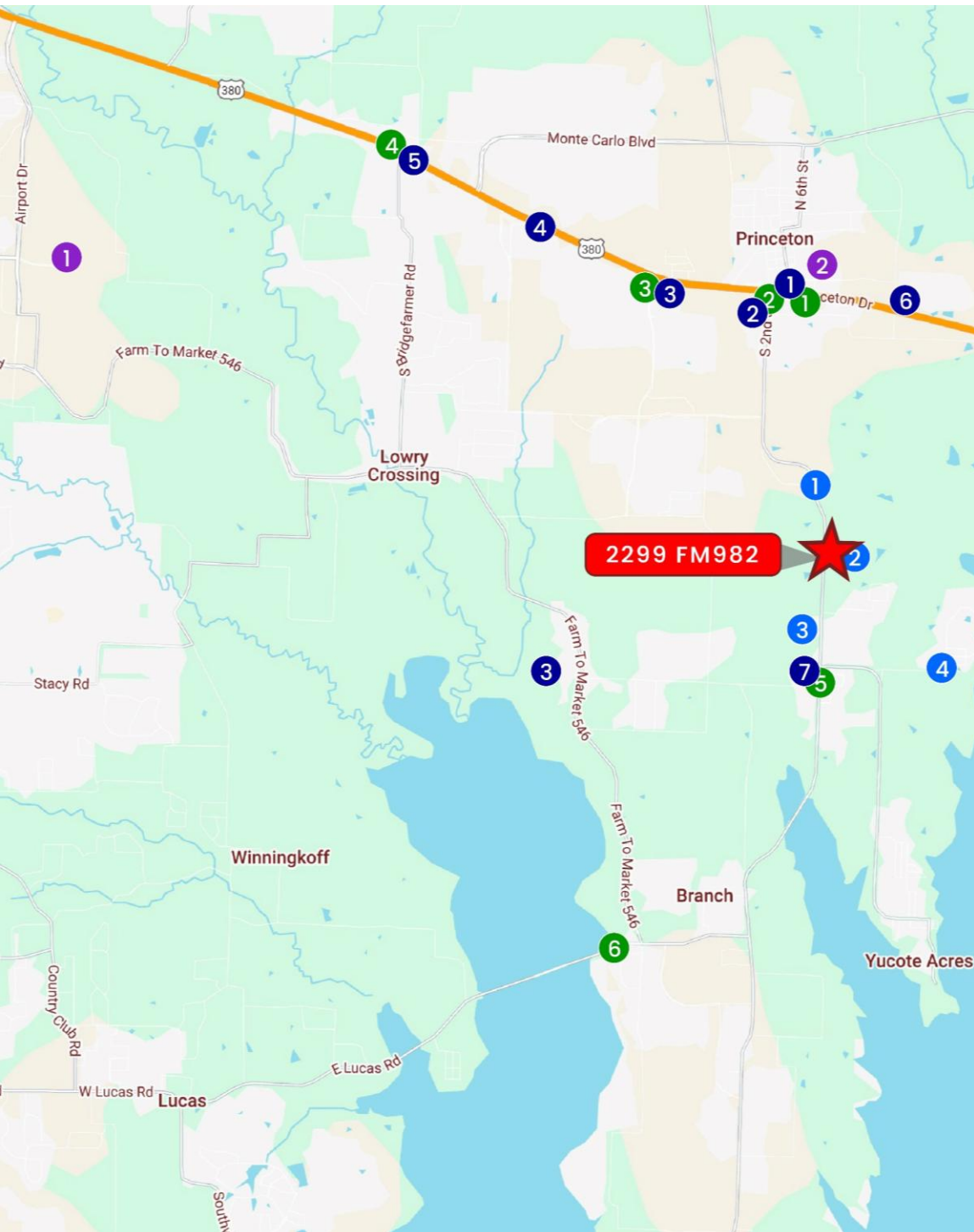
Princeton is one of the fastest-growing cities in the country, with a booming real estate market driven by rapid population growth and new construction. The city's population surged 22.3% in 2023, reaching 28,027 residents, fueling high demand for housing. The median home value currently sits at around \$324,362, reflecting a slight 3.6% decrease over the past year, while homes typically go under contract in about 61 days. To keep up with demand, developers are building a massive number of single-family homes, but the city temporarily paused new residential projects in late 2024 to allow infrastructure to catch up. Despite this, Princeton remains a hotspot for real estate investment, offering both opportunities and challenges as it rapidly expands.

AMENITIES MAP



AREA OVERVIEW

12



EATERIES

1. La Bella Italian Grill and Pizzeria
Taco Bell
Rice Xpress
Golden Chick
Sonic Drive-In
2. China Wok
La Morenita
Jack in the Box
Domino's Pizza
McDonalds,
Las Rocas Mexican Cocina
Taco Delite
Jocy's Restaurant
3. Salad and Go
Whataburger
Scrambler Cafe Princeton
Wendys
Dutch Pros Coffee
Panda Express
Chipotle Mexican Grill
Wingstop
4. Hazel's Kitchen TX
Teriyakok & Bowl
Tacos Y Pupusas
5. Taqueria Hernandez
982 Food Yard
6. Margarita Mexican Cuisine

MISC

1. McKinney National Airport
2. Panthers Stadium

RETAILERS

1. Westlake Ace Hardware
380 Auto Group
Best Price Tires
CVS
Allsup's Convenience Store
Autozone Auto Parts
2. Princeton Shipping Post
Princeton Tire Shop
O'Reilly Auto Parts
Dollar Tree
3. T-Mobile
Walmart
7-Eleven
Supercuts
Verizon
Chase Bank
Welborn Auto Sales
4. Tractor Supply Co.
Valvoline Instant Oil Change
Planet Spirit
La Victoria Carniceria
5. Dollar General
Modern AUDIO Solutions
Lyons Den Tattoo
Spec's Wines, Spirits, & Finer Foods
6. 7-Eleven
7. Exxon
Dollar General

RV PARKS

1. Hideaway RV Villas
2. Vista RV Community
3. RV Park Princeton
4. Lake Vibe RV Park

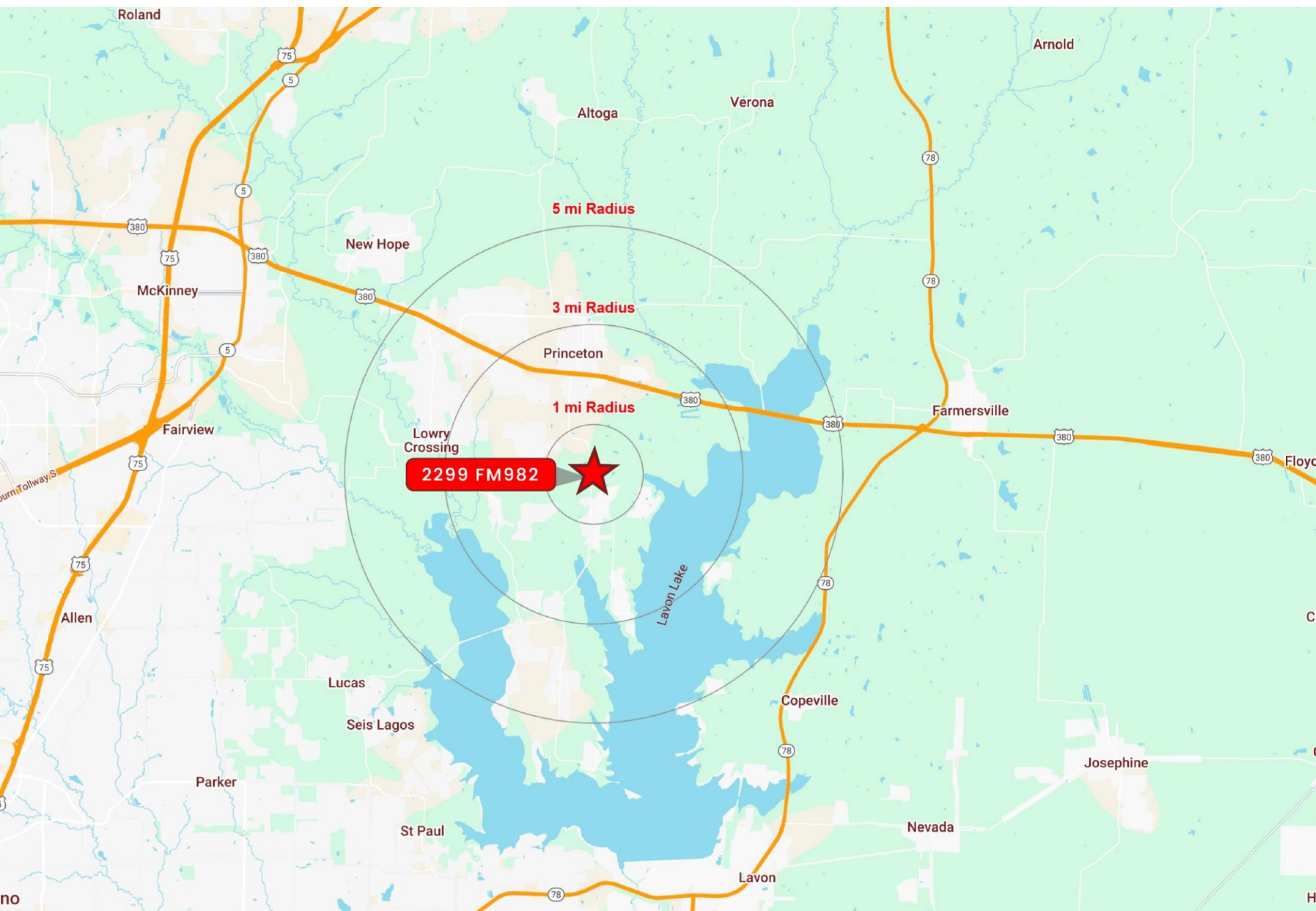
AADT MAP

13



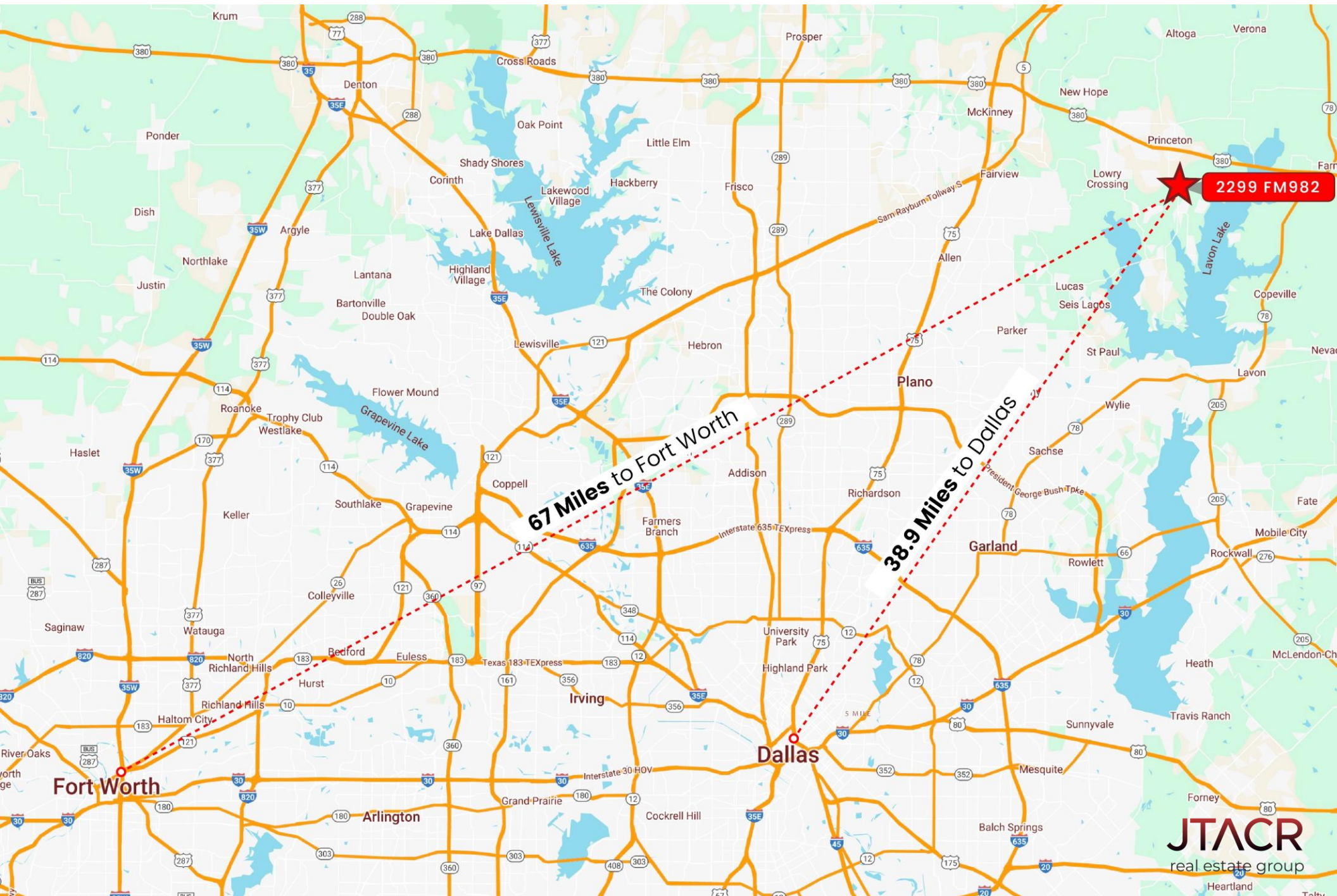
LOCATION MAP

14



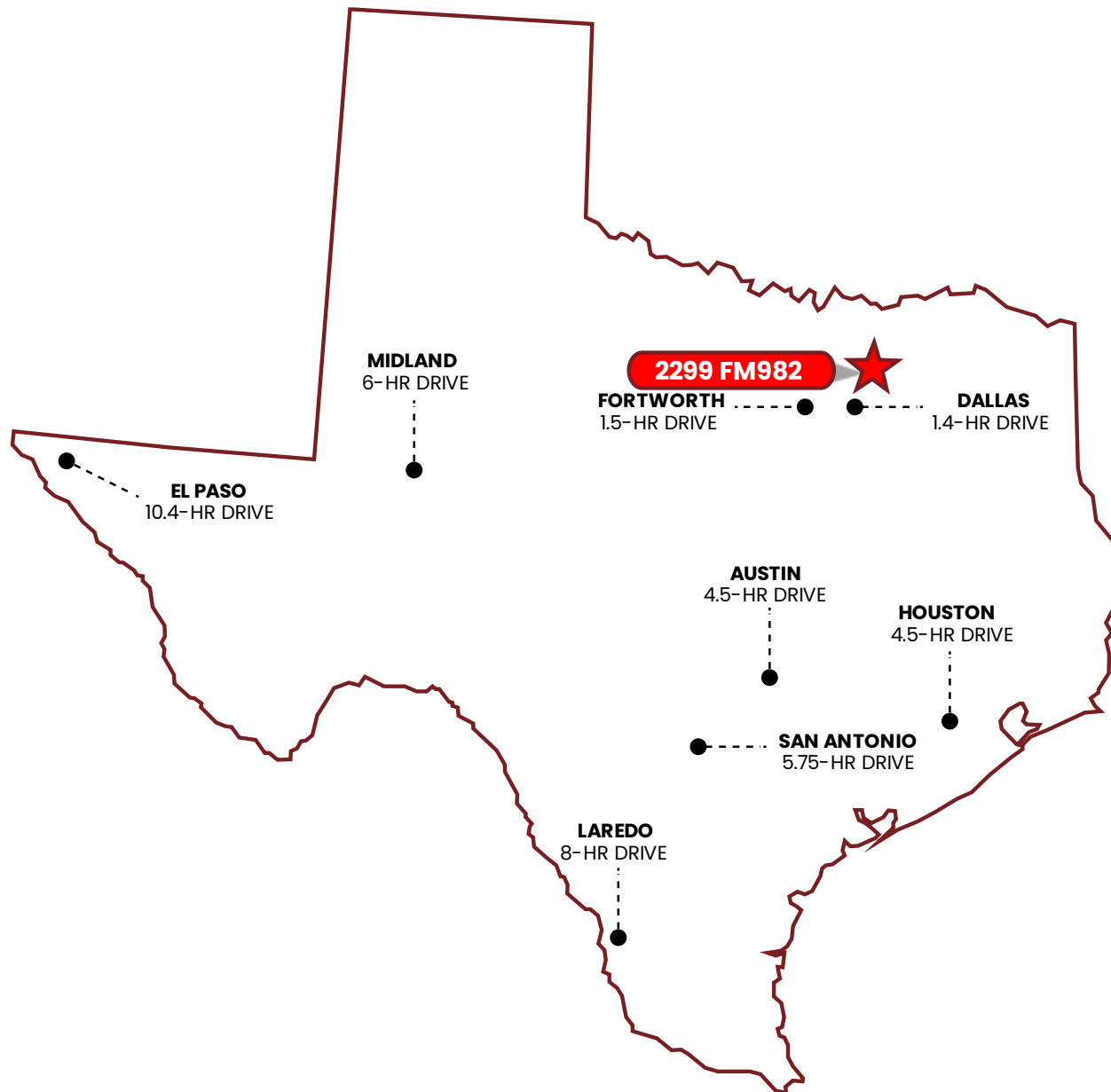
REGIONAL MAP

15



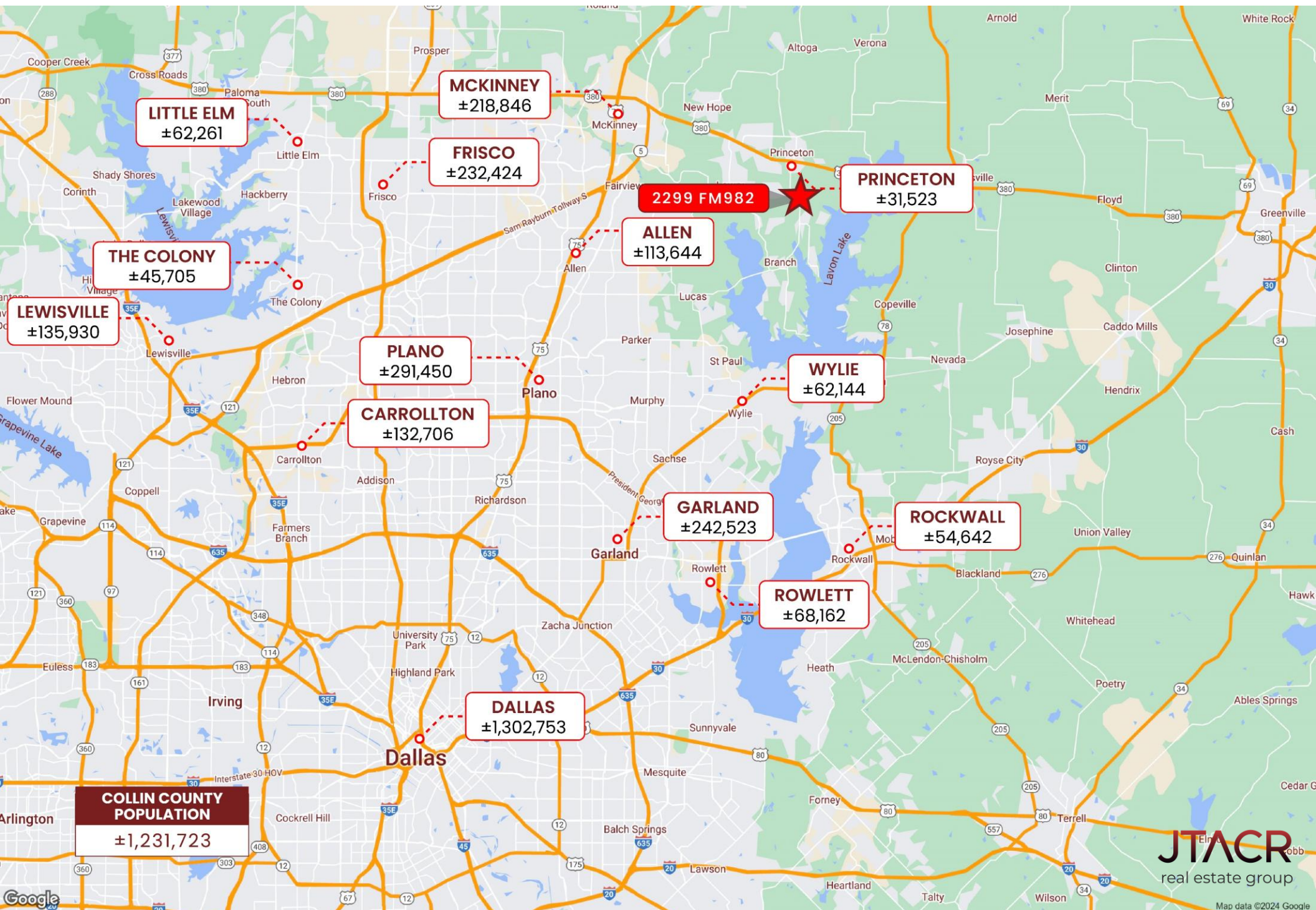
TEXAS DRIVE MAP

16



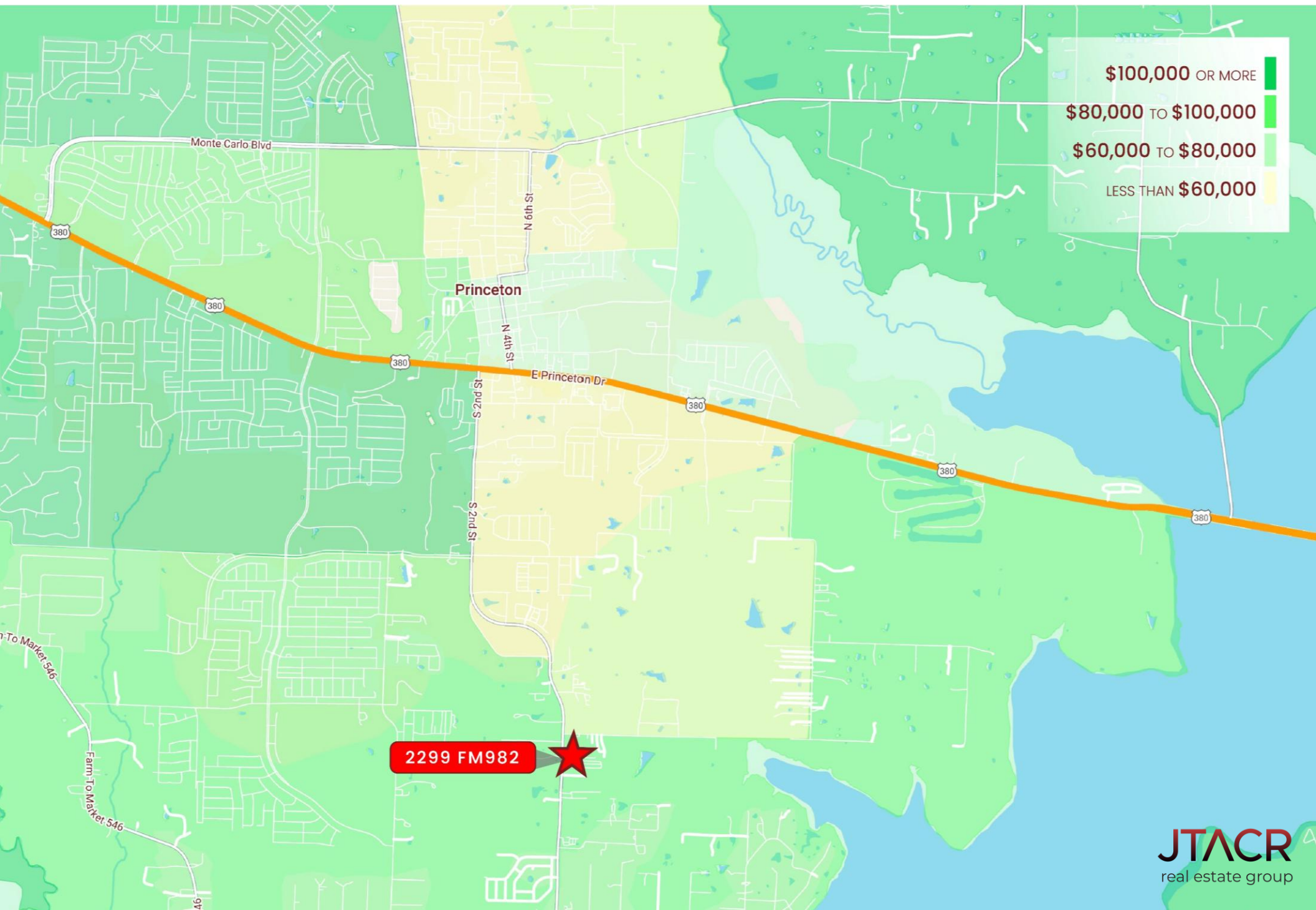
POPULATION DENSITY

17



MEDIAN HOUSEHOLD INCOME

18



INCOMING ECONOMIC DEVELOPMENTS – US 380 EXPANSION

19

US 380 and County Roads Updates

US Highway 380 is a TxDOT-owned and operated roadway in Collin County, Texas. It is a vital corridor that traverses through diverse landscapes and communities. The highway cuts through suburban neighborhoods, rolling farmland, and burgeoning commercial districts. It is a lifeline for commuters traveling between growing cities like Princeton, McKinney, Prosper, and Frisco, linking them to major regional arteries and interstate highways. Along its path, US 380 showcases the rapid development and urbanization characteristic of North Texas, with new residential developments and shopping centers dotting its route. US 380 remains integral to the region's infrastructure, reflecting Collin County and Princeton's dynamic growth and economic vitality.

The roadway currently has two lanes in the City of Princeton but will undergo expansion in the next few years. As the third-fastest growing city in the United States, we recognize that the current state of the road and its future expansion impacts our residents and other stakeholders. As such, we've developed this page as a resource regarding the state of the roadway today and future reconstruction. We've also added a section for Collin County-owned and operated roadways, as we recognize the importance of these roadways in the day-to-day lives of our stakeholders.

US 380 Princeton Public Hearing – FM 1827 to CR 560

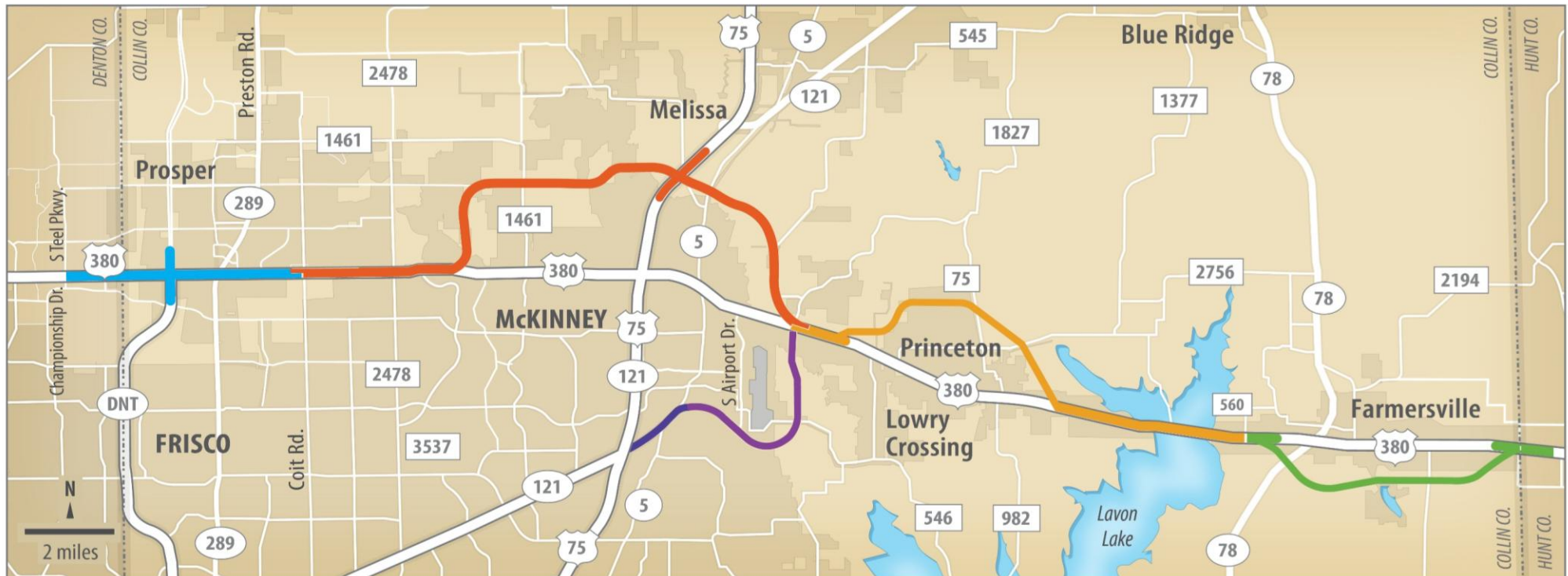
TxDOT is planning to build US 380 in a new area from FM 1827 to CR 560 in McKinney, Princeton, and Farmersville in Collin County, Texas. This notice informs the public that a draft environmental assessment (EA) is up for public review and that TxDOT will be holding an online virtual public hearing for the proposed project with an option for in-person attendance.

The virtual hearing will not be live, but will be a pre-recorded video with both audio and visual components. The presentation will be available online by Thursday, Sept. 12, 2024, at 5 p.m. and will be online for at least 15 days.

TxDOT is offering an in-person option for those who prefer it over online participation. This option will be available on Thursday, Sept. 12, 2024 at Princeton High School Cafeteria. The open house will be from 5 p.m. to 7 p.m. with a live speech at 6 p.m. Attendees can review hard copies of project materials, ask questions, and leave comments. The same information will be provided at both the in-person and virtual hearings.

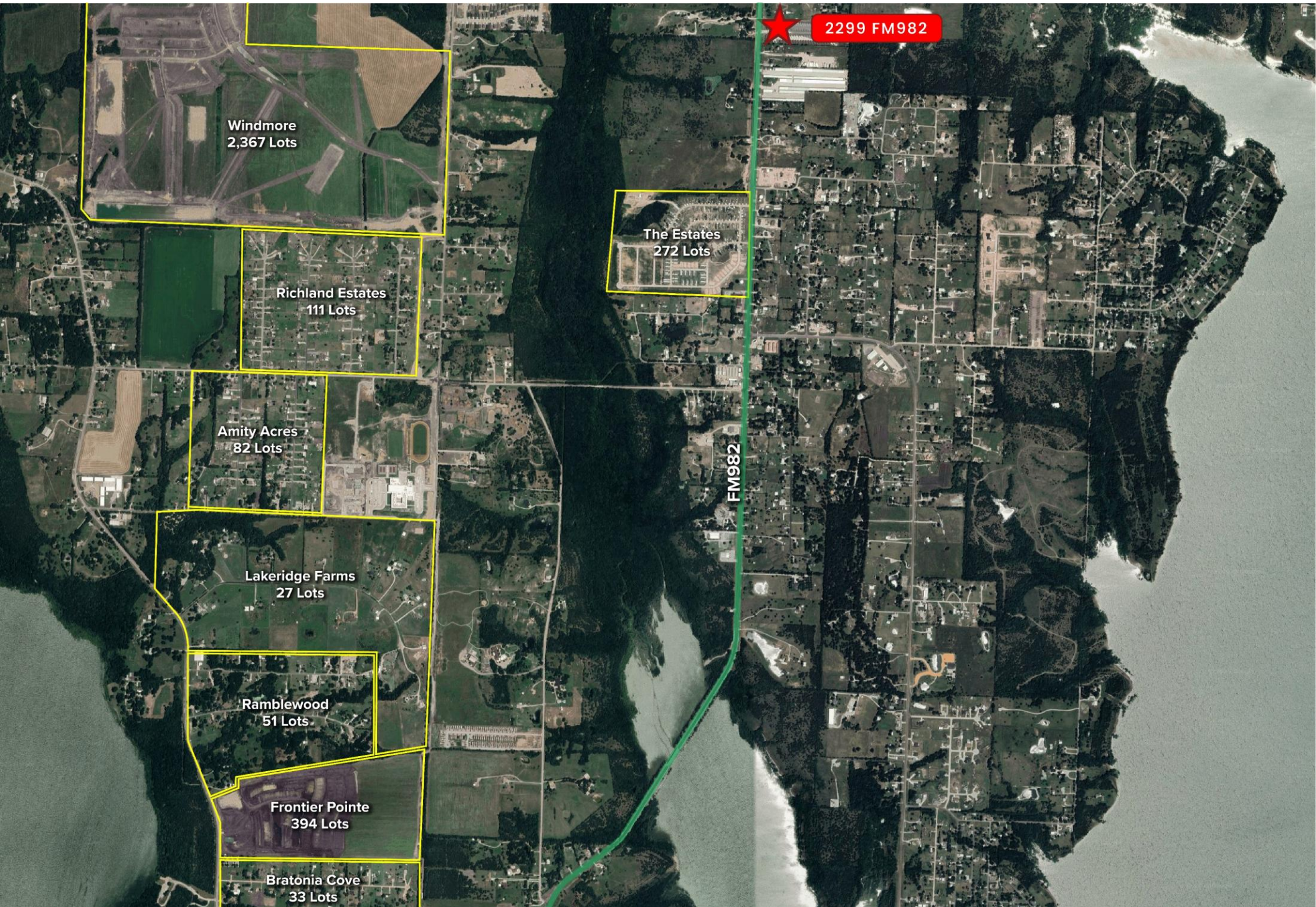
The US 380 proposed project involves constructing a new 8 to 10-lane freeway with frontage roads and shared-use paths, as well as widening the existing US 380 roadway in the city of Princeton.

To watch the virtual public hearing, visit www.keepitmovingdallas.com/US380Princeton at the specified date and time. If you don't have internet access, you can call 214-320-4469 between 8 a.m. and 5 p.m., Monday through Friday, to ask questions and access project materials.



SURROUNDING RESIDENTIAL DEVELOPMENTS

20



Windmore
2,367 Lots

Richland Estates
111 Lots

Amity Acres
82 Lots

Lakeridge Farms
27 Lots

Ramblewood
51 Lots

Frontier Pointe
394 Lots

Bratonia Cove
33 Lots

The Estates
272 Lots

2299 FM982

FM982

SURROUNDING RESIDENTIAL DEVELOPMENTS





PROPERTY DESCRIPTION

Property details

Parcel view

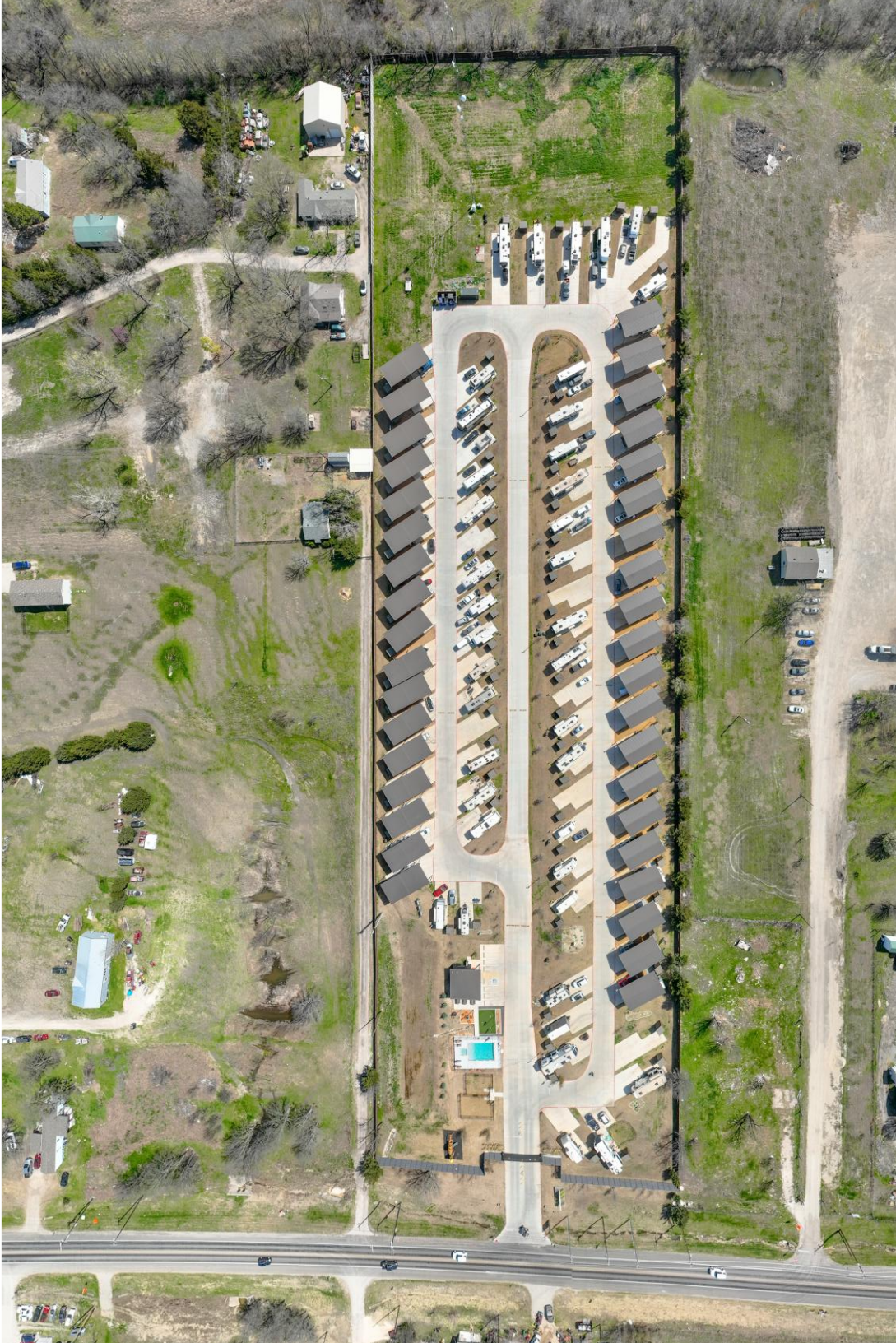
Infrastructure & Management

RV Site Mix & Utilities

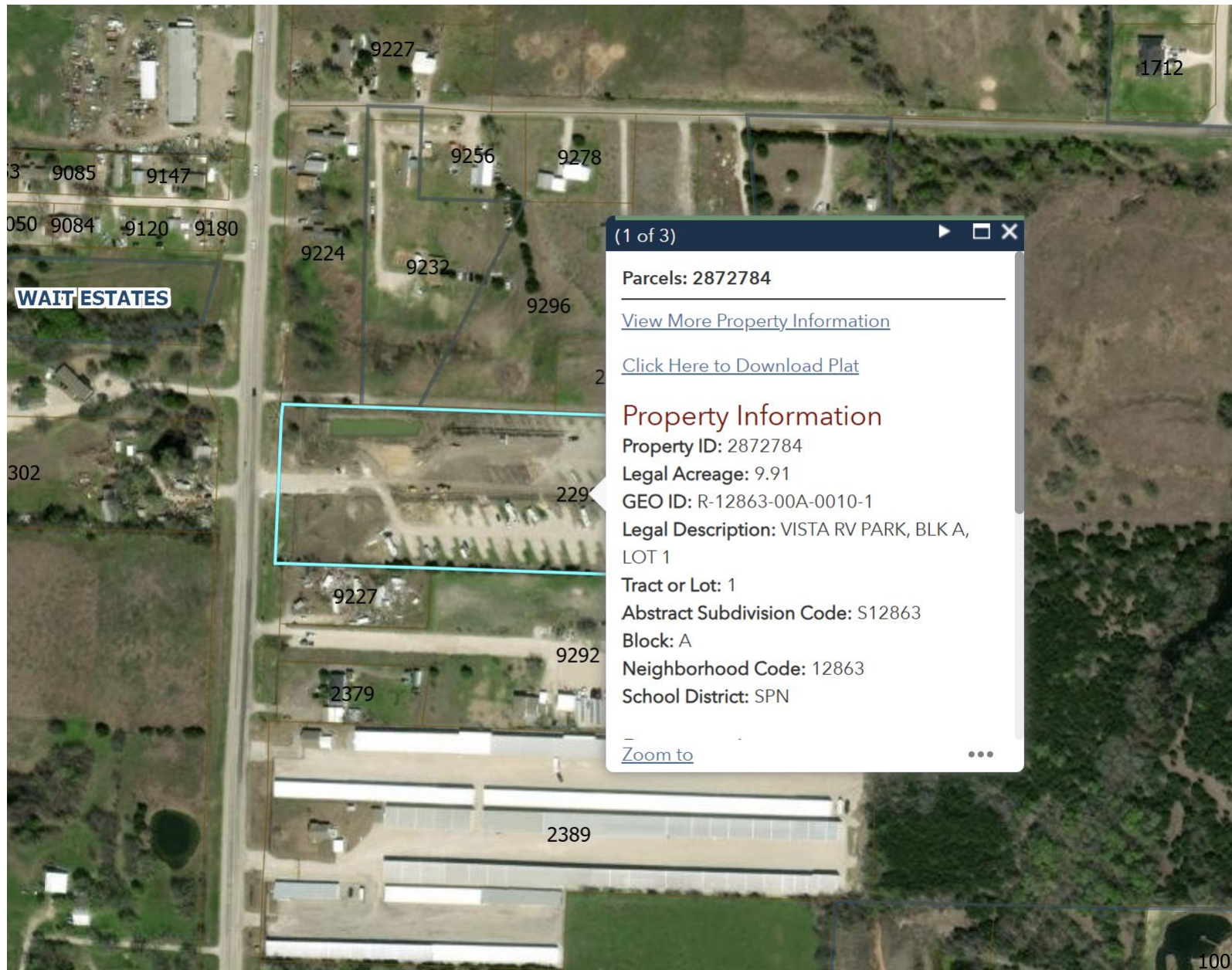
Location map

PROPERTY DETAILS

Street Address	2299 FM 982
City, State	Princeton TX 75407
County	COLLIN
MSA	DALLAS-FORT WORTH
Existing Use	RV COMMUNITY
Jurisdiction	ETJ
Total Sites	84
Total Acreage	9.91 ACRES
Parcel Number(s)	2872784
Opportunity Zone	NO
Flood Zone	NO
Additional Structure	YES



PARCEL VIEW



INFRASTRUCTURE & MANAGEMENT

UTILITIES

TYPE	PROVIDER	PAID BY	DETAILS
Water	CULLEOKA WATER SUPPLY	PARK	MASTER METER
Sewer	Private	PARK	DRIP SEPTIC SYSTEM
Electricity	TXU ENERGY	MIX	INDIVIDUAL
Trash	WASTE CONNECTIONS	PARK	NA
Cable/Internet/Phone	Multiple	Resident	Direct-Billed

ADDITIONAL SERVICES

TYPE	RESPONSIBILITY	PAID BY
LANDSCAPING MAIN	OWNER	OWNER
PEST	OWNER	OWNER

STAFF/THIRD PARTY MANAGEMENT

On-site Staff	YES (park host)
In-House Management	NO
Third-Party Management	NO

OWNER RESPONSIBILITY

ABSENTEE	NO
INVOLVEMENT	PART TIME

INFRASTRUCTURE

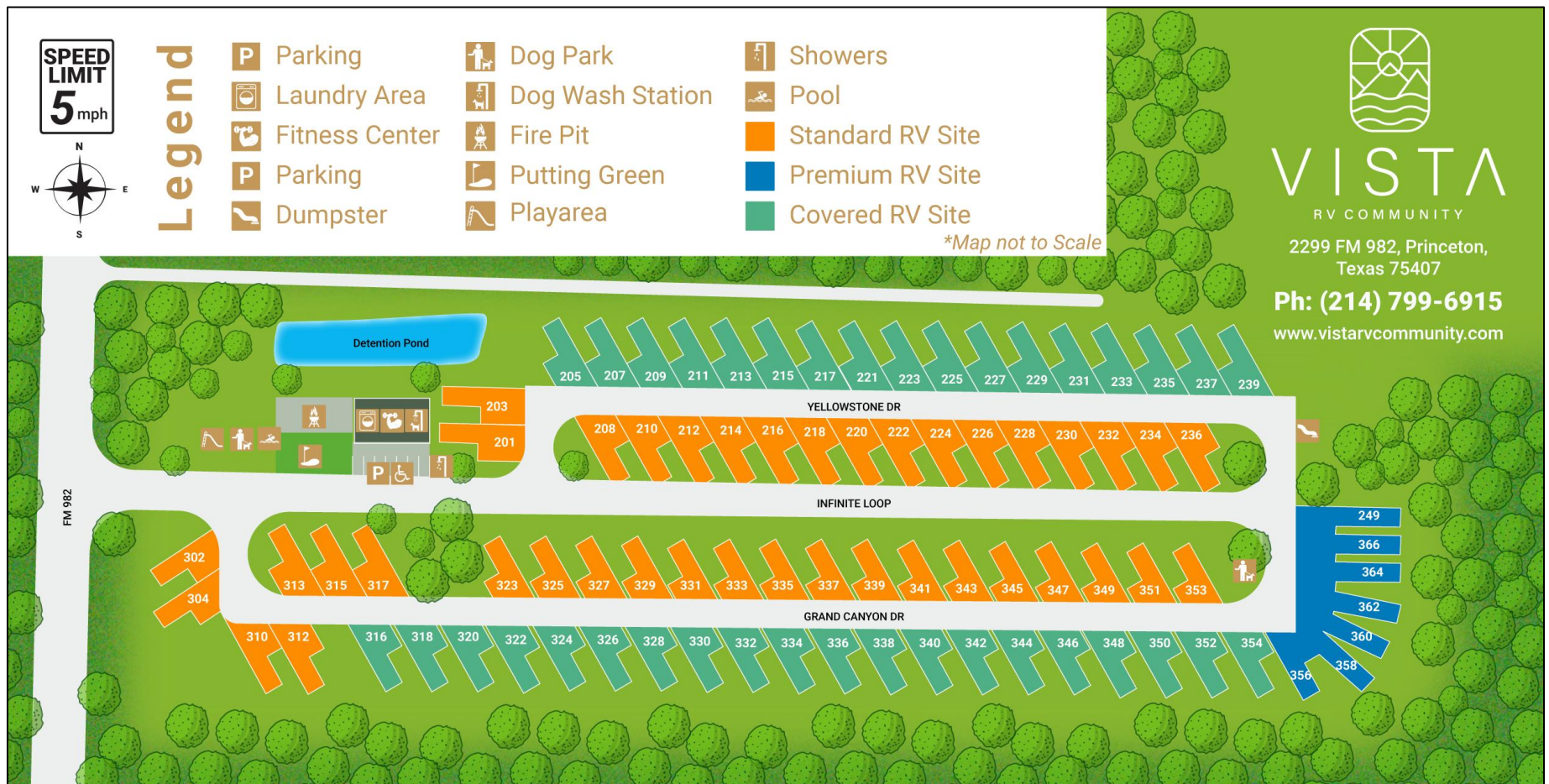
TYPE	
ROAD SURFACE	CONCRETE
DRIVEWAY SURFACE	CONCRETE
PARKING	2
RV ELECTRICAL AMPERAGE	30-50-110

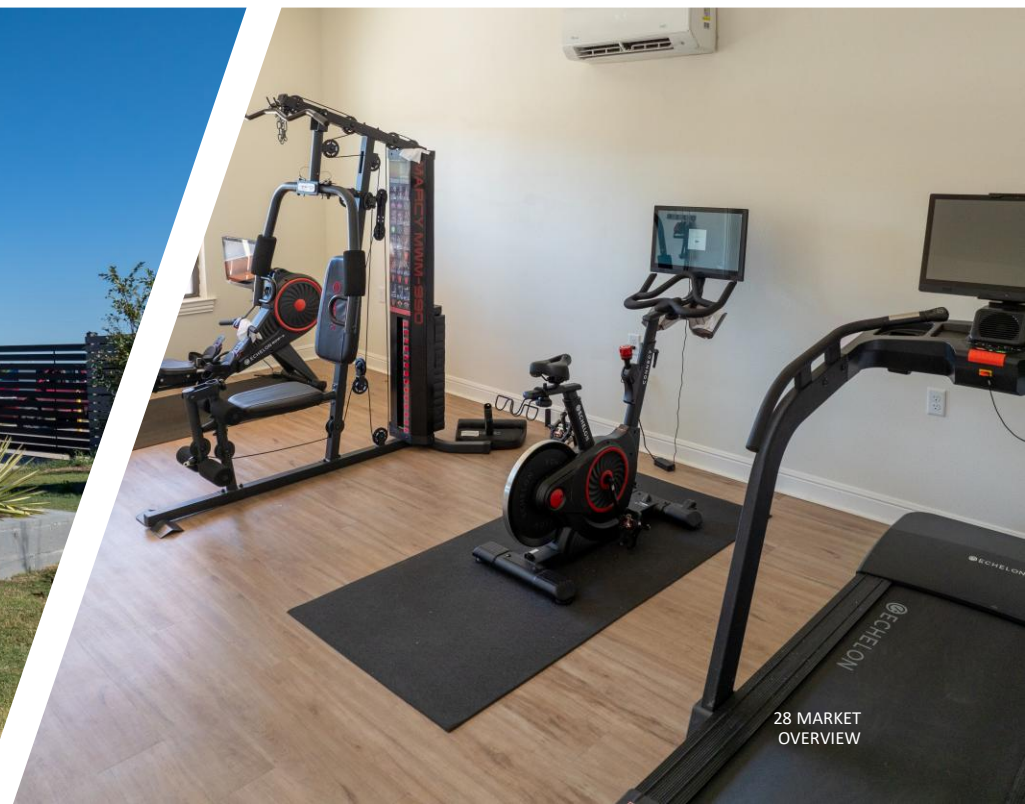
SOFTWARE & SYSTEMS

BOOKING	FIREFLY
WEBSITE	https://vistarvcommunity.com/

RV SITE MIX & UTILITIES

	TOTAL	OCCUPANCY	MONTHLY VS NIGHTLY	MONTHLY LOT RENT	PLUS ELECTRICITY
TOTAL RENTAL SITES	84				
COVERED LOTS	37	VARIES	MONTHLY	\$995	YES
UNCOVERED STANDARD LOTS	40	VARIES	MONTHLY	\$695	YES
UNCOVERED PREMIUM LOTS	7	VARIES	MONTHLY	\$650-\$895	YES





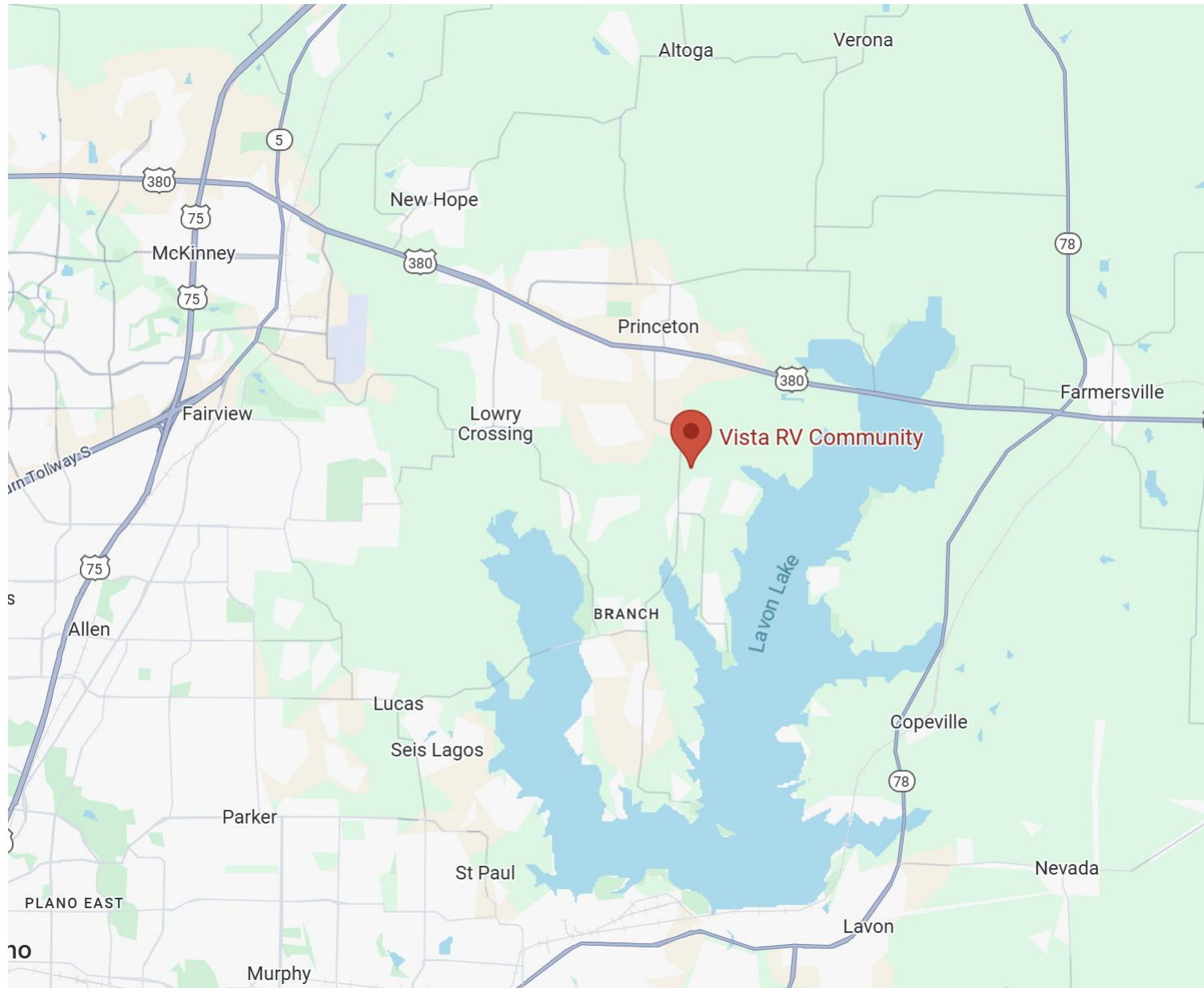
RV PARK MARKET

Local Map

RV Park Sale Comparables

RV Rent Comparables

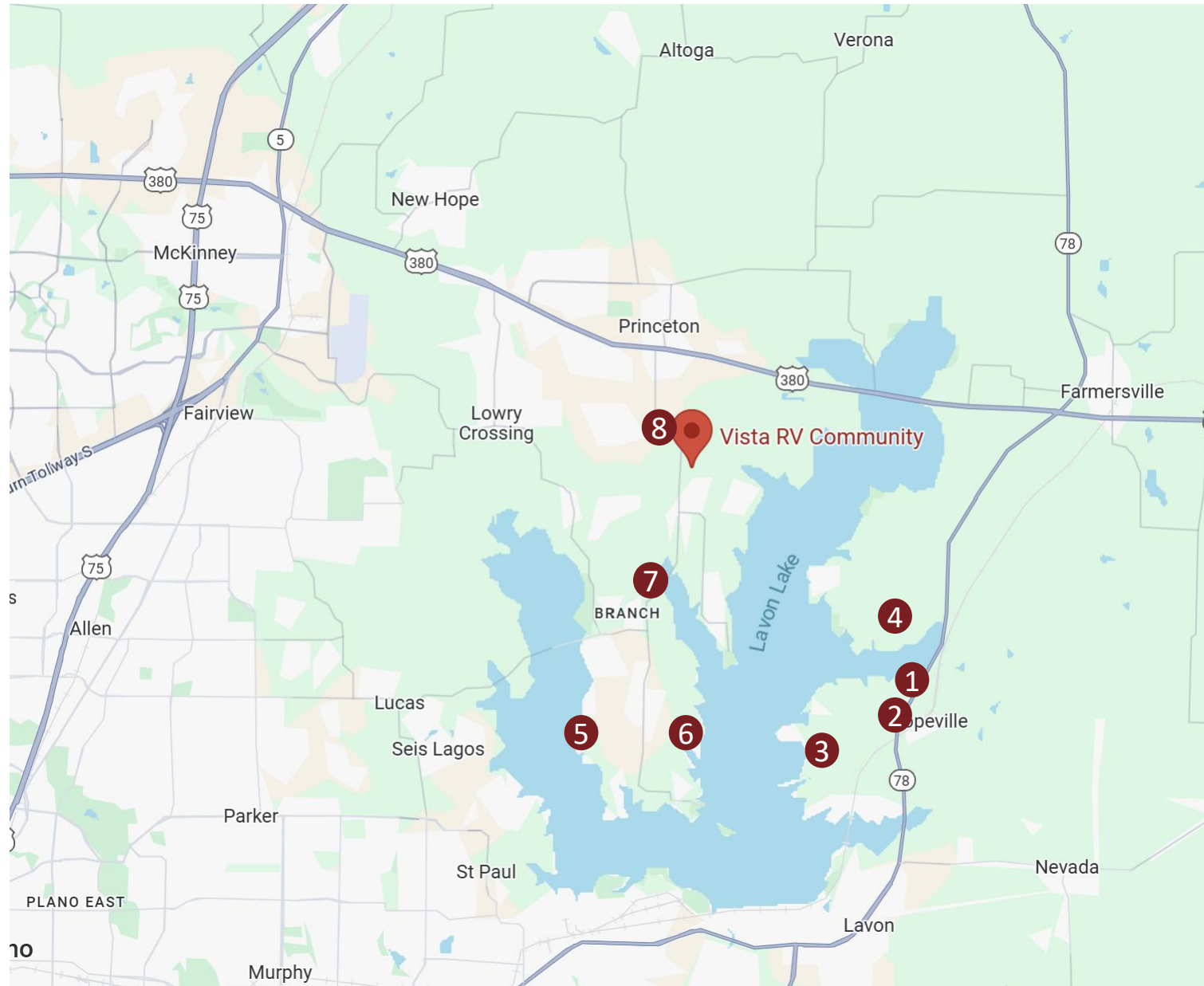
LOCAL MAP - PRINCETON



COMPARABLE SALES

	PROPERTY	ADDRESS	CITY/STATE	SITES	PRICE/PAD	Cap Rate
1	Ranch 380	6074 US-380	Ponder TX	98	\$46,428	8%
2	Axton's Bass City	2959 FM2946	Emory TX	49	NA	NA
3	I35 RV Resort	15131 N Interstate 35	Elm Mott TX	250	\$51,200	5.8%
4	Hilltop Community	4020 W Oak St	Palestine TX	40	\$26,875	8%
5	Sea Garden Park	47975 Michigan St	Laguna Heights TX	54	\$27,778	6.5%
6	Lake Ray Hubbard	2065 E FM 544	Wylie TX	109	\$73,394	6.8%
7	Aurora Gardens	8150 County Rd 436	Princeton TX	30	\$67,000	8.5%
8	American RV Park	4345 State Hwy 31 W,	Corsicana TX	156	\$24,359	9.4%
9	Circle 8 RV Park	2600 S Janice St,	Monahans TX	96	\$16,842	14%
10	Red Bear Resort	10169 Red Bear Resort,	Wills Point TX	112	\$17,857	10%
	Average				\$34,983	

RV PARK RENT & AMENITY COMPARABLES



RV RENT & AMENITY COMPARABLES

	PROPERTY	ADDRESS	CITY/STATE	MONTHLY LOT RENT	ELECTRICITY INCLUDED	CONCRETE	COVERS	POOL
	SUBJECT	2299 FM982	PRINCETON	\$695-995	NO	YES	YES	YES
1	SCENIC POINT	431 Yellowstone Trl	NEVADA	\$475	NO	NO	NO	NO
2	PATRIOT RV	5520 S State Hwy 78	NEVADA	\$550	NO	NO	NO	NO
3	LITTLE RIDGE	13970 Co Rd 489	NEVADA	\$725	NO	NO	NO	NO
4	LAKELAND	4609 County Rd 551	FARMERSVILLE	\$595	NO	NO	NO	NO
5	LAKE LAVON NORTH	7120 Co Rd 437	PRINCETON	\$795-895	NO	NO	YES	NO
6	SUNDOWNER	11595 County Rd 439	PRINCETON	\$550	NO	NO	NO	NO
7	PRINCETON LUXURY	4004 Co Rd 444	PRINCETON	\$750-850	NO	NO	NO	NO
8	HIDEAWAY	8960 County Rd 1219	PRINCETON	\$650-750	NO	NO	YES	NO

FINANCIAL ANALYSIS

Assumptions

Annual Cash Flows

Vista RV Community Proforma

2025

2026

Assumptions

Total Lot Spaces on Property		84	84
Total Lot Spaces Occupied on Property		66	76
Average Occupancy Rate		79%	91%
Total Uncovered Sites on Property		46	36
Uncovered Sites Occupied	Monthly Rent	\$695	30
Total Covered Sites on Property		37	47
Covered Sites Occupied	Monthly Rent	\$995	45
Uncovered Park Host Site		\$0	\$8,340

Income Loss Assumptions

Vacancy (% of Unoccupied Units)	21.4%	9.5%
Bad Debt (as % of Gross Potential Rent)	0.0%	1.0%

Other Income

Cell Tower Income	\$500	\$6,000	\$6,000
Laundry Income		\$10,351	\$11,000
Electricity Reimbursement	90%	\$103,610	\$117,720

Expenses

Cable, Phone and Internet (Per Month)	\$35.00	\$35.00
Management Fees		
Repairs and Maintenance (% of Revenue)	1.0%	0.8%
Electricity (Per Month)	\$10,900.00	\$10,900.00
Taxes (% of Sale Price)		0.8%

Annual Cash Flows	2025	2026
Lot Rental Income	\$807,527.96	\$869,760.00
Gross Potential Rent	\$807,527.96	\$869,760.00
Vacancy	(\$165,510.31)	(\$165,668.57)
Bad Debt	\$0.00	(\$8,697.60)
Effective Rental Income	\$642,017.65	\$695,393.83
Other Income	\$121,460.76	\$134,720.00
Effective Gross Income	\$763,478.42	\$830,113.83
Cable, Phone and Internet Service	\$420.00	\$420.00
Property Liability Insurance	\$6,551.29	\$6,551.29
Management Fees	\$42,000.00	\$42,000.00
Repairs and Maintenance	\$5,840.33	\$6,225.85
Property Taxes	\$45,537.98	\$54,000.00
Utilities (Sewer, Trash & Water)	\$34,361.29	\$34,361.29
Electricity	\$115,121.96	\$130,800.00
Total Expenses	\$268,992.23	\$274,358.43
Net Operating Income (NOI)	\$494,486.19	\$555,755.39
<i>NOI Margin</i>	64.8%	66.9%
<i>Cap Rate</i>	7.3%	8.2%

Financing

Total Sale Price for Property	\$6,750,000		
Interest Rate	6.75%		
Loan Period (in years)	20		
Down Payment %	35.0%		
Opening Balance	\$4,387,500	\$4,387,500	\$4,277,520
(Repayments)	(\$406,136)	-\$406,136	-\$406,136
Interest Accrued	\$1,138,045	\$296,156	\$288,733
Ending Balance		\$4,277,520	\$4,160,116
Net Operating Income (NOI)		\$494,486	\$555,755
Principal Repayments		-\$109,980	-\$117,404
Interest Expense		-\$296,156	-\$288,733
Beginning Cash Balance		\$0	\$88,350
<i>Change in Cash Flow</i>		<i>\$88,350</i>	<i>\$149,619</i>
Net Cash Flow		\$88,350	\$237,969

OFFERING DETAILS

JTACR Real Estate Group and Angel Brokers Group has been engaged as the exclusive listing Broker representative of the Owner for the sale of this property. No contact shall be made by any prospective purchaser or agents to the Owner, its executives, staff, personnel, tenants, or related parties.

This Investment Offering Memorandum is a confidential solicitation of interest, and the information provided herein is provided for the sole purpose of considering the purchase of the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property or to terminate discussions with any entity at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Investment Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Purchase Agreement on terms acceptable to the Owner. By receipt of this Offering Memorandum, prospective purchaser will be deemed to have acknowledged the foregoing and agrees to release the Owner from any and all liability with respect hereto.

The enclosed materials are being provided solely to facilitate the prospective purchaser's own due diligence for which the purchaser shall be fully and solely responsible. All information contained herein is confidential in nature, and recipient agrees not to photocopy, duplicate, forward, distribute, or solicit third party interest without written permission and consent from Owner or JTACR Real Estate Group/Angel Brokers Group.

Neither JTACR Real Estate Group / Angel Brokers Group nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein shall be relied upon as a promise or representation as to the future performance of the Property.

OFFER SUBMISSION

Offers should be presented in the form of a non-binding Letter of Intent, spelling out all significant terms and conditions of Purchaser's offer including, but not limited to, (1) asset pricing, (2) due diligence and closing timeframe, (3) deal structure and each party's rights and responsibilities (as applicable), (4) earnest money deposit, and to include (5) a resume of previous multi-family ownership experience, as well as (6) qualifications to close, and (7) details of debt and equity financing.

ASKING PRICE & TERMS

\$6,750,000

SOURCES

--<https://princetontx.gov/546/US-380-and-County-Roads-Updates>
 --<https://princetonedc.com/find-your-space/housing-developments>

VISTA

RV COMMUNITY

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