

**KEITH**wilson**CO.**

**MOBILE HOME PARK REAL ESTATE BROKERAGE**

(405) 414-9803 | KwilsonCo@aol.com

10401 Pond Meadow Drive, Oklahoma City, OK 73151

**FOR SALE**

**HICKORY CREEK RV COMMUNITY**

**36478 Moccasin Trail Road**

**Shawnee, OK 74804**

**PRICE REDUCTION**

~~\$2,175,000~~ **\$1,995,000**

**65% LTV Seller Financing**

**61 Sites**

**Cap Rate: ~~6.73%~~ 7.34%**

**[DRONE VIDEO](#)**



The information contained herein, while gathered from sources deemed reliable, cannot be guaranteed.

# HICKORY CREEK RV COMMUNITY

## INTRODUCTION

Keith Wilson Co., as exclusive broker, presents for sale Hickory Creek RV Community, a 61-site RV community in Shawnee, Oklahoma, now offered at \$1,995,000. The offering also includes 65% loan-to-value seller financing, providing an efficient acquisition structure.

The property encompasses approximately 16 acres and is situated ~2 miles north of Interstate 40 and within the Oklahoma City MSA, offering metro adjacency with a materially lower cost structure than core urban submarkets.

Constructed in 2017, Hickory Creek features a modern physical plant, including tar-and-gravel roads, lagoon-based sewer, well water, and rural electric service with 30/50-amp hookups. Ownership currently covers water and electricity, contributing to straightforward operations and consistent occupancy. The community operates at 85% occupancy and serves a mix of longer-term residents and transient RV users tied to regional employment, commuting patterns, and transportation activity.

The community includes a private stocked pond, mature tree coverage, elevation changes, fishing docks, a pavilion, and public restrooms/laundry/shower facilities constructed in 2023. These features support tenant retention and stable demand while maintaining operational simplicity.

Hickory Creek RV Community represents a stabilized, cash-flowing RV asset in a landlord-friendly Oklahoma market with limited competitive supply and defensible long-term operating fundamentals.

# HICKORY CREEK RV COMMUNITY

## GENERAL INFORMATION

Property:	36478 Moccasin Trail Road Shawnee, OK 74804
No. of Sites:	61 (59 rentable)
Year Built:	2017
Land:	16 acres (does not include ponds on the west side)
Rent:	\$475/mo. (park pays water and electric)
Utilities:	<ul style="list-style-type: none"><li>• Well water</li><li>• Septic sewer</li><li>• Rural electric (30/50 amp)</li><li>• Park pays all utilities</li><li>• Lagoon on north side receives the non-solids from the park</li></ul>
Roads:	Fresh tar and gravel
Occupancy:	85%
Amenities:	Retreat atmosphere – private lake, mature trees, quiet, natural landscapes, stocked pond, fishing docs, pavilion, dramatic elevation changes <ul style="list-style-type: none"><li>• 2023 construction of public restrooms, laundry and shower facilities</li><li>• Free WIFI</li><li>• ADA compliant front entrance</li><li>• Pet friendly</li></ul>
Location:	2 miles N. of I-40 and Shawnee, OK (pop. 34,000) and only 30 miles east of Oklahoma City, the capital of OK with a population of 1,450,000.

# HICKORY CREEK RV COMMUNITY

## 2025 FINANCIALS

DISTRIBUTION ACCOUNT	JANUARY 2025	FEBRUARY 2025	MARCH 2025	APRIL 2025	MAY 2025	JUNE 2025	JULY 2025	AUGUST 2025	SEPTEMBER 2025	OCTOBER 2025	NOVEMBER 2025	DECEMBER 2025	TOTAL
<b>Income</b>													
Laundry		292.00	287.50		362.25	377.00		746.00			733.25		2,798.00
Rental Income - RV Park	21,100.60	20,590.00	18,725.00	16,910.00	19,950.00	21,675.00	23,585.00	22,280.00	23,465.00	23,465.00	23,770.00	24,135.00	259,650.60
Sales of Product Income	-215.00												-215.00
Service/Fee Income	130.00	225.00	315.00	200.00	210.00	210.00	65.00	3.00	25.00	135.00	55.00	205.00	1,778.00
Services	-400.00	-400.00	-400.00	-375.00	-400.00	-700.00	-400.00	-200.00	-300.00	-225.00	-200.00	-200.00	-4,200.00
<b>Total for Income</b>	<b>20,615.60</b>	<b>20,707.00</b>	<b>18,927.50</b>	<b>16,735.00</b>	<b>20,122.25</b>	<b>21,562.00</b>	<b>23,250.00</b>	<b>22,829.00</b>	<b>23,190.00</b>	<b>23,375.00</b>	<b>24,358.25</b>	<b>24,140.00</b>	<b>\$259,811.60</b>
<b>Cost of Goods Sold</b>													
<b>Gross Profit</b>	<b>20,615.60</b>	<b>20,707.00</b>	<b>18,927.50</b>	<b>16,735.00</b>	<b>20,122.25</b>	<b>21,562.00</b>	<b>23,250.00</b>	<b>22,829.00</b>	<b>23,190.00</b>	<b>23,375.00</b>	<b>24,358.25</b>	<b>24,140.00</b>	<b>\$259,811.60</b>
<b>Expenses</b>													
Advertising & marketing			422.40										422.40
Business licenses						289.57							289.57
Contract labor	1,500.00	1,500.00	4,900.00	1,660.00	1,750.00	1,750.00	2,050.00	1,795.00	1,750.00	1,750.00	1,750.00	1,750.00	23,905.00
Contract Labor Fuel / Trans	250.00	250.00	250.00	250.00									1,000.00
General business expenses													
Bank fees & service charges		3.73	10.00				205.00			31.63	196.39	15.00	461.75
<b>Total for General business expenses</b>		<b>3.73</b>	<b>10.00</b>				<b>205.00</b>			<b>31.63</b>	<b>196.39</b>	<b>15.00</b>	<b>\$461.75</b>
Insurance			3,186.31										3,186.31
Legal & accounting services													
Legal fees								240.00	126.00	0.00			366.00
<b>Total for Legal &amp; accounting services</b>								<b>240.00</b>	<b>126.00</b>	<b>0.00</b>			<b>\$366.00</b>
<b>Meals</b>													
Meals with clients										82.32			82.32
Team meals										284.10			284.10
<b>Total for Meals</b>										<b>366.42</b>			<b>\$366.42</b>
<b>Office expenses</b>													
Shipping & postage			6.10										6.10
<b>Total for Office expenses</b>			<b>6.10</b>										<b>\$6.10</b>
<b>Payroll expenses</b>													
Repairs & maintenance	2,400.00	740.00	478.56	241.25	478.55	2,216.57	1,215.00	625.00	670.00	3,500.00			9,064.93
Supplies													
Supplies & materials	208.27	1,940.41	281.01	73.70	179.31	138.73		224.18	766.37	130.98			3,942.96
<b>Total for Supplies</b>	<b>208.27</b>	<b>1,940.41</b>	<b>281.01</b>	<b>73.70</b>	<b>179.31</b>	<b>138.73</b>		<b>224.18</b>	<b>766.37</b>	<b>130.98</b>			<b>\$3,942.96</b>
<b>Taxes paid</b>													
Property taxes													5,640.32
<b>Total for Taxes paid</b>													<b>\$5,640.32</b>
<b>Utilities</b>													
Disposal & waste fees	317.00	392.00	317.00	317.00	317.00	317.00	317.00	317.00	382.44	317.00	384.49	317.00	4,011.93
Electricity	5,578.00	5,844.00	4,583.00	2,912.00	2,730.00	3,551.00	5,076.00	6,507.00	5,050.00	4,652.00	3,564.00	4,297.00	54,344.00
Internet & TV services	229.95	229.95	229.95		479.95	229.95	229.95	229.95	229.95	229.95	229.95	229.95	2,779.45
<b>Total for Utilities</b>	<b>6,124.95</b>	<b>6,465.95</b>	<b>5,129.95</b>	<b>3,229.00</b>	<b>3,526.95</b>	<b>4,097.95</b>	<b>5,622.95</b>	<b>7,053.95</b>	<b>5,662.39</b>	<b>5,198.95</b>	<b>4,178.44</b>	<b>4,843.95</b>	<b>\$61,135.38</b>
<b>Total for Expenses</b>	<b>10,483.22</b>	<b>10,900.09</b>	<b>14,664.33</b>	<b>5,453.95</b>	<b>5,934.81</b>	<b>8,492.82</b>	<b>9,092.95</b>	<b>9,698.13</b>	<b>9,088.76</b>	<b>11,103.98</b>	<b>11,765.15</b>	<b>6,608.95</b>	<b>\$113,287.14</b>
<b>Net Operating Income</b>	<b>10,132.38</b>	<b>9,806.91</b>	<b>4,263.17</b>	<b>11,281.05</b>	<b>14,187.44</b>	<b>13,069.18</b>	<b>14,157.05</b>	<b>13,130.87</b>	<b>14,101.24</b>	<b>12,271.02</b>	<b>12,593.10</b>	<b>17,531.05</b>	<b>\$146,524.46</b>
<b>Other Income</b>													
<b>Other Expenses</b>													
Loan Interest Payments	9,531.57	8,626.78	8,312.52	9,182.25	9,463.47	8,564.60	8,841.51	9,119.21	9,104.21	9,382.33	8,490.51	9,056.49	107,675.45
<b>Total for Other Expenses</b>	<b>9,531.57</b>	<b>8,626.78</b>	<b>8,312.52</b>	<b>9,182.25</b>	<b>9,463.47</b>	<b>8,564.60</b>	<b>8,841.51</b>	<b>9,119.21</b>	<b>9,104.21</b>	<b>9,382.33</b>	<b>8,490.51</b>	<b>9,056.49</b>	<b>\$107,675.45</b>
<b>Net Other Income</b>	<b>-9,531.57</b>	<b>-8,626.78</b>	<b>-8,312.52</b>	<b>-9,182.25</b>	<b>-9,463.47</b>	<b>-8,564.60</b>	<b>-8,841.51</b>	<b>-9,119.21</b>	<b>-9,104.21</b>	<b>-9,382.33</b>	<b>-8,490.51</b>	<b>-9,056.49</b>	<b>-\$107,675.45</b>
<b>Net Income</b>	<b>600.81</b>	<b>1,180.13</b>	<b>-4,049.35</b>	<b>2,098.80</b>	<b>4,723.97</b>	<b>4,504.58</b>	<b>5,315.54</b>	<b>4,011.66</b>	<b>4,997.03</b>	<b>2,888.69</b>	<b>4,102.59</b>	<b>8,474.56</b>	<b>\$38,849.01</b>

# HICKORY CREEK RV COMMUNITY

## SALES INFORMATION

	PREVIOUS ASKING PRICE	REDUCED PRICE
Asking Price	<del>-\$2,175,000</del>	\$1,995,000
Price per Site	<del>-\$35,080</del>	\$32,704
Cap Rate	<del>-6.73%</del>	7.34%
X Income	<del>-8.37x</del>	7.67x

Seller Carry 65% LTV: \$1,300,000<sup>(1)</sup>

Down Payment: \$695,000

(1) Seller will carry 65% LTV financing with negotiable terms.

# HICKORY CREEK RV COMMUNITY

## SITE MAP

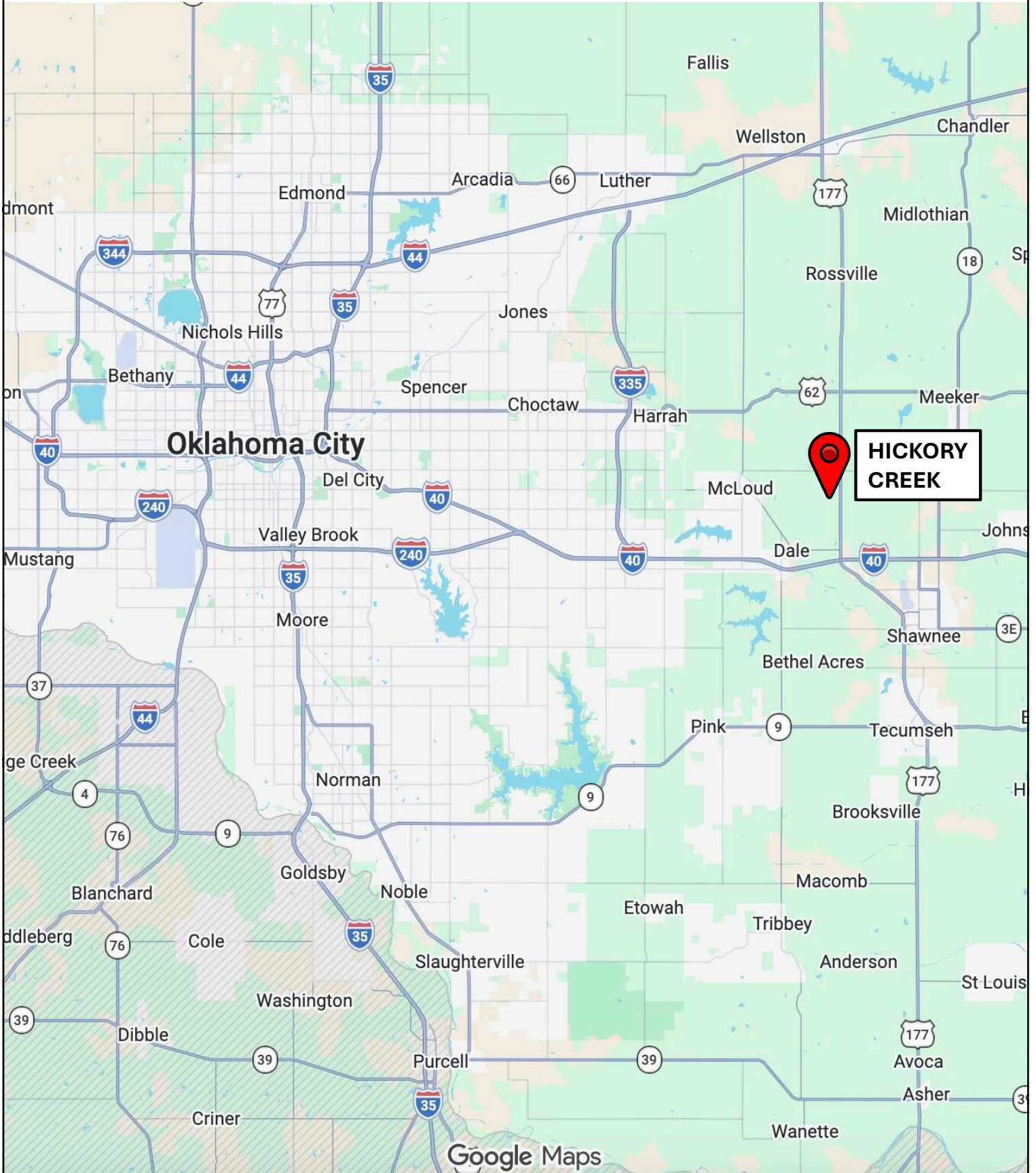


# HICKORY CREEK RV COMMUNITY BOUNDARY LINES



# HICKORY CREEK RV COMMUNITY

## IN RELATION TO OKC & SHAWNEE



# HICKORY CREEK RV COMMUNITY

## PHOTOGRAPHY



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# SHAWNEE, OK

## MARKET OVERVIEW

Shawnee, Oklahoma is a metro-adjacent market within the Oklahoma City MSA, located directly along the I-40 corridor. The city benefits from access to regional employment, transportation infrastructure, and commuter demand while maintaining materially lower land, housing, and operating costs than core Oklahoma City submarkets.

The local economy is supported by healthcare, education, manufacturing, logistics, and energy services. Proximity to I-40, U.S. Highway 177, and nearby I-35 drives consistent commuter and transient traffic, supporting demand for manufactured housing and RV accommodations tied to employment and transportation activity rather than discretionary tourism.

Shawnee's cost of living remains well below national averages, reinforcing demand in affordable housing segments where price sensitivity and location efficiency are primary drivers. Occupancy is supported by a mix of local workforce households, regional commuters, and highway-based transient users.

Oklahoma's pro-business regulatory environment includes landlord-friendly statutes, limited rent regulation, and low operating costs, supporting predictable cash flow and operational stability. Shawnee's position within the broader Oklahoma City economic orbit provides long-term demand durability without exposure to core-market pricing or development volatility.