

INCOME TODAY. ELEVEN ACRES OF TOMORROW.

END OF THE ROAD RV PARK

133 Wheeler St · Stockdale, Texas 78160 · Wilson County · ±35 miles from downtown San Antonio

\$299,000

ASKING PRICE

12.84%

CAP RATE AT ASK

\$38,400

NET OPERATING INCOME

10

RV SITES,
METERED, FULL
HOOKUP

11.93 AC

TOTAL LAND, ±11
AC UNDEVELOPED

CITY

WATER · SEWER ·
ELECTRIC, NO
SEPTIC OR WELL
NEEDED

2024

PARK
REFURBISHED,
NEW ENTRY &
SIGNAGE

NO ZONING

FLEXIBLE USE,
PER COUNTY

A RUNNING PARK WITH ROOM TO RUN

End of the Road RV Park is a newly refurbished, income-producing RV park at the edge of Stockdale, Texas — ten full-hookup sites with individual meters, all on city utilities, plus roughly eleven open acres already inside the fence line. Recent improvements include a new entrance, new signage, and a dog park.

Buy a working business at a 12.84% cap rate on current operations, then grow into the land: city water and sewer mean expansion doesn't wait on septic systems or wells. Few small parks pair day-one cash flow with this much buildable dirt.

WHY IT WORKS

- Metered sites — water, electric & sewer at every spot
- City utilities across the property
- ±11 undeveloped acres for added sites or storage
- New dog park amenity
- Broker co-op offered


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One property, several ways to make it pay. Each path below is supported by the numbers — not by wishful thinking.

01

Outdoor-Hospitality Operator

8.1 million U.S. households own an RV and more than 52 million North American households went camping in 2025 — demand for full-hookup sites keeps compounding. Step into a refurbished park and scale it.

SOURCES: RVIA / GO RVING OWNER PROFILE, 2025 · KOA NORTH AMERICAN CAMPING REPORT, 2026

02

Workforce & Crew Lodging

Wilson County sits inside the 27-county Eagle Ford Shale, where operators produced roughly 1.2 million barrels of crude per day in late 2024. Monthly full-hookup sites near the corridor serve crews that hotels can't hold.

SOURCES: RAILROAD COMMISSION OF TEXAS · FEDERAL RESERVE BANK OF DALLAS, Q4 2024

03

San Antonio Tourism Overflow

San Antonio drew 37.65 million visitors and \$21.5 billion in economic impact in 2023 — and it posted the 4th-largest population gain of any U.S. city in 2024. A country park ±35 miles out offers what the city can't: space.

SOURCES: VISIT SAN ANTONIO, 2023 DATA · U.S. CENSUS BUREAU, 2024 ESTIMATES

04

Hunting-Season Basecamp

White-tailed deer hunting alone generates an estimated \$9.6 billion a year for the Texas economy, and Wilson County sits in the heart of South Texas hunting country. Seasonal site demand arrives every fall.

SOURCE: TEXAS A&M NATURAL RESOURCES INSTITUTE, 2022–23 SEASON STUDY

05

Expansion & Land Play

±11 acres of the 11.93 already sit on city utilities with no zoning constraints per the county — add sites, storage, or hold the dirt while ten pads pay the note. Wilson County's population has grown ~14% since 2020.

SOURCES: LISTING RECORDS · U.S. CENSUS BUREAU COUNTY ESTIMATES



THE SIMPLE MATH

Sites operating today	10
NOI on current operations	\$38,400 / yr
Cap rate at \$299,000 ask	12.84%
Area advertised monthly site rates*	\$525–\$680 + elec.
Seller's est. cost to double sites**	< \$20,000

*Advertised monthly rates at San Antonio-area RV parks, 2025–26; individual park rate sheets, not a market survey. **Seller-provided estimate; projections are illustrative only and not a guarantee of future performance. Buyer to independently verify all figures.

TOUR IT BEFORE THE SEASON TURNS. (830) 481-2233

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