

Trinity Bay RV Park and Lodging

REDUCED PRICE
RV PARK & SFR FOR SALE

OFFERING MEMORANDUM

1512 South Main
Anahuac, TX 77514



Trinity Bay RV Park and Lodging

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01 Executive Summary

Investment Summary

OFFERING SUMMARY

ADDRESS	1512 South Main Anahuac TX 77514
COUNTY	Chambers
LAND ACRES	10.282
YEAR BUILT	2001
YEAR RENOVATED	2017
APN	00304-03000-00100-190001 and 00304-03000-00100-190
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

PRICE	\$3,200,000
NOI (2025)	\$300,180
NOI (Pro Forma)	\$332,283
CAP RATE (2025)	9.38%
CAP RATE (PRO FORMA)	10.38%
CASH ON CASH (2025)	11.38%
CASH ON CASH (PRO FORMA)	13.76%
GRM (2025)	6.71
GRM (PRO FORMA)	5.89

PROPOSED FINANCING

Seller Financing	
LOAN TYPE	Amortized
DOWN PAYMENT	\$1,350,080
LOAN AMOUNT	\$1,849,920
INTEREST RATE	5.00%
LOAN TERMS	7
ANNUAL DEBT SERVICE	\$146,517
LOAN TO VALUE	58%
AMORTIZATION PERIOD	20 Years

DEMOGRAPHICS

	5 MILE	10 MILE	20 MILE
2026 Population	3,701	19,291	164,285
2026 Median HH Income	\$72,273	\$103,614	\$80,990
2026 Average HH Income	\$91,222	\$121,731	\$101,817



Investment Overview

- Trinity Bay RV Park & Lodging is a well-established, income-producing RV park and cabin community overlooking Trinity Bay. Originally developed in 2001, the property offers a stabilized operation with strong occupancy and significant upside potential.

The park maintains a predominantly long-term tenant base, including refinery workers, retirees, and seasonal visitors. Located adjacent to Fort Anahuac Park and within close proximity to major refineries and the Anahuac Wildlife Refuge, the property benefits from both workforce housing demand and tourism.

Additional revenue is generated through local events such as the annual GatorFest, producing an influx in park revenue over a single weekend. Birdwatchers and seasonal travelers present further upside opportunities.

Property Summary

- Year Developed: 2001
Expanded: 2017
Acquired: 2020
Property sits approximately 24 feet above sea level and never flooded, including during Hurricane Ike or Harvey

RV Site Details

- Total RV Spaces: 77
53 Improved and ready
20 Short-term/grass spaces with utilities installed (pads needed)
4 Unimproved spaces with utilities installed (pads needed)

Pad Size: Approx. 70' x 17'
Lease Structure: Month-to-month



Cabin Details

- Total Cabins: 12
11 POH
1 TOH (lot rent \$500/month + electric)

Configurations:

- 9 units: 40' x 10' with porches
- 2 units: 35' x 12' with porches
- 1 unit: 40' x 12' with loft (3-bedroom)

Lease Structure: Month-to-month

Condition: Generally good; cosmetic updates recommended

Single Family Residence Details

- Owner Occupied, Coastal-style Home
Bay views, fenced yard, shaded parking
Size: 1,800 SF
Configuration: 3 bed / 2 bath
Year Built: 2004
Estimated Market Rent: \$3,000/month
Updates: Recently renovated hall bathroom

Utilities

- Water/Sewer: Public
Electric: RV sites are individually metered, Cabin sub-meters are being installed
Utilities Included: Water, Trash, WiFi
Internet: High-line fiber (installed new towers in 2020)

Amenities

- Pool: Approx. 20' x 10', fenced, built in 2018

Laundry: 3 washers / 3 dryers (coin-operated)

Office: None

Additional Building: 800 SF structure (currently batting cages)
Suitable for conversion to office or income-producing use

Location Highlights

- Adjacent to Fort Anahuac Park includes a playground and splash pad
Boat access within 200 yards (4 public ramps)
20 minutes to major refineries
12–15 miles to Anahuac Wildlife Refuge
Strong event traffic (Alligator Festival, birdwatchers, local markets and sporting events)

Operations

- Average Stay: 6 months to 5+ years
Booking System: Campspot

Staffing:
Owner-operated (management/reservations)
1 part-time maintenance (rent offset + hourly)
1 part-time groundskeeper (rent offset + hourly)

Value-Add Opportunities

- Conversion of 20 grass/short-term RV sites (pads needed)
Improve 4 sites along the North (utilities needed)
Rental increases through cabin updates
Rental increase by renting out the SFR
Monetization of existing 800 SF building
Expansion of seasonal/event-based occupancy

Investment Highlights

- Stabilized asset with strong occupancy
Significant expansion potential
No flood history despite coastal location
City utilities with modern infrastructure
Diverse demand drivers (workforce + tourism)
Proven event-based income



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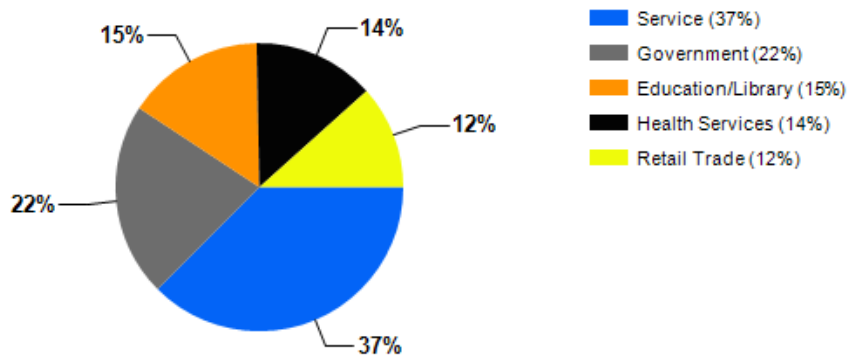
Location

- Location Summary
- Aerial View Map

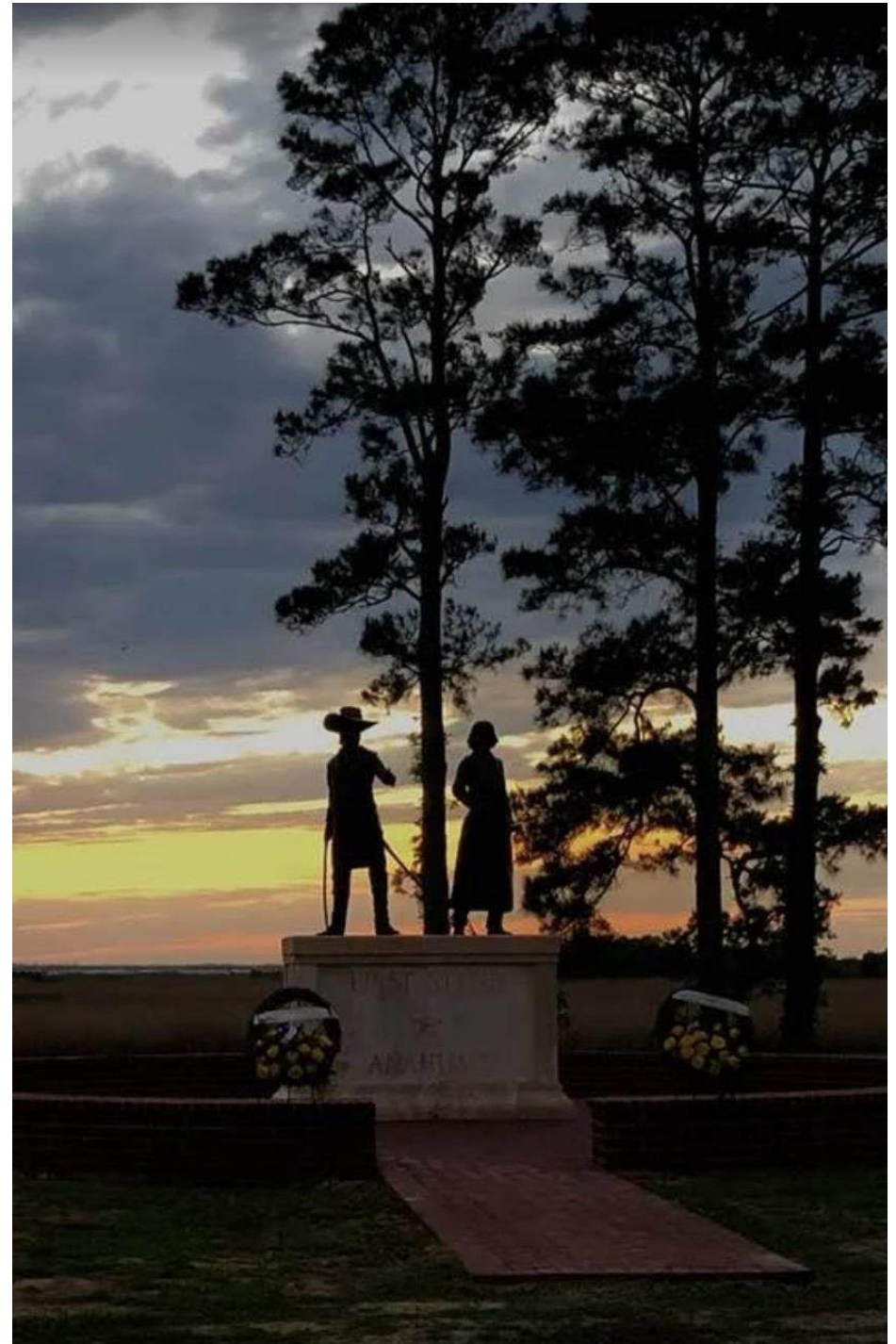
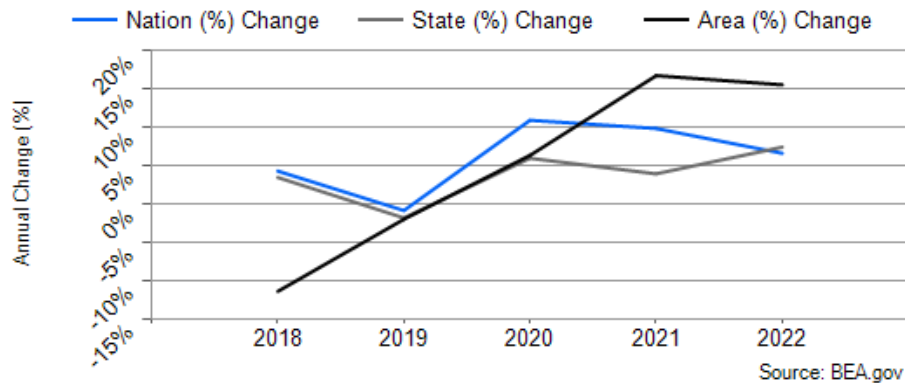
Nearby Employers

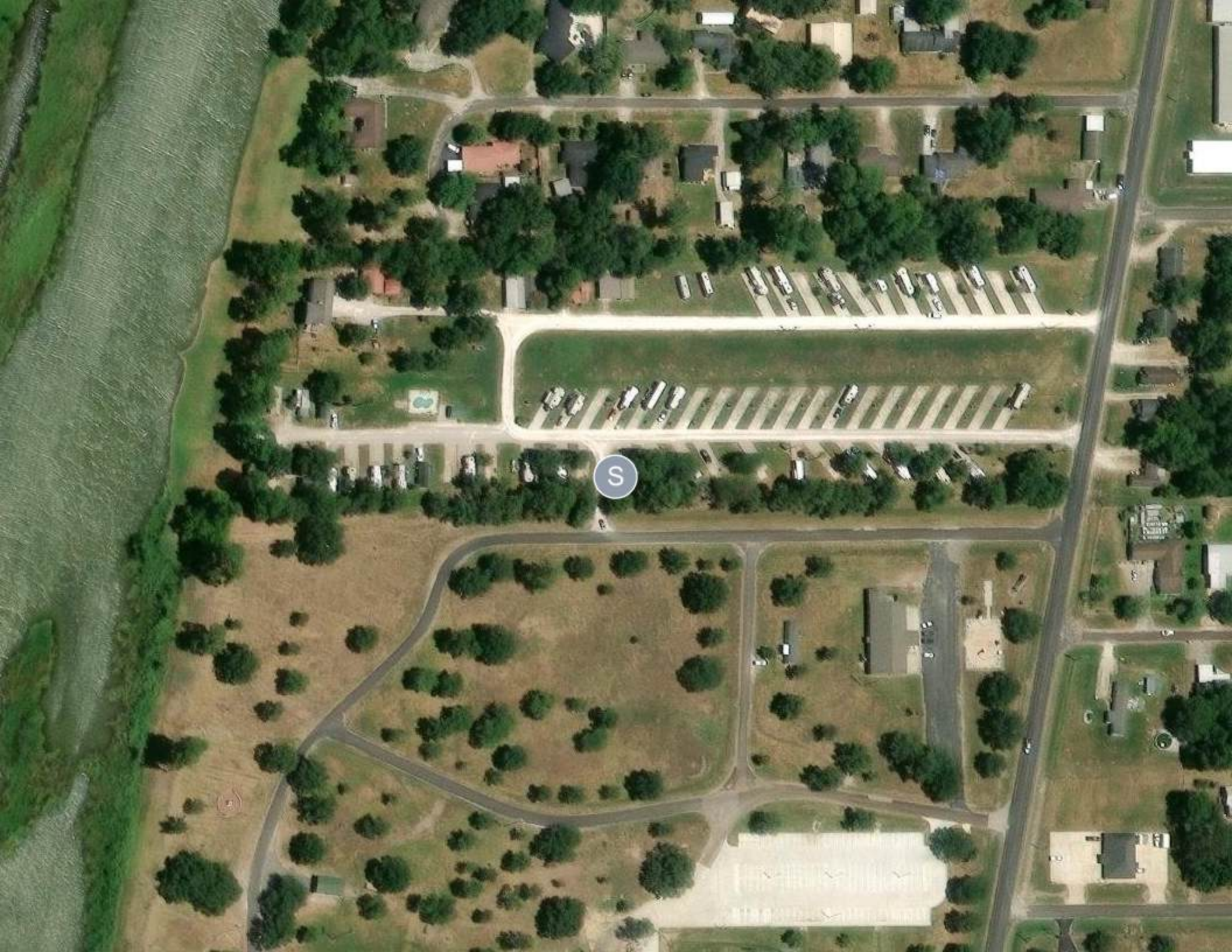
- Covestro - 24.4 miles
- Enterprise - 21.9 miles
- Chevron Phillips (Cedar Bayou Plant) - 23 miles
- Chevron Phillips (Pasadena Plant) - 45 miles
- Exxon Mobil (Olefins) - 31.2 miles
- Exxon Mobil (Technology and Engineering) - 29.7 miles
- Raven Chemical Company - 21.6 miles
- Phillips 66 - 24.5 miles

Major Industries by Employee Count



Chambers County GDP Trend







03 Property Description

- Property Features
- Site Plan
- Parcel Map
- Property Images

GLOBAL

NUMBER OF UNITS	90
LAND ACRES	10.282
# OF PARCELS	2
YEAR BUILT	2001
YEAR RENOVATED	2017
NUMBER OF BUILDINGS	14
NUMBER OF PADS	77
NUMBER OF INGRESSES	1
NUMBER OF EGRESSES	1

MULTI-FAMILY VITALS

POOL / JACUZZI	Pool
WASHER/DRYER	3/3 Coin-Op

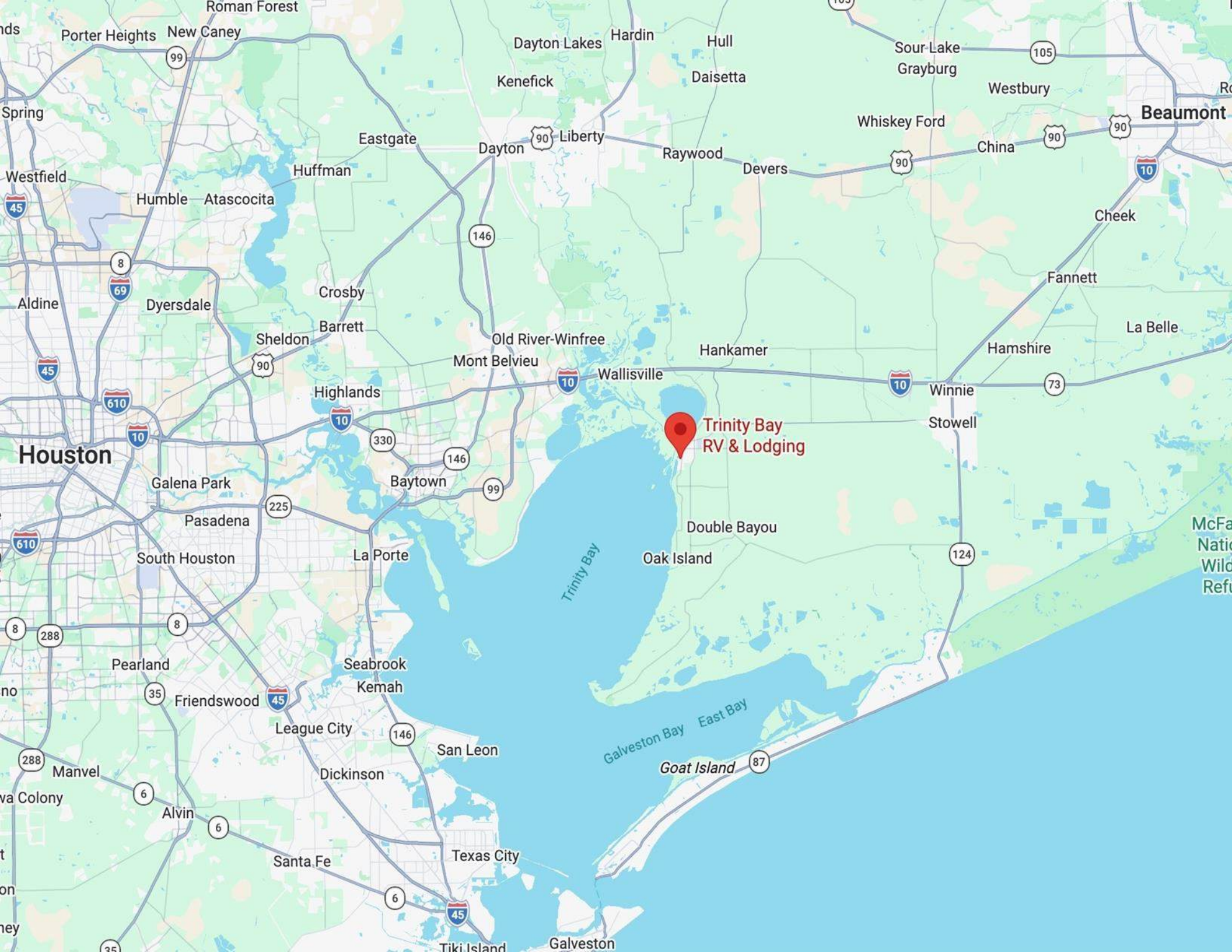
COMMERCIAL VITALS

LEASE TYPE	Month-to-Month
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CONSTRUCTION

WATER	Public
SEWER	Public
ROADS	Gravel
RV SITE PADS (53)	Concrete





Trinity Bay
RV & Lodging

Houston

Beaumont

Trinity Bay

Galveston Bay East Bay
Goat Island

McF
Natio
Wild
Refu

Live Oak Street

Live Oak Street

5261

4303

18685

15029

5333

5878

1647

16937

9588

14490

4205

44292

13270

444

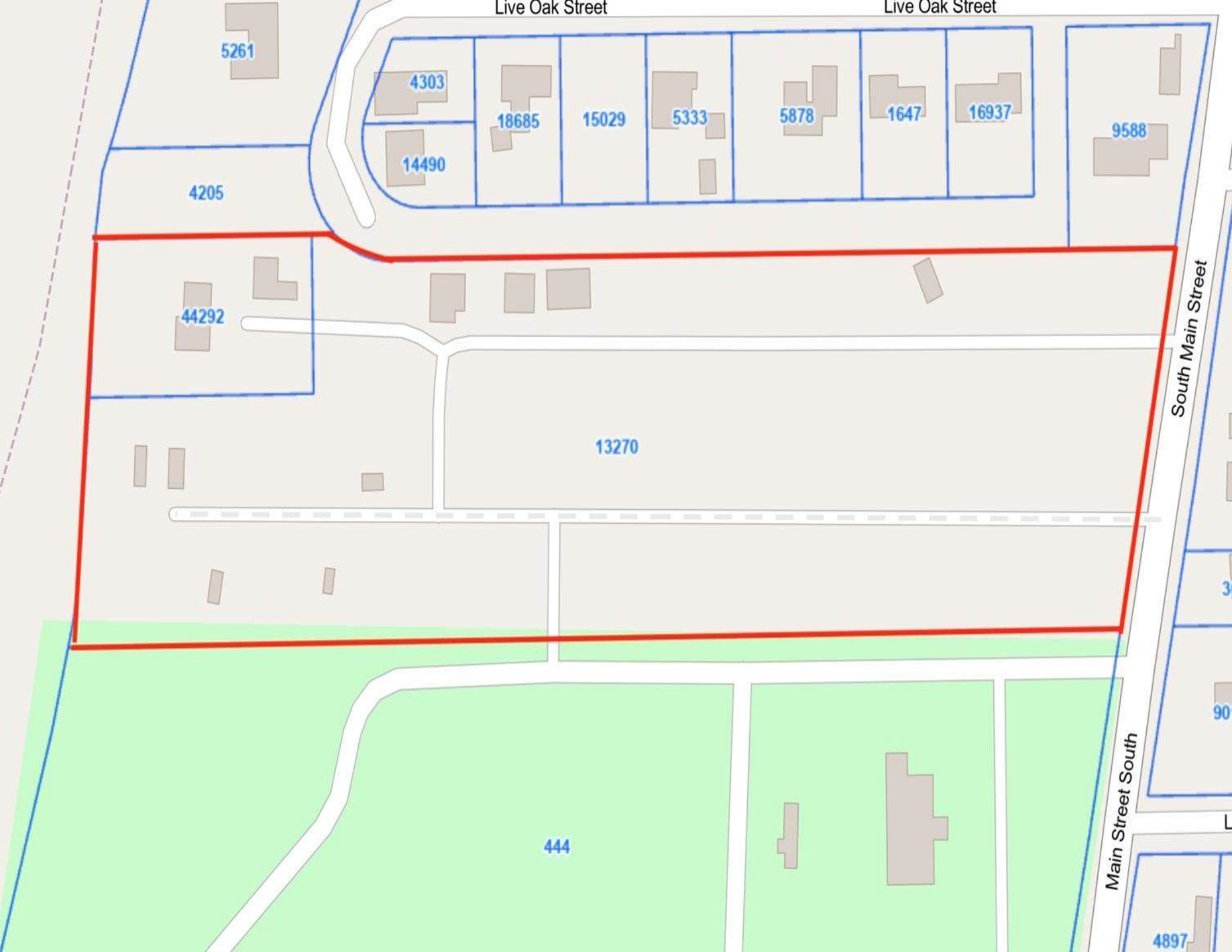
South Main Street

Main Street South

3

90

4897





Cabin 1 & 2



Cabin 3 & 5



Cabin 6



Cabin Kitchen



Cabin 9



Cabin 10



Cabin 11



Cabin River



Trinity Bay RV And Lodging

Rent Roll - June 2026

SITE	RV / TYPE	AMOUNT
1	SUNDANCE	\$425
2	ELKRIDGE	\$425
3	RV	\$425
4	MOUNTAIN AIRE	\$425
5	PROWLER	\$425
6	ALJO	\$425
7	RV	\$425
8	RV	\$425
9	STARCRAFT	\$425
10	TRANSCEND	\$425
11	RV	\$425
12	RV	\$450
13	COACHMEN	\$425
14	RV	\$425
15	RV	\$425
16	MONTANA	\$425
17	RV	\$425
18	RV	\$450
19	RV	\$425
20	HEMISPHERE	\$425
21	MOTORHOME	\$425
22	CHEROKEE	\$425
23	RV	\$450
24	VACANT	\$0
25	RV	\$425
26	VACANT	\$0
27	VACANT	\$0
28	VACANT	\$0
29	VACANT	\$0
30	VACANT	\$0
31	RV	\$425
32	VACANT	\$0
33	VACANT	\$0
34	RV	\$400
35	RV	\$425
36	SILVERBACK	\$425
37	HEMISPHERE	\$425
38	VACANT	\$0
39	VACANT	\$0
40	RV	\$425
41	VACANT	\$0
62	RV	\$450
63	RV	\$425
64	RV	\$450
65	RV	\$450
66	RV	\$425
67	RV	\$425
68	RV	\$425
69	RV	\$475
70	RV	\$425
71	RV	\$425
72	VACANT	\$0
73	RV	\$425
74	RV STORAGE/ UNIMPROVED SITE	\$75
75	RV STORAGE/ UNIMPROVED SITE	\$75
76	RV STORAGE/ UNIMPROVED SITE	\$75
77	RV STORAGE/ UNIMPROVED SITE	\$75
RV/LONG-TERM TOTAL		\$17,900

CABINS		
SITE	TYPE	AMOUNT
C-50	CABIN(owns cabin)	\$500
C-11	CABIN	\$1,250
C-10	CABIN	\$1,250
C-1	CABIN	\$1,150
C-2	CABIN	\$1,150
C-3	CABIN	\$1,250
C-4	CABIN	\$1,250
C-5	CABIN	\$1,150
C-6	CABIN	\$1,250
C-7	CABIN	\$1,150
C-8	CABIN	\$1,000
C-9	CABIN	\$1,350
CABINS TOTAL		\$13,700

JUNE TOTALS	
RV/LONG-TERM	\$17,900
RV/SHORT-TERM	\$2,485
CABINS	\$13,700
JUNE TOTAL INCOME	\$34,085



05

Financial Analysis

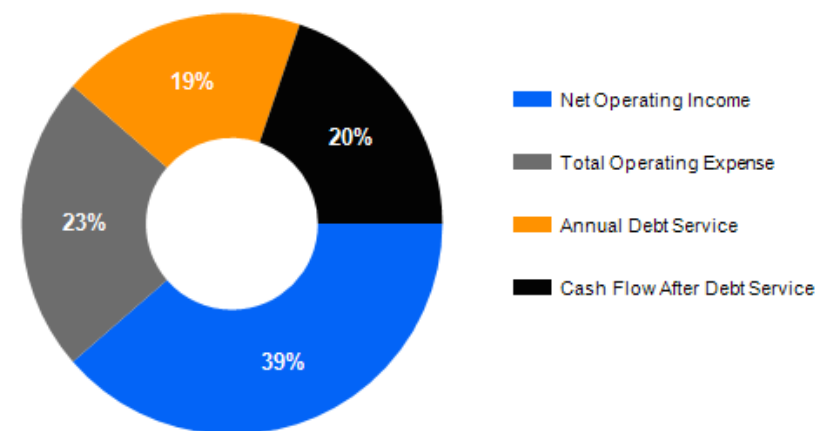
- Income & Expense Analysis
- Multi-Year Cash Flow Assumptions
- Cash Flow Analysis

REVENUE ALLOCATION

2025

INCOME	2025	PRO FORMA		
RV and Cabin Rentals (incl. RV electric bill-back)	\$476,658	\$500,491	92.1%	
SFR Rental (est. @ \$3,000/mo)		\$42,000	7.7%	
Laundry (est. @ \$100/mo)		\$1,200	0.2%	
Effective Gross Income	\$476,658	\$543,691		
Less Expenses	\$176,478	\$199,048	37.02%	36.61%
Net Operating Income	\$300,180	\$344,643		
Annual Debt Service	\$146,517	\$146,517		
Cash flow	\$153,663	\$198,126		
Debt Coverage Ratio	2.05	2.35		

Income Notes: Pro Forma figured at 5% Increase in Income for first year

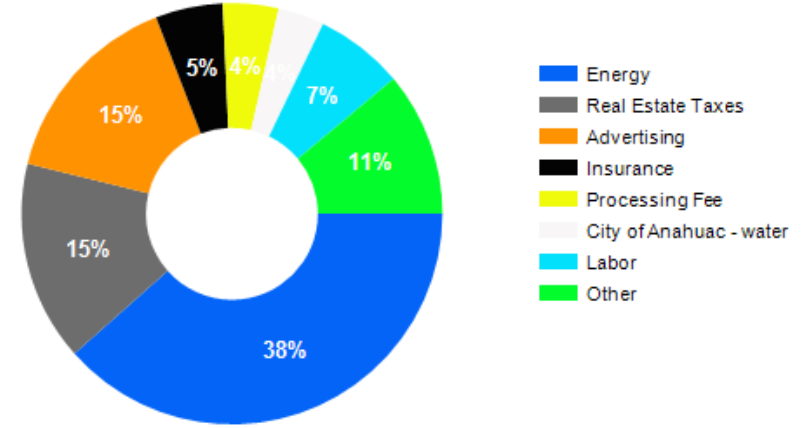


Disclaimer: These numbers are provided as assumptions and are not guaranteed. Broker and/or Seller shall bear no responsibility if actual outcomes vary.

EXPENSES	2025	PRO FORMA
Real Estate Taxes	\$27,145	\$28,502
Insurance	\$9,130	\$9,587
Management Fee (\$)		\$26,400
Advertising	\$26,994	\$28,291
City of Anahuac - water	\$6,295	\$6,610
Energy	\$67,855	\$71,248
CenterPoint	\$2,326	\$2,442
Repairs & Maintenance	\$3,022	\$3,173
Waste Management	\$4,329	\$4,545
Phone	\$1,200	\$1,260
Processing Fee	\$7,521	\$7,897
Internet	\$1,949	\$2,046
TV	\$2,227	\$2,338
Pool	\$2,700	\$2,835
Supplies	\$1,785	\$1,874
Labor	\$12,000	
Total Operating Expense	\$176,478	\$199,048
Annual Debt Service	\$146,517	\$146,517
% of EGI	37.02%	36.61%

DISTRIBUTION OF EXPENSES

2025



Expense Notes: Pro Forma figured at 5% Increase in Expenses for first year

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GLOBAL

Price	\$3,200,000
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EXPENSES - Growth Rates

Real Estate Taxes	3.00%
Insurance	3.00%
Management Fee	3.00%
Advertising	3.00%
City of Anahuac - water	3.00%
Energy	3.00%
CenterPoint	3.00%
Repairs & Maintenance	3.00%
Waste Management	3.00%
Phone	3.00%
Processing Fee	3.00%
Internet	3.00%
TV	3.00%
Pool	3.00%
Supplies	3.00%
Labor	3.00%

Notes 3% YOY increase in Expenses

PROPOSED FINANCING

Seller Financing	
Loan Type	Amortized
Down Payment	\$1,350,080
Loan Amount	\$1,849,920
Interest Rate	5.00%
Loan Terms	7
Annual Debt Service	\$146,517
Loan to Value	58%
Amortization Period	20 Years



INCOME - Growth Rates	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
RV and Cabin Rentals (incl. RV electric bill-back)	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
SFR Rental (est. @ \$3,000/mo)	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Laundry (est. @ \$100/mo)	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%

Notes 3% YOY increase in Income

Calendar Year	2025	Pro Forma	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Gross Revenue										
RV and Cabin Rentals (incl. RV electric bill-back)	\$476,658	\$500,491	\$515,506	\$530,971	\$546,900	\$563,307	\$580,206	\$597,612	\$615,541	\$634,007
SFR Rental (est. @ \$3,000/mo)		\$42,000	\$43,260	\$44,558	\$45,895	\$47,271	\$48,690	\$50,150	\$51,655	\$53,204
Laundry (est. @ \$100/mo)		\$1,200	\$1,236	\$1,273	\$1,311	\$1,351	\$1,391	\$1,433	\$1,476	\$1,520
Effective Gross Income	\$476,658	\$543,691	\$560,002	\$576,802	\$594,106	\$611,929	\$630,287	\$649,195	\$668,671	\$688,731
Operating Expenses										
Real Estate Taxes	\$27,145	\$28,502	\$29,357	\$30,238	\$31,145	\$32,079	\$33,042	\$34,033	\$35,054	\$36,105
Insurance	\$9,130	\$9,587	\$9,875	\$10,171	\$10,476	\$10,790	\$11,114	\$11,447	\$11,791	\$12,145
Management Fee		\$26,400	\$27,192	\$28,008	\$28,848	\$29,713	\$30,605	\$31,523	\$32,469	\$33,443
Advertising	\$26,994	\$28,291	\$29,140	\$30,014	\$30,914	\$31,842	\$32,797	\$33,781	\$34,794	\$35,838
City of Anahuac - water	\$6,295	\$6,610	\$6,808	\$7,013	\$7,223	\$7,440	\$7,663	\$7,893	\$8,129	\$8,373
Energy	\$67,855	\$71,248	\$73,385	\$75,587	\$77,855	\$80,190	\$82,596	\$85,074	\$87,626	\$90,255
CenterPoint	\$2,326	\$2,442	\$2,515	\$2,591	\$2,668	\$2,748	\$2,831	\$2,916	\$3,003	\$3,093
Repairs & Maintenance	\$3,022	\$3,173	\$3,268	\$3,366	\$3,467	\$3,571	\$3,678	\$3,789	\$3,902	\$4,019
Waste Management	\$4,329	\$4,545	\$4,681	\$4,822	\$4,966	\$5,115	\$5,269	\$5,427	\$5,590	\$5,757
Phone	\$1,200	\$1,260	\$1,298	\$1,337	\$1,377	\$1,418	\$1,461	\$1,505	\$1,550	\$1,596
Processing Fee	\$7,521	\$7,897	\$8,134	\$8,378	\$8,629	\$8,888	\$9,155	\$9,429	\$9,712	\$10,004
Internet	\$1,949	\$2,046	\$2,107	\$2,171	\$2,236	\$2,303	\$2,372	\$2,443	\$2,516	\$2,592
TV	\$2,227	\$2,338	\$2,408	\$2,480	\$2,555	\$2,631	\$2,710	\$2,792	\$2,875	\$2,962
Pool	\$2,700	\$2,835	\$2,920	\$3,008	\$3,098	\$3,191	\$3,287	\$3,385	\$3,487	\$3,591
Supplies	\$1,785	\$1,874	\$1,930	\$1,988	\$2,048	\$2,109	\$2,172	\$2,238	\$2,305	\$2,374
Labor	\$12,000	\$12,360	\$12,731	\$13,113	\$13,506	\$13,911	\$14,329	\$14,758	\$15,201	\$15,657
Total Operating Expense	\$176,478	\$211,408	\$217,750	\$224,283	\$231,011	\$237,942	\$245,080	\$252,432	\$260,005	\$267,805
Net Operating Income	\$300,180	\$332,283	\$342,251	\$352,519	\$363,095	\$373,987	\$385,207	\$396,763	\$408,666	\$420,926
Annual Debt Service	\$146,517	\$146,517	\$146,517	\$146,517	\$146,517	\$146,517	\$146,517	\$146,517	\$146,517	\$146,517
Cash Flow	\$153,663	\$185,766	\$195,735	\$206,002	\$216,578	\$227,471	\$238,690	\$250,247	\$262,149	\$274,409

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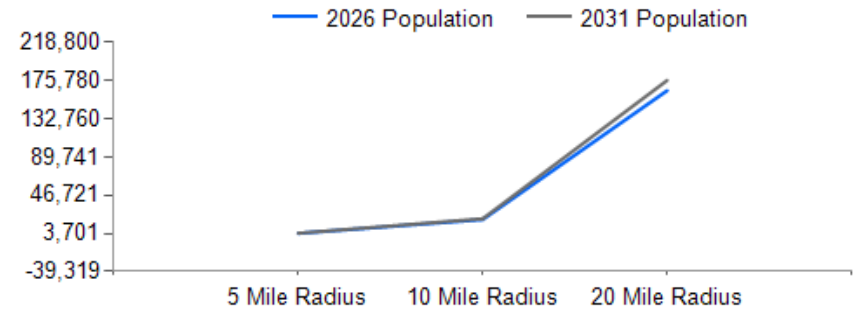
Demographics

General Demographics

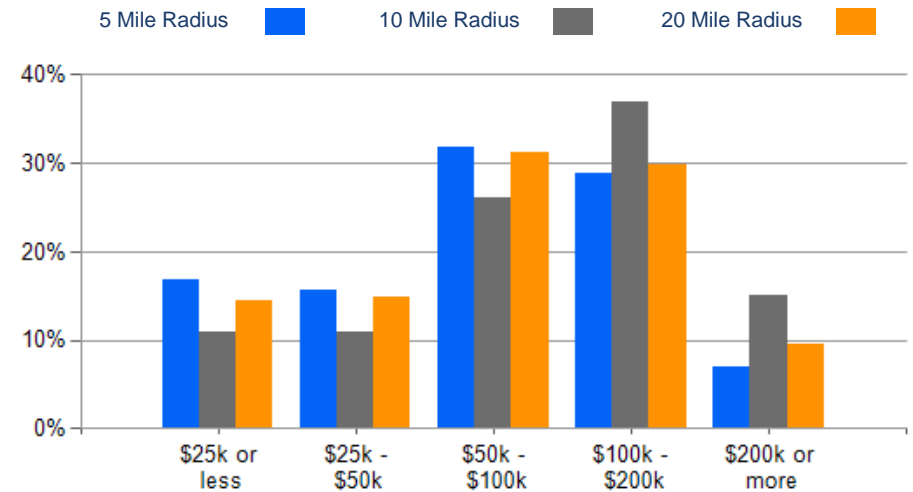
Race Demographics

POPULATION	5 MILE	10 MILE	20 MILE
2000 Population	3,839	9,162	101,764
2010 Population	3,648	11,874	120,637
2026 Population	3,701	19,291	164,285
2031 Population	3,942	20,179	175,780
2026 African American	553	1,825	22,919
2026 American Indian	21	138	1,824
2026 Asian	82	248	3,730
2026 Hispanic	944	4,252	69,537
2026 Other Race	519	1,621	27,381
2026 White	2,140	13,354	80,440
2026 Multiracial	386	2,103	27,880
2026-2031: Population: Growth Rate	6.35%	4.50%	6.80%

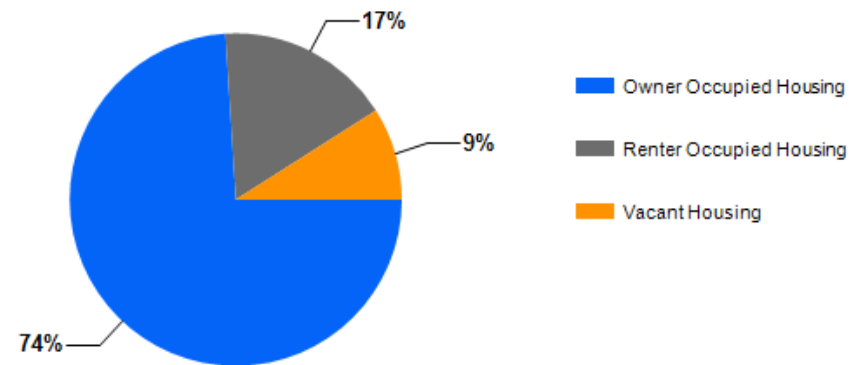
2026 HOUSEHOLD INCOME	5 MILE	10 MILE	20 MILE
less than \$15,000	133	421	4,878
\$15,000-\$24,999	98	304	3,459
\$25,000-\$34,999	99	303	3,112
\$35,000-\$49,999	117	415	5,440
\$50,000-\$74,999	273	884	9,138
\$75,000-\$99,999	165	851	8,693
\$100,000-\$149,999	251	1,469	10,853
\$150,000-\$199,999	147	986	6,194
\$200,000 or greater	96	1,002	5,500
Median HH Income	\$72,273	\$103,614	\$80,990
Average HH Income	\$91,222	\$121,731	\$101,817



2026 Household Income



2026 Own vs. Rent - 5 Mile Radius

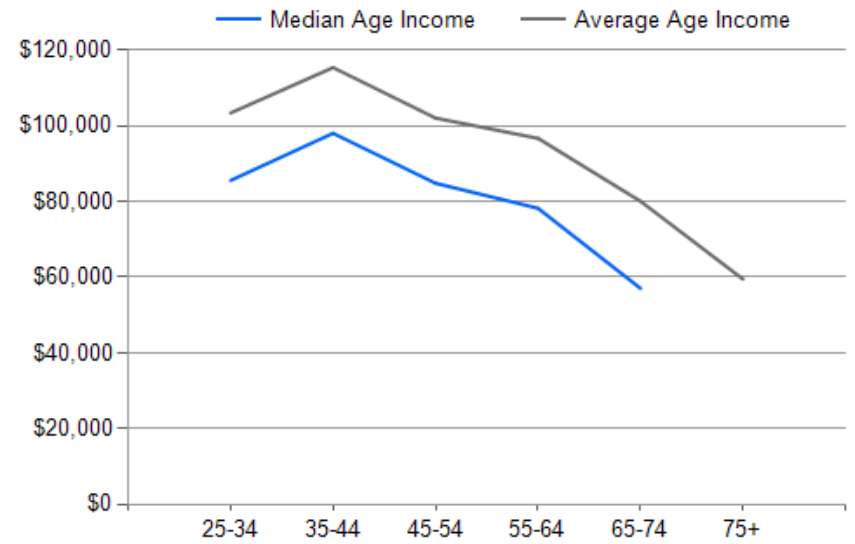
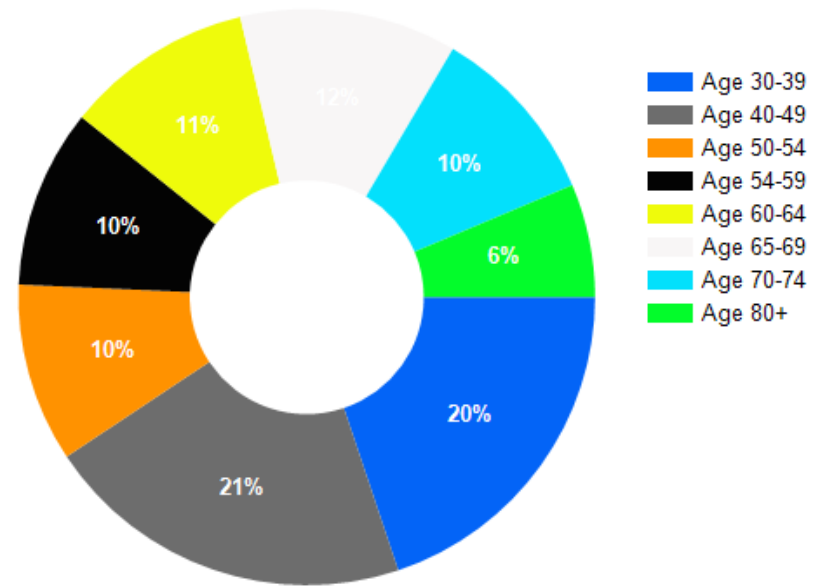


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2026 POPULATION BY AGE	5 MILE	10 MILE	20 MILE
2026 Population Age 30-34	233	1,263	11,915
2026 Population Age 35-39	204	1,323	11,322
2026 Population Age 40-44	244	1,449	11,409
2026 Population Age 45-49	214	1,255	10,193
2026 Population Age 50-54	221	1,192	9,954
2026 Population Age 55-59	221	1,133	8,911
2026 Population Age 60-64	232	1,088	8,339
2026 Population Age 65-69	268	1,035	7,684
2026 Population Age 70-74	224	820	6,094
2026 Population Age 75-79	140	528	4,146
2026 Population Age 80-84	105	299	2,385
2026 Population Age 85+	53	170	1,774
2026 Population Age 18+	2,862	14,425	122,156
2026 Median Age	42	37	35
2031 Median Age	42	38	36

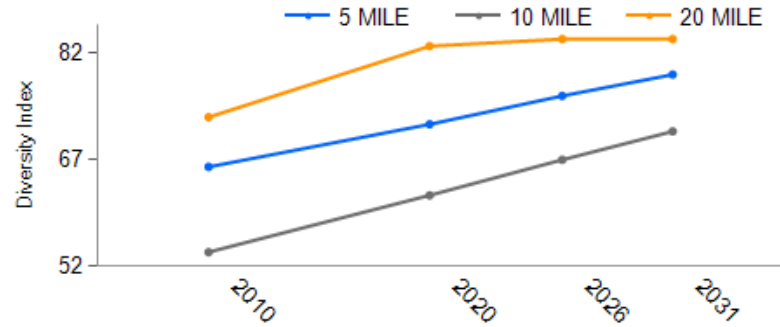
2026 INCOME BY AGE	5 MILE	10 MILE	20 MILE
Median Household Income 25-34	\$85,553	\$110,995	\$87,936
Average Household Income 25-34	\$103,395	\$128,606	\$104,202
Median Household Income 35-44	\$98,022	\$122,205	\$95,865
Average Household Income 35-44	\$115,396	\$141,631	\$118,167
Median Household Income 45-54	\$84,824	\$124,060	\$96,997
Average Household Income 45-54	\$102,050	\$145,645	\$119,899
Median Household Income 55-64	\$78,215	\$109,208	\$82,821
Average Household Income 55-64	\$96,698	\$129,138	\$105,195
Median Household Income 65-74	\$57,028	\$73,941	\$62,319
Average Household Income 65-74	\$80,057	\$95,007	\$83,166
Average Household Income 75+	\$59,468	\$68,198	\$63,118

Population By Age



DIVERSITY INDEX	5 MILE	10 MILE	20 MILE
Diversity Index (+5 years)	79	71	84
Diversity Index (current year)	76	67	84
Diversity Index (2020)	72	62	83
Diversity Index (2010)	66	54	73

POPULATION DIVERSITY



POPULATION BY RACE

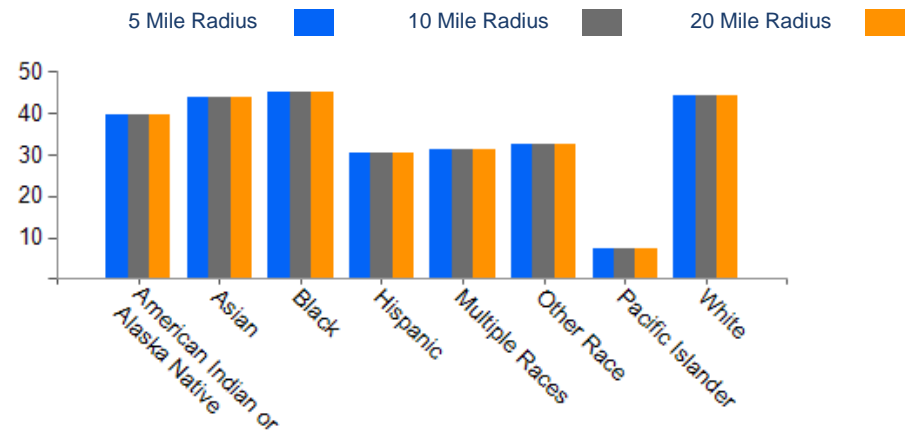


2026 POPULATION BY RACE	5 MILE	10 MILE	20 MILE
African American	12%	8%	10%
American Indian	0%	1%	1%
Asian	2%	1%	2%
Hispanic	20%	18%	30%
Multiracial	8%	9%	12%
Other Race	11%	7%	12%
White	46%	57%	34%

2026 MEDIAN AGE BY RACE

	5 MILE	10 MILE	20 MILE
Median American Indian/Alaska Native Age	39	36	34
Median Asian Age	44	41	38
Median Black Age	45	41	35
Median Hispanic Age	30	27	29
Median Multiple Races Age	31	30	30
Median Other Race Age	33	29	30
Median Pacific Islander Age	8	40	32
Median White Age	44	39	39

2026 MEDIAN AGE BY RACE



Trinity Bay RV Park and Lodging

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