



# SAILER RESORT

*LUXURIOUS 55 ACRES RANCH RESORT IN FAST GROWING PART OF TEXAS*

*FOR MEMORABLE GETAWAYS & CELEBRATIONS*

[www.sailerresort.com](http://www.sailerresort.com)

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# OVERVIEW

Sailer Resort is an exclusive 55-acre ranch transformed into a versatile venue for upscale events, gatherings, and leisure activities. Launched in the first week of March of 2025 with almost all weekends booked till end of this year, the resort is rapidly gaining traction with diversified audience and market validation.

## What's Special About Sailer Resort?

1. **Celebrations**: Birthday party, graduation ceremony, corporate event, or a wedding, this flexible venue can be customized to suit your specific needs
2. **Unforgettable Outdoor Features**: Create lasting entire family memories at our outdoor oasis.
3. **Family & Kid-Friendly Resort**: Kids will love exploring our safe and secure play areas, while adults relax and unwind.
4. **Grand Cozy Living**: Ideal for small to large groups, this 6-bedroom, 5.5-bath home. High ceiling huge living area for everyone to gather and spend.
5. **Peaceful Countryside Retreat**: Experience the ultimate outdoor adventure at our expansive countryside 55 acres ranch with a slight mix of wooded area
6. **Indoor Entertainment**: From board games and video games to pool and ping pong, there's something for everyone.
7. **Dream Escape**: Located within a 20-30 minute drive of Oklahoma casinos, Texas ranches, state parks, several lakes, and popular Dallas suburbs
8. **Light Your Stay!**: All outdoor games, large trees, wedding area, deck, and hide out spots are hard wired with custom-designed flood lights.
9. **Collaborations**: Fantastic Property Management Team can help you partner with event planners, decorators, photographers etc.



# KEY ATTRACTIONS & EVENT SPACES

- Grand Living Room: A spacious indoor area that comfortably seats over 120 guests, perfect for receptions and corporate events.
- Outdoor Deck (4,500 sq.ft.): An expansive deck featuring a stunning clerestory design that floods the space with natural light, comfortably seating 150+ guests for alfresco dining, cocktail receptions, and special events.
- Wedding Venue: A dedicated outdoor ceremony space that accommodates 200+ guests in a picturesque, natural setting.
- Cottage/Storage Area (12' x 20'): A cozy cottage for on-site staff or storage with chairs, tables, etc. for large parties to support event operations



# UNIQUE AMENITIES & FEATURES



- Accommodations:

On-site lodging that sleeps up to 30 guests, ideal for multi-day events or retreats

- Sports & Games:

Outdoor - Pickleball, Mini Cricket, Sand Volleyball, Basketball, & Mini Golf

Indoor - Pool Table, Ping Pong, Poker & Board Games

- Family & Recreational Facilities :

Kids Play Area - A safe, engaging space designed especially for children

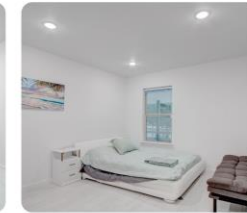
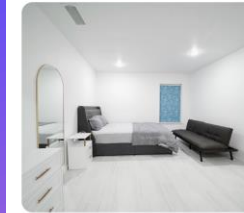
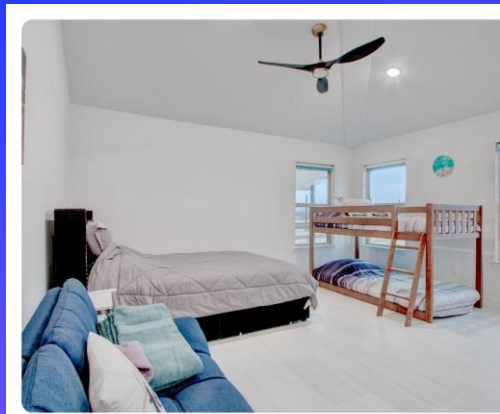
Music - Indoor & Outdoor 7.1 Dolby Surround Sound systems

Additional Attractions - Two “hideout” spots for unique event experiences and ample parking to accommodate guests



# Market Opportunity

- **Rapid Booking Momentum:** Booked till almost end of the year within 2 months of launch, Sailer Resort demonstrates strong market appeal and readiness.
- **Diverse Revenue Streams:** Multiple income sources from event hosting, lodging, and recreational activities. Majorly loving the large living area, peaceful wedding area and massive deck.
- **Diversified Audience:** Out of the early success of bookings, a pattern of diversified race and ethnic background is clearly evident doubling down on the reach and appeal of the resort.
- **Strategic Location:** Situated along 'Golden Corridor' and about 30 mins from most happening cities (Aubrey & Celina) in USA. Proximity to North Dallas enhances its appeal to both local and regional clients.
- **Expansion Potential:** Beauty of this ranch is less taxes with AG-Exempt, NO restrictions on what to build and operate. Plus, every acre is usable as there is NO flood.



# Financial & Strategic Highlights

- Early Success Indicators: Initial bookings underscore robust market demand and confidence in the venue's potential.
- Marketing: Best part so far is that we still did not start Marketing!! Yes, that is correct! We still need to start marketing into regional communities (For Example: Indian Wedding Ceremonies last for 3-4 days and North Texas is more prevalent for extensive Indian communities. As we got busier with current bookings, we are slowly planning to start marketing into regional communities with Facebook, Instagram, Flyers, Reaching out to local groups, tie-up with restaurants etc.
- Trend: Majority of the early bookings and on-going queries are wedding, reception, large family gatherings, prom events, graduation party & team building activities.
- Scalability: The 55-acre property and versatile facilities, including the innovative clerestory design offer significant expansion opportunities.

## The Big Picture and Investment Opportunity

1. The Multi-use Property Structure Positions Sailer Resort For Constant Stream Of Revenue.
2. Expansion Or Addition Of Units/Sports Fields.
3. Right Across To Sailer Resort, Acre Lots Are Getting Sold For ~\$85k Per Acre. With Relatively Relaxed County Regulations, Splitting And Selling Into 1, 2, 3, Or 5 Acre Lots Is A Winning Option.
4. Water and Underground Electric Lines Were Already Brought Into The Property, Making It Easier To Provide Services to Smaller Lots.
5. While Making Money On The Resort From Events and/or Gatherings, Hold The Land As The Growth Is Catching Up From Aubrey To Further North; East Of Lake Kiowa; And West Of Sherman.