

STEADFAST

R E A L T Y

OFFERING SUMMARY

16-Space RV Park on 6.5 Acres

Dickens County, Texas — minutes from the Galaxy Helios AI data center campus



\$450,000

Asking Price

14.5%

Cap Rate at
Pre-Boom Rents

21.6%

Year-1 Pro Forma
Cap Rate

\$28,125

Per Space

Offered exclusively by Steadfast Realty · Broker/Owner: Jim Archer



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All financial projections in this summary are estimates based on projected market rents and typical operating assumptions. This is not an appraisal or a guarantee of performance. Buyers should verify all figures through their own due diligence, including rent roll, leases, operating history, and inspections.



The Opportunity

Priced to move at \$450,000 — about \$28,100 a space, in line with what small rural Texas parks have traded for at ordinary rents — while sitting in a county that is anything but ordinary right now. Even at the market's pre-boom rent of \$600 a space, this park pencils to a 14.5% cap at the asking price. At the \$800–\$1,200 rents the incoming workforce supports, the going-in yield climbs past 20%. There is very little downside priced into this number and a lot of upside that isn't.

The Demand Driver

Galaxy Digital's Helios campus — one of the largest data center developments in North America — is just up the road on 2,200+ acres. Phase I went live in July 2026, delivering 133 MW to CoreWeave, the Nvidia-backed AI cloud provider, on 15-year leases. Phase II (260 MW) is under construction now with data hall deliveries starting in 2027, CoreWeave has committed to 526 MW across three phases, and the site holds approval to scale past 1.6 gigawatts. Dickens County just signed a \$20.5 million agreement with Galaxy that sets aside \$2 million specifically for new housing — because the county has roughly 230 residents in the county seat and almost no rental stock. Between rotating construction crews through 2028+ and 150+ permanent jobs coming, RV spaces are the fastest workforce housing in the county.

Property Summary

Item	Detail
Location	Dickens County, TX — north of Dickens (33.766140, -100.863606)
Land	6.5 acres
Condition	New build — freshly graded pads, zero deferred maintenance
RV spaces	16 new full-hookup spaces — water, sewer & electric at every pad (Aug 2026)
Water	Private water well — low operating costs
Access	Paved highway frontage with graded all-weather entrance
Excess land	Approx. 3–4 acres suited for a contractor laydown / storage yard
Market rents	\$800–\$1,200/space projected; \$600/space pre-boom baseline
Media	Aerial drone photo and video package available on request



Pro Forma Operating Statement

The park is newly constructed and delivered ready for lease-up, so all three columns are projections: the pre-boom \$600 market rent as the floor case, Year 1 at a conservative \$800 average, and stabilized at \$1,000 as the Helios workforce arrives. Assumes 10% vacancy/collection loss, 8% management, and tenant-paid metered electric.

	Pre-Boom (\$600)	Year 1 (\$800)	Stabilized (\$1,000)
Gross Potential Rent (16 spaces)	\$115,200	\$153,600	\$192,000
Less: Vacancy / Collection (10%)	(\$11,520)	(\$15,360)	(\$19,200)
Effective Gross Income	\$103,680	\$138,240	\$172,800
Property Taxes (est.)	\$5,500	\$5,500	\$5,500
Insurance	\$4,800	\$4,800	\$4,800
Utilities (well, common area)	\$3,600	\$3,600	\$3,600
Repairs & Maintenance	\$7,500	\$7,500	\$7,500
Grounds / Mowing	\$3,000	\$3,000	\$3,000
Trash	\$2,400	\$2,400	\$2,400
Management (8% of EGI)	\$8,294	\$11,059	\$13,824
Replacement Reserves (\$200/space)	\$3,200	\$3,200	\$3,200
Total Operating Expenses	\$38,294	\$41,059	\$43,824
Net Operating Income	\$65,386	\$97,181	\$128,976
Cap Rate at \$450,000	14.5%	21.6%	28.7%
Gross Rent Multiplier	3.9x	2.9x	2.3x

Not included above: leasing the 3–4 excess acres as a contractor laydown yard. At \$500–\$1,500 per acre per month, that's an additional \$21,000–\$63,000 a year of near-expense-free income — on top of everything in the table.

Investment Highlights

Double-digit cap rate even at yesterday's rents — the 14.5% pre-boom cap is the floor case, not the pitch. Brand-new full-hookup construction — water, sewer, and electric at every pad — with zero deferred maintenance and a fresh depreciation clock. Priced at \$28,125 a space against an industry benchmark of \$45,000–\$120,000 for RV parks statewide. Private well keeps operating costs among the lowest of any park format. Two income streams on one property: 16 pads plus laydown acreage in direct demand from Phase II/III contractors. And a 15-year anchor: CoreWeave's committed leases at Helios run into the 2040s, meaning permanent operations staff — not just a construction spike.



Property Photography

Aerial photography, August 2026 — grading complete, full-hookup utilities set at all 16 pads.
Full-resolution gallery and drone video available from the listing agent.



Listing Description

16-Space RV Park on 6.5 Acres — Dickens County, TX | 14.5% Cap at Pre-Boom Rents, 20%+ Pro Forma



Galaxy Digital is building one of the largest data center campuses in North America just up the road, and the workers are already showing up. Phase I went live in July 2026 — 133 MW leased to Nvidia-backed CoreWeave on 15-year terms — Phase II is under construction with deliveries starting in 2027, and the site is approved to scale past 1.6 gigawatts. This county needs housing it doesn't have.

This park is built to catch that demand: 16 brand-new full-hookup RV spaces on 6.5 acres — water, sewer, and electric at every pad, completed August 2026 — served by a private water well that keeps operating costs low, with paved highway frontage and 3–4 acres of open ground that make a natural contractor laydown yard. Delivered ready for lease-up with zero deferred maintenance. At the pre-boom rent of \$600 a space, the asking price pencils to a 14.5% cap; at the \$800–\$1,200 rents the workforce wave supports, the buyer is north of a 20% going-in yield — with laydown income on top. Priced at \$450,000 (\$28,125 per space) for a fast, clean sale. Aerial photo and video package available. Call the listing agent for well data and the site plan.



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Sources: Galaxy Digital / CoreWeave Phase I announcement (July 2026); The Texas Spur, Dickens County PILOT agreement (July 28, 2026); KCBT and EverythingLubbock coverage of Helios; RV Park World cap rate dataset. Location per on-site GPS; legal description and survey to be confirmed in due diligence.