

MEADOW RUE COTTONWOOD RV PARKS

25338 U.S. 270, WOODWARD, OK 73801



OFFERING SUMMARY

Sale Price:	\$1,059,000
Lot Size:	mol 7 Acres
Price / Acre:	\$151,286
Cap Rate:	11.01%
NOI:	\$113,793
2024 NOI:	\$89,503.05
Year Built:	2004
Renovated:	2025
Market:	Woodward County
Submarket:	Oklahoma West Area
Additional Land:	+/-1.70AC
Full Hookup Pads:	44
Wifi:	Starlink

PROPERTY OVERVIEW

Locals and operators report oilfield activity in the region at levels not seen in decades. With renewed exploration and drilling activity across northwest Oklahoma, the town has reasserted itself as a key staging ground for field operations, pipeline crews, and service companies. Local sentiment is firmly pro-energy—this is a “drill baby drill” community where oil & gas is embraced, not resisted. As activity climbs, demand for long-term RV stays and workforce housing is rising fast, positioning this RV park to benefit directly from the boom. What sets Cottonwood RV Park apart is its combination of natural surroundings, prime location, and its current ability for new ownership to add value upon closing. Whether you’re an experienced investor or looking to diversify your portfolio, this park offers a turnkey opportunity with immediate returns and upside. In an era where demand for affordable, flexible, and long-term housing solutions continues to surge, RV parks remain one of the most recession-resistant, high-yield investments in real estate—and Cottonwood RV Park is no exception.

PROPERTY HIGHLIGHTS

- Infrastructure with recent updates throughout the park is already in place, allowing for a smooth transition for new ownership.
- Recognized by OK Travel as a popular long term stop for RV travelers.
- Year-over-year income growth
- Starlink internet throughout park
- Strong market tailwinds from oil & gas activity resurgence

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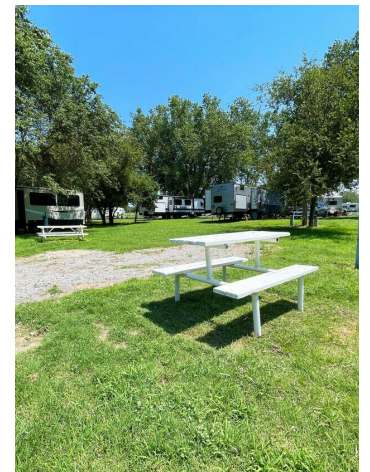
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PROPERTY INFORMATION

Property Type	RV Park
Property Subtype	Multifamily
Lot Size	7 Acres
APN #	0000-23-22N-20W-4-413-00
Lot Frontage	370 ft
Lot Depth	1,000 ft
Corner Property	No

Amenities

Game room for recreation and socializing.
 Laundry and shower facilities for guest convenience.
 Fenced dog park catering to pet owners.
 Cabin: Ideal for short-term stays or long-term rentals, providing added flexibility for guests.
 Three-Bedroom House: A spacious 2,100-square-foot rental property
 Wi-Fi (Starlink)
 RV Pads: 44 full hook-ups, electric, sewer, and water
 QR Codes
 Security camera systems

Power	Yes
Topography	Flat

PARKING & TRANSPORTATION

UTILITIES & AMENITIES

Water	Yes
Telephone	Yes
Cable	Yes

LOCATION INFORMATION

Building Name	Meadow Rue by Cottonwood RV Parks
Street Address	25338 U.S. 270
City, State, Zip	Woodward, OK 73801
County	Woodward
Market	Other Market Areas
Sub-market	Oklahoma West Area
Cross-Streets	US Highway 183
Side of the Street	East
Road Type	Highway

BUILDING INFORMATION

NOI	\$113,793.73
Cap Rate	11.01
Year Built	2004
Year Last Renovated	2025
Number of Lots	44
Best Use	RV Park

TAXES & VALUATION

Taxes	\$2,450.00
Foreclosure / Distressed	No

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LOCATION DESCRIPTION

The park's location at the crossroads of U.S. Highways 270 and 412 and State Highways 15 and 34, Woodward provides easy access for travelers and energy workers alike, making it a convenient stop for a variety of guests. This well-established RV park is ideally situated in one of the state's promising regions, offering a perfect blend of natural beauty, business opportunities, and a flourishing community that is closely connected to the energy sector—particularly in the oil and renewable energy industries.

Woodward's charm extends beyond business, drawing visitors to events like the Woodward Elks Rodeo and the Western Oklahoma District Fair. The town's local shops, restaurants, and medical facilities make it a convenient and attractive destination for both short-term and long-term guests. With access to Wi-Fi (Starlink), Cottonwood RV Park is well-equipped to serve remote workers, traveling professionals, and vacationers alike.

SITE DESCRIPTION

Cottonwood RV Family Park spans approximately 7 acres of fully fenced land along U.S. Highway 270, offering excellent accessibility and visibility for travelers, workforce housing, and long-term residents. The park includes 44 full hook-up RV pads, each outfitted with individual utility metering (electric, water, sewer), on-site amenities including a game room, laundry and shower facility, and a fenced dog park, creating a family-friendly environment that's functional, secure, and welcoming.

The site is enhanced by a fully leased 3-bedroom house generating additional income, as well as a standalone cabin unit ideal for short-term stays or Airbnb-style rentals. With Starlink Wi-Fi, security camera coverage, and future development space for 30+ additional pads or tiny homes, this property is already positioned for strong returns and sustained growth.

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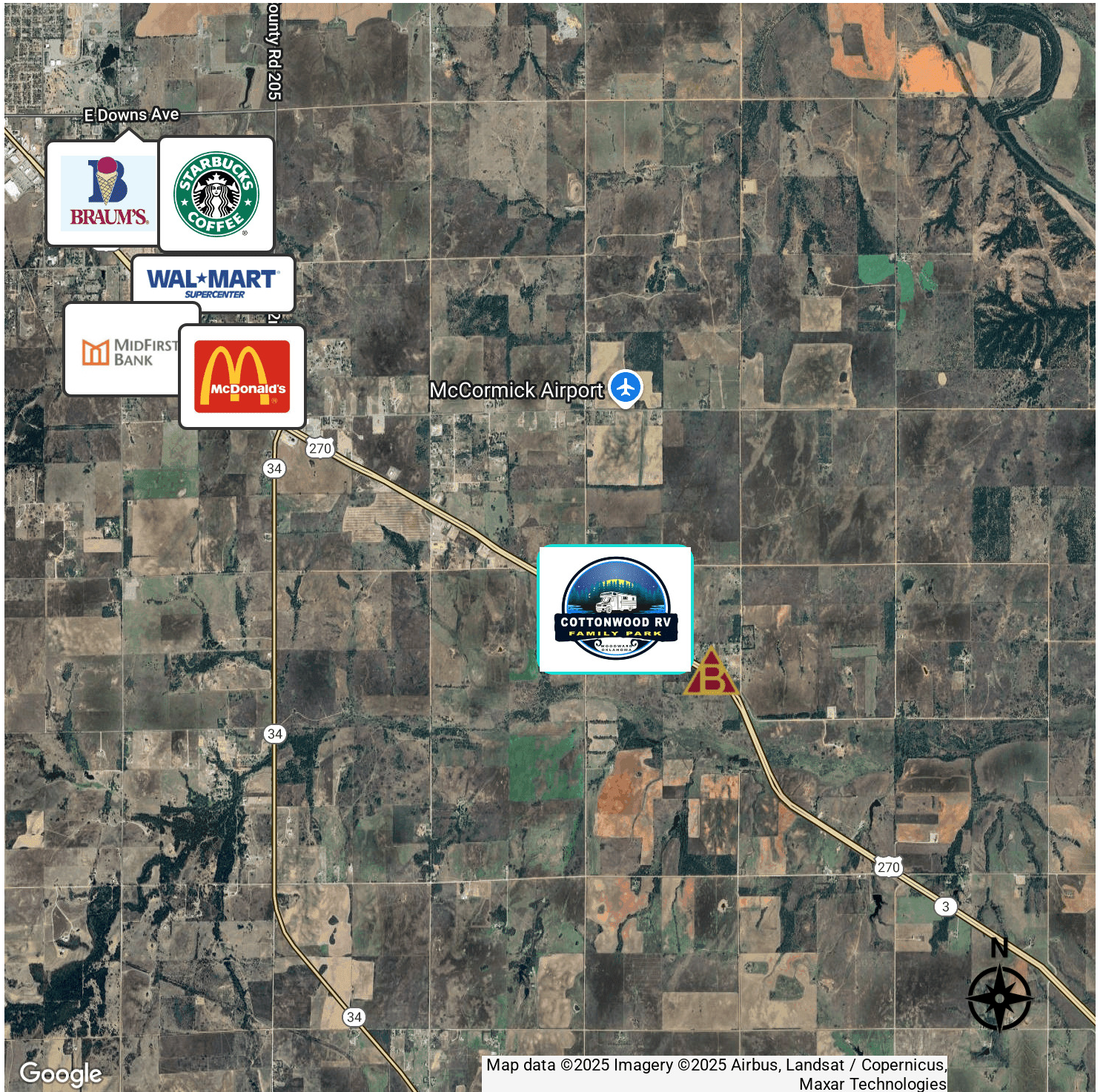
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25338 US HWY 270, COTTON WOOD RV FAMILY PARK - 2023

	JAN	FEB	MAR	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	TOTALS
PARK Income	\$8,258.00	\$9,120.00	\$8,950.00	\$9,524.00	\$9,150.00	\$10,127.50	\$10,987.00	\$10,650.00	\$9,488.50	\$9,847.52	\$8,957.25	\$8,754.12	\$113,813.89
Tenant Income	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$6,000.00
TOTAL GROSS INCOME	\$8,758.00	\$9,620.00	\$9,450.00	\$10,024.00	\$9,650.00	\$10,627.50	\$11,487.00	\$11,150.00	\$9,988.50	\$10,347.52	\$9,457.25	\$9,254.12	\$119,813.89
EXPENSES													
Gasoline	\$55.00	\$25.00		\$37.00			\$55.00		\$28.00			\$20.00	\$220.00
Insurance - 25338 House/Office	\$163.25	\$163.25	\$163.25	\$163.25	\$163.25	\$163.25	\$163.25	\$163.25	\$163.25	\$163.25	\$163.25	\$163.25	\$1,959.00
Insurance - 25338 Park	\$174.04	\$174.04	\$174.04	\$174.04	\$174.04	\$174.04	\$174.04	\$174.04	\$174.04	\$174.04	\$174.04	\$174.04	\$2,088.48
Maintenance & Repairs		\$78.00	\$128.00			\$112.00	\$78.00			\$158.00		\$72.00	\$626.00
INTERNET	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
CAMERA	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Phone	\$96.47	\$96.47	\$96.47	\$96.47	\$96.47	\$96.47	\$96.47	\$96.47	\$96.47	\$96.47	\$96.47	\$96.47	\$1,157.64
Taxes Pd - Co Property Tax												\$2,077.00	\$2,077.00
Electric	\$1,095.25	\$1,125.15	\$1,028.50	\$1,324.28	\$1,174.24	\$1,078.54	\$1,278.55	\$1,615.48	\$1,689.45	\$1,652.34	\$1,198.50	\$1,488.65	\$15,748.93
Trash	\$285.00	\$285.00	\$285.00	\$285.00	\$285.00	\$285.00	\$285.00	\$285.00	\$285.00	\$285.00	\$285.00	\$285.00	\$3,420.00
Water	\$495.66	\$544.60	\$406.23	\$358.41	\$444.43	\$403.33	\$459.70	\$503.04	\$403.34	\$403.34	\$403.00	\$403.00	\$5,228.08
TOTAL EXPENSES	\$2,364.67	\$2,491.51	\$2,281.49	\$2,438.45	\$2,337.43	\$2,312.63	\$2,590.01	\$2,837.28	\$2,839.55	\$2,932.44	\$2,320.26	\$4,779.41	\$32,525.13
NET INCOME 2023	\$6,393.33	\$7,128.49	\$7,168.51	\$7,585.55	\$7,312.57	\$8,314.87	\$8,896.99	\$8,312.72	\$7,148.95	\$7,415.08	\$7,136.99	\$4,474.71	\$87,288.76

25338 US HWY 270, COTTON WOOD RV FAMILY PARK - 2024

	JAN	FEB	MAR	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	TOTALS
PARK Income	\$8,525.00	\$8,925.00	\$9,525.00	\$9,250.00	\$8,878.00	\$10,854.00	\$11,850.00	\$11,250.00	\$10,255.00	\$10,294.77	\$9,350.00	\$9,150.00	\$118,106.77
Tenant Income	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$6,000.00
TOTAL GROSS INCOME	\$9,025.00	\$9,425.00	\$10,025.00	\$9,750.00	\$9,378.00	\$11,354.00	\$12,350.00	\$11,750.00	\$10,755.00	\$10,794.77	\$9,850.00	\$9,650.00	\$124,106.77
EXPENSES													
Gasoline	\$25.00		\$28.00		\$32.00	\$36.00		\$27.32		\$35.00			\$183.32
Insurance - 25338 House/Office	\$188.75	\$188.75	\$188.75	\$188.75	\$188.75	\$188.75	\$188.75	\$188.75	\$188.75	\$188.75	\$188.75	\$188.75	\$2,265.00
Insurance - 25338 Park	\$176.59	\$176.59	\$176.59	\$176.59	\$176.59	\$176.59	\$176.59	\$176.59	\$176.59	\$176.59	\$176.59	\$176.59	\$2,119.08
Maintenance & Repairs	\$135.00			\$120.00	\$75.00	\$125.00		\$95.00		\$0.00	\$150.00		\$700.00
INTERNET	\$120.00	\$120.00	\$120.00	\$120.00	\$120.00	\$120.00	\$120.00	\$120.00	\$120.00	\$120.00	\$120.00	\$120.00	\$1,440.00
CAMERA	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$120.00
Phone	\$68.62	\$68.62	\$68.62	\$91.32	\$68.62	\$68.62	\$68.62	\$68.67	\$68.67	\$68.67	\$68.68	\$191.78	\$969.51
Taxes Pd - Co Property Tax												\$2,450.00	\$2,450.00
Electric	\$1,155.25	\$1,025.00	\$1,108.00	\$1,125.00	\$989.00	\$1,104.28	\$1,399.07	\$1,771.71	\$1,888.77	\$1,704.93	\$1,248.16	\$1,536.88	\$16,056.05
Trash	\$206.00	\$206.00	\$206.00	\$206.00	\$206.00	\$206.00	\$206.00	\$281.00	\$206.00	\$206.00	\$206.00	\$206.00	\$2,547.00
Water	\$420.00	\$435.00	\$405.00	\$425.00	\$425.00	\$524.00	\$609.13	452.46	579.52	\$589.92	\$488.73	\$400.00	\$5,753.76
TOTAL EXPENSES	\$2,505.21	\$2,229.96	\$2,310.96	\$2,462.66	\$2,290.96	\$2,559.24	\$2,778.16	\$3,191.50	\$3,238.30	\$3,099.86	\$2,656.91	\$5,280.00	\$34,603.72
NET INCOME 2024	\$6,519.79	\$7,195.04	\$7,714.04	\$7,287.34	\$7,087.04	\$8,794.76	\$9,571.84	\$8,558.50	\$7,516.70	\$7,694.91	\$7,193.09	\$4,370.00	\$89,503.05

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25338 US HWY 270, COTTON WOOD RV FAMILY PARK - 2025

	JAN	FEB	MAR	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC	TOTALS
PARK Income	\$9,975.50	\$10,228.00	\$11,150.00	\$11,975.00	\$12,250.00	\$13,550.00	\$14,125.00	\$14,875.00	\$11,550.00	\$10,975.00	\$9,850.00	\$9,275.00	\$139,778.50
Blue House-3 bed room				\$1,470.00	\$1,470.00	\$1,470.00	\$1,470.00	\$1,470.00	\$1,470.00	\$1,470.00	\$1,470.00	\$1,470.00	\$13,230.00
Game Room House						\$700.00	\$700.00	\$700.00	\$700.00	\$700.00	\$700.00	\$700.00	\$4,900.00
Tenant Income	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$6,000.00
TOTAL GROSS INCOME	\$10,475.50	\$10,728.00	\$11,650.00	\$13,945.00	\$14,220.00	\$16,220.00	\$16,795.00	\$17,545.00	\$14,220.00	\$13,645.00	\$12,520.00	\$11,945.00	\$163,908.50
EXPENSES													
Gasoline	\$27.56		\$26.89		\$31.25	\$33.54	\$24.75	\$39.30	\$36.50				\$219.79
Insurance - 25338 House/Office	\$188.75	\$188.75	\$188.75	\$188.75	\$188.75	\$188.75	\$188.75	\$188.75	\$188.75	\$188.75	\$188.75	\$188.75	\$2,265.00
Insurance - 25338 Park	\$176.59	\$176.59	\$176.59	\$176.59	\$176.59	\$176.59	\$176.59	\$176.59	\$176.59	\$176.59	\$176.59	\$176.59	\$2,119.08
Maintenance & Repairs	\$145.00	\$125.00				\$111.50	\$425.00		\$350.00			\$50.00	\$1,206.50
INTERNET	\$120.00	\$120.00	\$120.00	\$120.00	\$120.00	\$120.00	\$120.00	\$120.00	\$120.00	\$120.00	\$120.00	\$120.00	\$1,440.00
CAMERA	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00	\$120.00
Phone	\$68.62	\$68.62	\$68.62	\$91.32	\$68.62	\$68.62	\$68.62	\$68.62	\$68.62	\$68.62	\$68.62	\$68.62	\$846.14
Taxes Pd - Co Property Tax												\$2,450.00	\$2,450.00
Electric	\$1,215.50	\$1,089.50	\$1,225.35	\$1,326.25	\$1,575.25	\$1,875.50	\$3,766.37	\$5,476.28	\$5,621.72	\$1,948.58	\$1,187.33	\$1,435.33	\$27,742.96
Trash	\$206.00	\$206.00	\$206.00	\$206.00	\$206.00	\$206.00	\$206.00	\$206.00	\$206.00	\$206.00	\$206.00	\$206.00	\$2,472.00
Water	\$420.00	\$435.00	\$405.00	\$425.00	\$425.00	\$524.00	\$1,231.83	1280.78	1419.94	\$899.42	\$934.97	\$832.36	\$9,233.30
TOTAL EXPENSES	\$2,578.02	\$2,419.46	\$2,427.20	\$2,543.91	\$2,801.46	\$3,314.50	\$6,217.91	\$7,566.32	\$8,198.12	\$3,617.96	\$2,892.26	\$5,537.65	\$50,114.77
NET INCOME 2025	\$7,897.48	\$8,308.54	\$9,222.80	\$11,401.09	\$11,418.54	\$12,905.50	\$10,577.09	\$9,978.68	\$6,021.88	\$10,027.04	\$9,627.74	\$6,407.35	\$113,793.73

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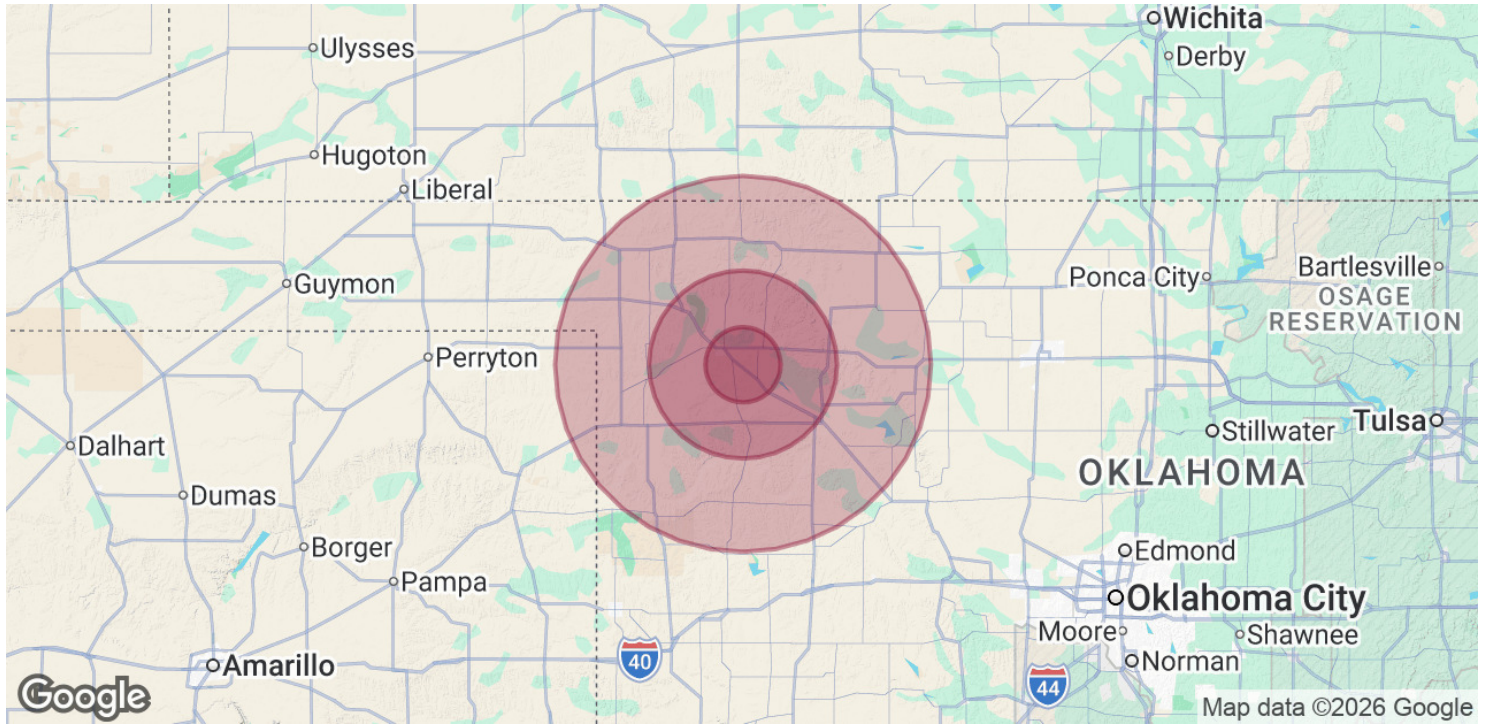
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POPULATION	10 MILES	25 MILES	50 MILES
Total Population	15,801	22,928	43,292
Average Age	39	40	41
Average Age (Male)	38	39	40
Average Age (Female)	40	41	42

HOUSEHOLDS & INCOME	10 MILES	25 MILES	50 MILES
Total Households	6,173	8,680	16,829
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$83,834	\$87,368	\$86,481
Average House Value	\$211,981	\$213,522	\$201,208

Demographics data derived from AlphaMap

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