



INVESTMENT SALE

SUNDOWN RV PARK

212 Air Base Road | Tye, Texas 79563

39 Spaces on 4.09 Acres

100% Occupied

1.25 Miles from the Dyess AFB Main Gate

DEREK SCOTT

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formationtx.com

INVESTMENT OVERVIEW



39

SPACES

4.09

ACRES

100%

OCCUPIED

13

DAYS TO FULL

1.25

MI. TO DYESS AFB

2026

YEAR BUILT

Sundown RV Park opened May 18, 2026 and filled all 39 spaces within 13 days. Brand new construction with no deferred maintenance. The 800 SF office, shower and laundry building supports monthly tenants, and electric is individually metered and billed back.

DATA CENTER CONSTRUCTION

Abilene is home to one of the largest AI data center campuses in the country, with more than 6,400 construction workers on site daily through 2025 and 2026. Additional data center projects are under construction in Shackelford and Nolan counties. Area rents and RV occupancy have moved sharply as a result.

DYESS AIR FORCE BASE

The main gate is 1.25 miles from the park. Dyess employs 5,377 people directly and is the largest employer in the Abilene area. The Air Force has named Dyess the third main operating base for the B-21 Raider, with more than 24 construction and renovation projects projected over the next decade against a \$1.6 billion investment. Base leadership expects thousands of additional airmen and family members.



PROPERTY DETAILS

Address	212 Air Base Road, Tye, TX 79563
County	Taylor
Land Area	4.09 Acres
Total Spaces	39
Pads	Gravel
Hookups	Full water, sewer and electric
Power	30 and 50 amp at each space
Electric	Individually metered, billed back to guests
Year Built	2026
Occupancy	100%
Facility	800 SF office, shower and laundry building
Laundry	Four washer and dryer combos
Internet	Wi-Fi throughout the park
Site	Fenced dog park, paved and graveled interior roads
Waste Service	Three dumpsters on site
Status	Existing, operating



Contact broker for pricing and financials.

LOCATION



EXCLUSIVELY LISTED BY

DEREK SCOTT

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THE MARKET

6,400+

DAILY DATA CENTER CONSTRUCTION WORKERS

5,377

DYESS AFB DIRECT EMPLOYEES

\$1.6B

PROJECTED DYESS CONSTRUCTION PROGRAM

176,579

ABILENE MSA POPULATION

Tye sits on the west side of the Abilene metro on the I-20 corridor, adjacent to Dyess Air Force Base. Abilene is home to three universities, a regional medical hub and, since 2025, one of the largest AI data center campuses under construction in the country.

