



933 RV Park





Incoming Producing RV Community & Residential Rental Property Whitney, TX

4.5+ Acres

15 RV Sites

3/2 Home

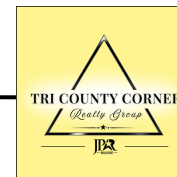
2/1 Apartment

±15-Site Expansion Potential * | FM 933 Frontage | Minutes From Lake Whitney.



254-266-9338 RV
933
PARK
PONY MOUNTAIN

Tri County Corner Realty Group - JPAR



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CONFIDENTIALITY & DISCLAIMER

This Offering Memorandum has been prepared for informational purposes only and is intended to assist prospective purchasers in evaluating the property. The information contained herein has been obtained from sources believed to be reliable; however, Tri County Corner Realty Group and the Seller make no representation or warranty, expressed or implied, as to its accuracy or completeness.

Prospective purchasers should conduct their own independent investigation and verification of all information material to their intended use of the property, including acreage, site count, utilities, income and expenses, zoning, permitting, development capacity and permitted uses.



Executive Summary



Tri County Corner Realty Group is pleased to present 933 RV Park, an established, **income-producing RV community** situated on approximately five acres along FM 933 in Whitney, Texas, minutes from Lake Whitney.

The property features **15 existing RV sites with full hookups**, including 14 covered sites, together with high-speed internet, individual resident mail service and an **on-site amenity/laundry facility** equipped with three washers and three dryers. The community has developed into an established residential setting with appeal to monthly and extended-stay tenants.

In addition to the RV operations, the property includes a **three-bedroom, two-bath residence** that provides flexibility for an owner or on-site property manager, while also offering the potential to generate additional rental income. A **separate two-bedroom, one-bath apartment** creates another potential residential income stream.

The property's approximately five acres also provide meaningful value-add potential. The available land may accommodate approximately 15 additional RV sites, subject to buyer verification and applicable approvals, potentially increasing the community from 15 to approximately 30 RV sites. Alternatively, the property's **FM 933 frontage** may provide an opportunity to explore complementary commercial development.

Located approximately **three miles from Whitney and minutes from Lake Whitney**, the property benefits from a combination of long-term residential demand, recreational traffic and access to a growing Central Texas market. For an investor, 933 RV Park represents a diversified real estate opportunity combining existing RV income, two residential improvements, additional acreage and multiple avenues for future income growth.

INVESTMENT OPPORTUNITY



Established & Income Producing

933 RV Park is an established, operating business with tenants already in place and current revenue-producing operations. The park also maintains an active website and social media presence.

With 15 existing RV sites, a 3/2 residence, a 2/1 apartment, and expansion potential, the property offers current income with additional opportunity for growth.

Cap Rate & Financials

Current Rent Roll • Income & Expenses • Occupancy • Cap Rate

Contact Tri County Corner Realty Group via phone, email, or text for additional financial information.

Property Improvements & Amenities



15 Existing RV Sites

The community features 15 existing RV sites with water, sewer and independent electricity at each site, providing the essential infrastructure sought by monthly and extended-stay RV residents.

14 Covered RV Sites

Fourteen of the property's 15 RV sites are covered, an especially valuable feature in the Texas climate. Covered sites provide additional protection from direct sun and weather exposure while creating a more comfortable setting for residents and their RVs.

3-Bedroom / 2-Bath Residence

The residence may be utilized by an owner-operator or property manager, allowing management to remain on-site, or potentially leased as an additional income-producing residential unit.

2-Bedroom / 1-Bath Apartment

A separate two-bedroom, one-bath apartment provides another potential source of residential rental income and further diversifies the property's existing improvements beyond the RV community.

Amenity/Laundry Facility

Residents have access to an on-site laundry facility equipped with three washers and three dryers, eliminating the need for routine trips off property and adding another practical convenience for long-term residents.

Oversized Open Equipment Shed

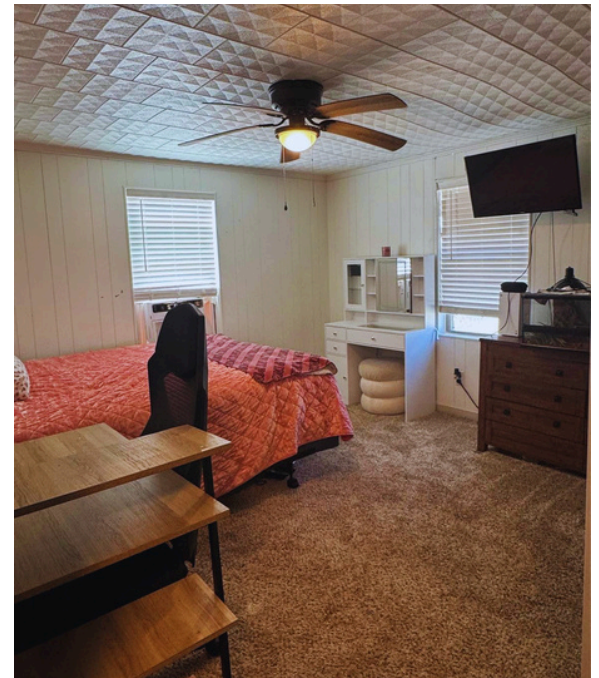
The property includes an oversized open equipment shed, providing valuable covered space for property equipment, maintenance supplies, tools and other operational needs.

Gated Dog Park

A dedicated gated dog park provides residents with a convenient, designated area for their pets without having to leave the community. The park also includes pet waste cleanup stations.







Area Overview



Whitney, Texas — located in Hill County — is a small town experiencing steady economic growth, driven by its proximity to Lake Whitney and a diverse local economy. Hill County's population is estimated at 39,503 in 2025, representing 10.1% growth from the 2020 estimate base.

The local housing market remains relatively affordable, with a median owner-occupied home value of approximately \$179,200 and median gross rent of \$946. Hill County's median household income has increased to approximately \$64,591, while the county recorded 8,017 employer jobs in 2023, reflecting a stable and growing local economic base.

Lake Whitney is an established Central Texas recreation destination, attracting more than 2 million visitors annually for boating, fishing, camping and other outdoor activities. With numerous public parks, campgrounds, boat ramps and recreation areas surrounding the lake, Lake Whitney generates a substantial and recurring visitor base that supports the broader Whitney tourism and hospitality market.

HILL COUNTY DEMOGRAPHICS	
2020 Population	35,874
2025 Population	39,503
Population Growth	+10.1%
Cost of Living	Below National Avg
Median Household Income	\$64,591
MAJOR EMPLOYERS	
Company	Industry
Bobcat Contracting	Construction
Walmart / SACHEM / Brookshire	Retail
Hillsboro Industrial Park	Manufacturing
Hill Regional	Healthcare



Lake Whitney



Area Overview

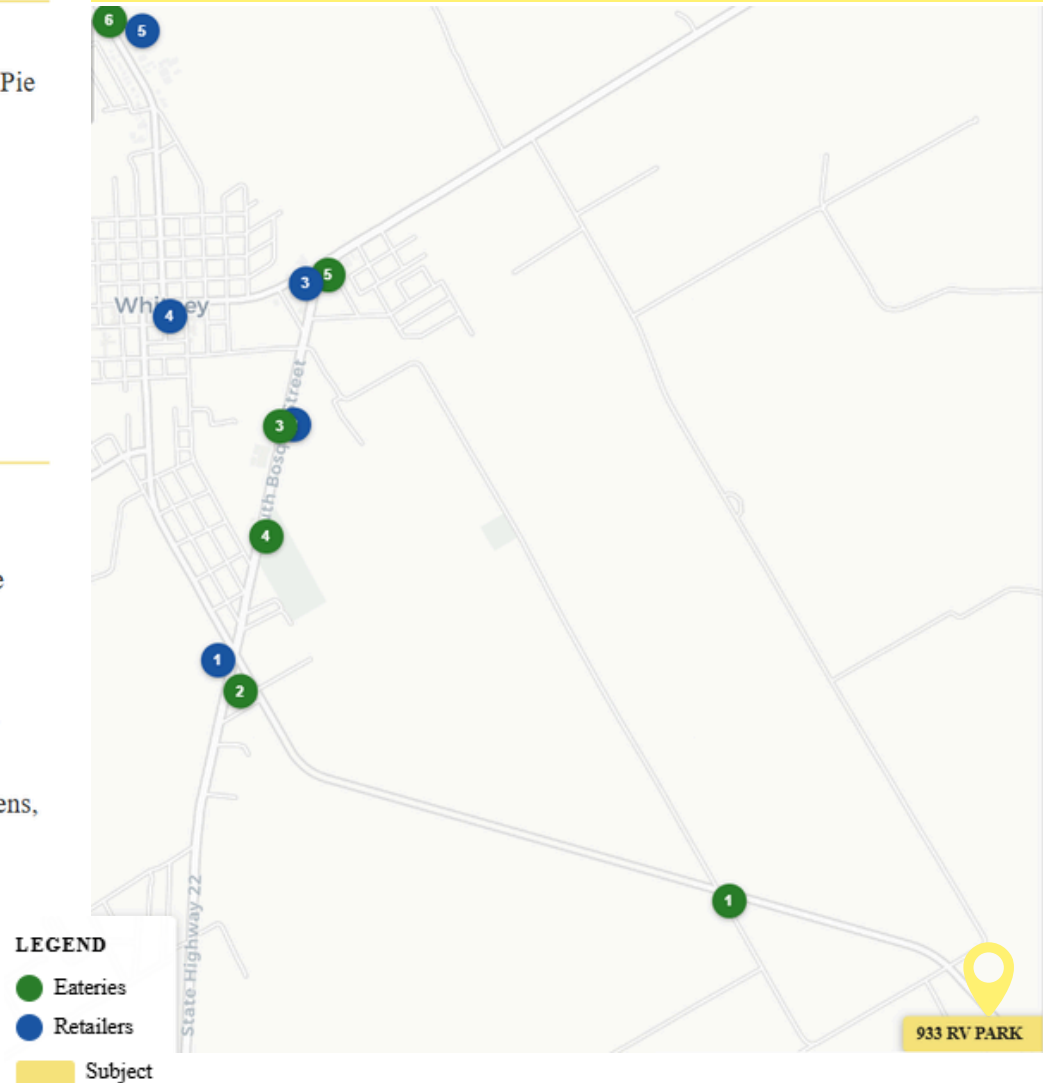
EATERIES

- 1 Los Verdes, JJ's Roadhouse
- 2 Taqueria El Primo, Tres Hermanos, Texas Great Country Café & Pie Pantry
- 3 Bobby's Burgers
- 4 Baker's Corner Bakery, Brazos Center
- 5 Brewed Awakenings Coffee Company, Donut Hut
- 6 Sonic Drive-In, McDonald's, Chicken Express, Subway, Simple Simon's Pizza, Montes Burritos, Milano's Pizza

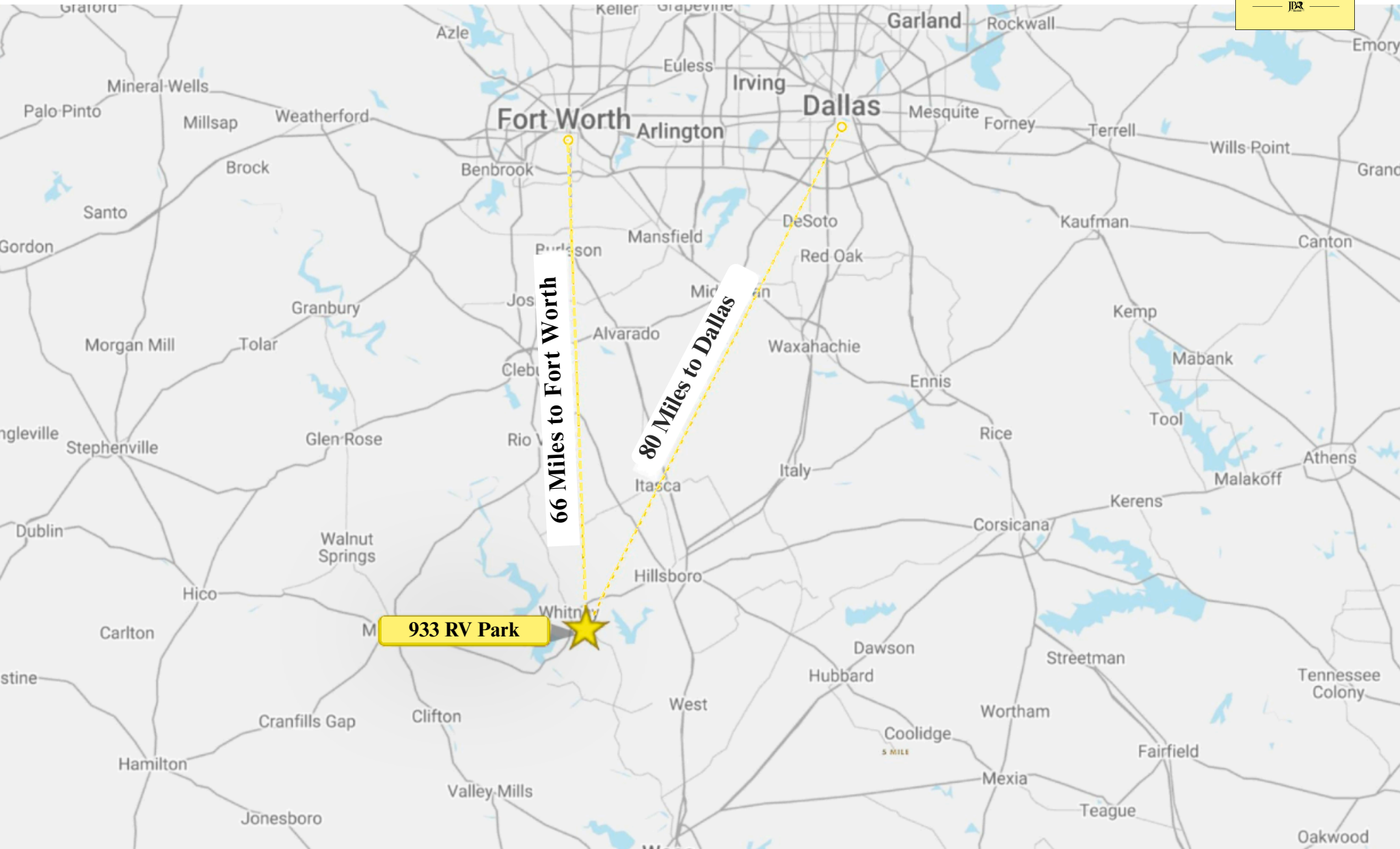
RETAILERS

- 1 Allsup's Convenience Store, David's, Texaco, Peacock's Western Auto
- 2 Kynadi Feed & Supply, Citizens State Bank, Vape Central Smoke Shop, Family Dollar
- 3 Exxon, Jimmy's Tire and Muffler Shop, Pink Cotton Boutique
- 4 Keith Ace Hardware, Brazo's Street Market, People's Bank, Sims Home Center, C&S Antiques & Treasures
- 5 Dollar General, Lake Whitney Liquidation, Brookshire's, Walgreens, First Security State Bank, Anytime Fitness

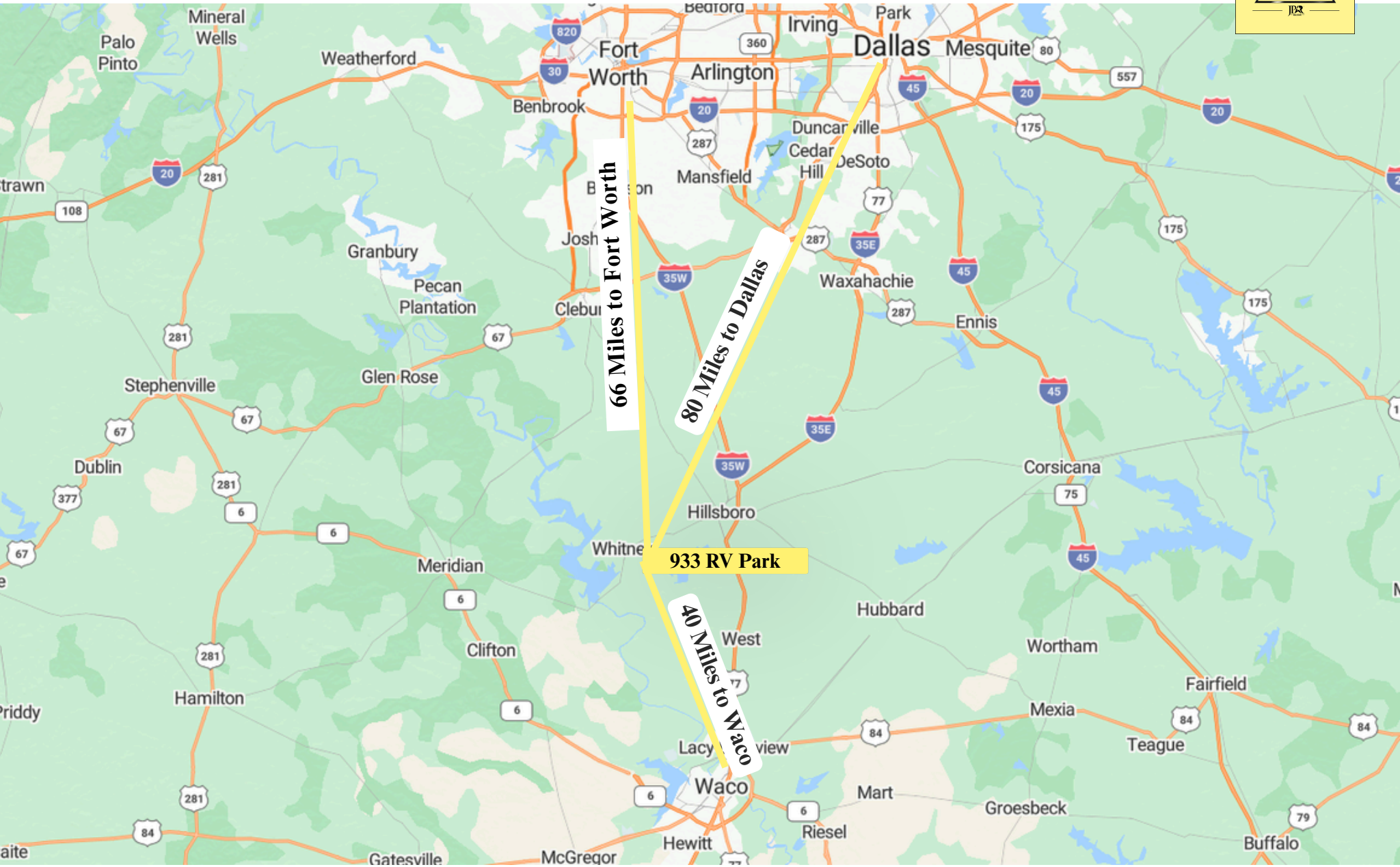
AMENITIES MAP



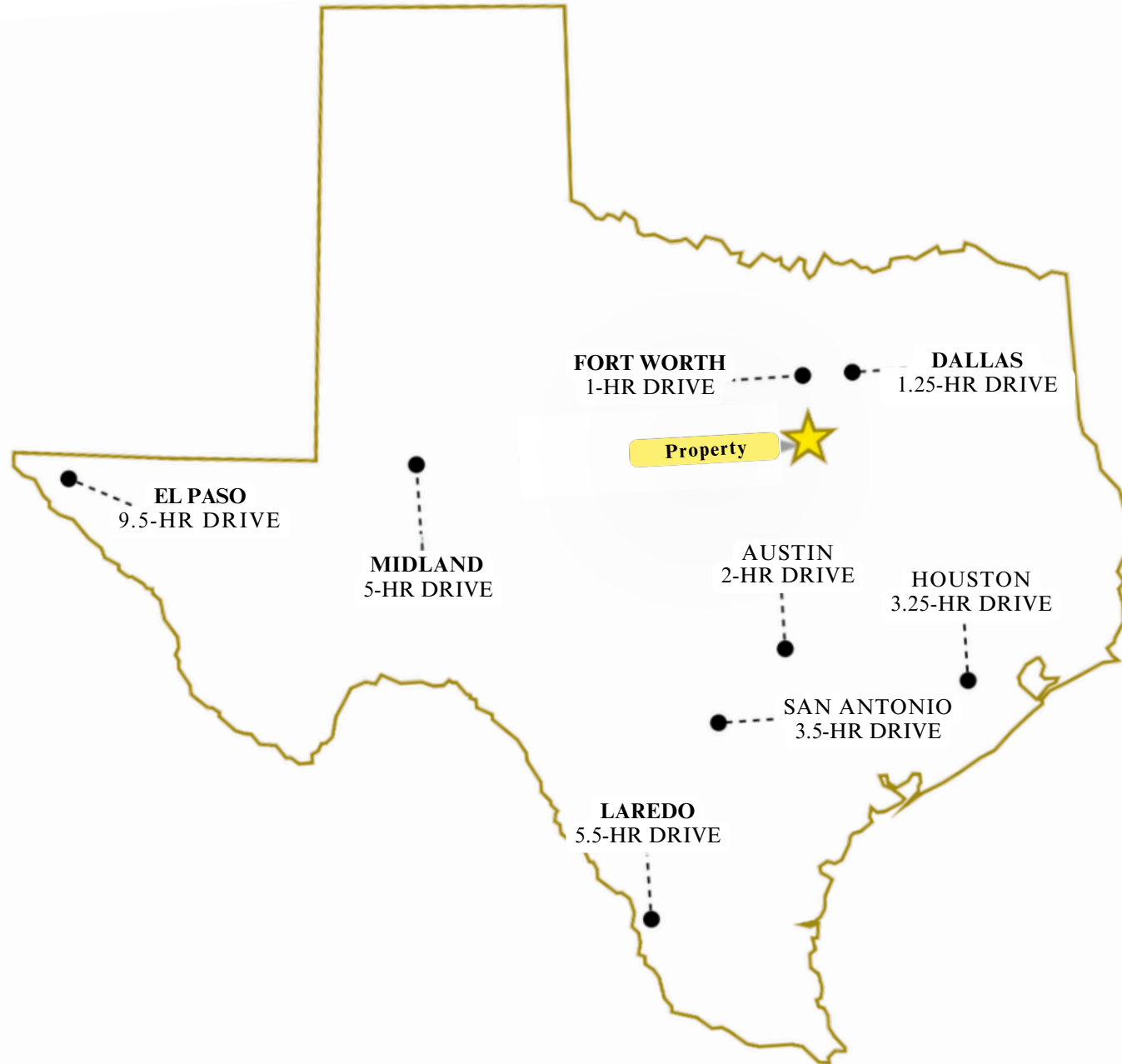
Regional Map



Regional Map



Texas Map

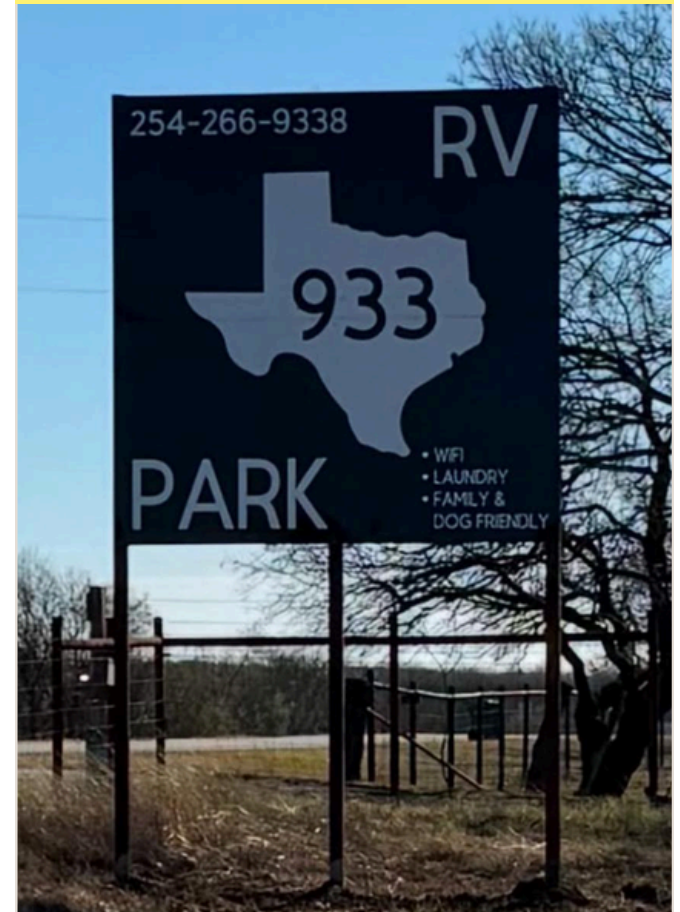


Property Details



Street Address	3071 FM 933
City, State	Whitney, TX 76692
County	Hill County
MSA	Non-Metro
Existing Use	RV Community
Primary Residence	3 Bedrooms / 2 Bathrooms*
Total Sites	15 Sites
Total Acreage	4.5 Acres
Additional Apartment	2 Bedrooms / 1 Bathroom*
Laundry Facility	3 Washers / 3 Dryers
Additional Structure	Oversized Open Equipment Shed
Site Utilities	Full Hookups — Water / Sewer / Electric

PROPERTY PHOTO



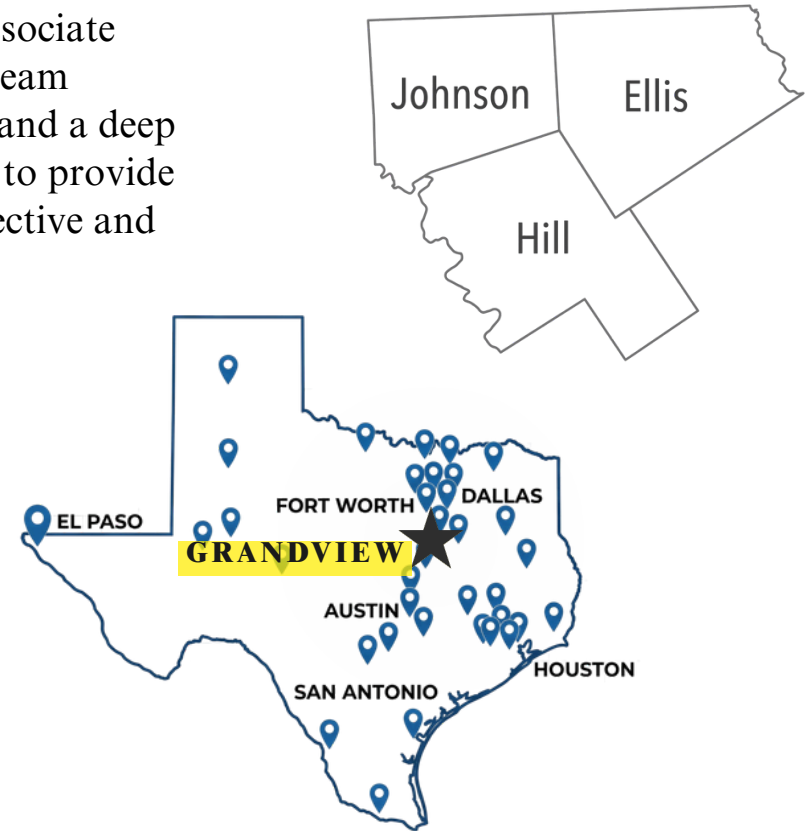
Tri County Corner Realty Group - JPAR Grandview



Tri County Corner Realty Group serves Johnson, Hill and Ellis counties and the surrounding North Texas region. Our local presence gives us firsthand knowledge of the communities, growth corridors and opportunities that shape this market. Led by Darla Dudley, Associate Broker, with more than 35 years of real estate experience, our team brings decades of market knowledge, established relationships and a deep understanding of the areas we serve. That experience allows us to provide clients with informed guidance rooted in both long-term perspective and current market activity.

POWERED BY JPAR

Our affiliation with JPAR connects that local expertise to the resources of an established, full-service brokerage built around productivity, service, technology and professional support. JPAR maintains offices throughout Texas, including the Dallas-Fort Worth Metroplex, Austin, Houston, San Antonio, Waco, Cleburne, Midland, Lubbock, Corpus Christi, El Paso and additional markets across the state.



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BROKERAGE STRENGTH.
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933 RV PARK

RV COMMUNITY · WHITNEY, TEXAS



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