



PROPERTY ONE

FOR SALE

MOBILE RV PARK GATES AT MCNEESE

2130 E. McNeese St., Lake Charles, LA 70607

Presented by:

MATT TAYLOR

504.681.3428

LA #6690

matt.taylor@propertyone.com

WARREN SURCOUF, III, CCIM

504.681.3421

LA #995695180

warren.surcouf@propertyone.com

MOBILE RV PARK GATES AT MCNEESE

2130 E. McNeese St., Lake Charles, LA 70607

PROPERTY INFORMATION	3	All materials and information received or derived from Property One Inc. its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness , veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.
LOCATION INFORMATION	10	
DEMOGRAPHICS	14	

Neither Property One Inc. its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Property One Inc. will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Property One Inc. makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Property One Inc. does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions,vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Property One Inc. in compliance with all applicable fair housing and equal opportunity laws.

PRESENTED BY

Matt Taylor
Warren Surcouf, III, CCIM



PROPERTY ONE

SECTION 1

PROPERTY INFORMATION

MATT TAYLOR

504.681.3428

LA #6690

matt.taylor@propertyone.com

WARREN SURCOUF, III, CCIM

504.681.3421

LA #995695180

warren.surcouf@propertyone.com

MOBILE RV PARK GATES AT MCNEESE

2130 E. McNeese St., Lake Charles, LA 70607



OFFERING SUMMARY

Auction Website: RI Marketplace

Lot Size: 20.23 Acres

Year Built: 2016

PROPERTY OVERVIEW

Unique value add opportunity for investors. This 229 unit RV park serves industrial workers doing contract work in the booming industrial sector of Lake Charles, LA. With over **\$115 Billion** in petrochemical projects completed or on the horizon, Lake Charles is ground zero for LNG projects in Louisiana.

There is a lack of housing in Lake Charles to meet demand. Gates at McNeese is successful at providing temporary housing to contract workers. Long term value can be added through amenitizing the park to appeal to students at nearby McNeese State University and to become a destination for overnight RV traffic.

Drone Footage - <https://vimeo.com/945838161?share=copy>
Auction Website - <https://rimarketplace.com/auction/1945/mobile-home-park-gates-of-mcneese>

MOBILE RV PARK GATES AT MCNEESE

2130 E. McNeese St., Lake Charles, LA 70607

Gates at McNeese features 229 RV pads. The site is located 1.2 miles from McNeese State University and features quick access to the Lake Charles casinos and the plant infrastructure that is key to Lake Charles' booming economy.

The majority of the park's tenancy comes from temporary workers at the various industrial complexes in Lake Charles. These workers stay for weeks at a time. Very little of the park's income comes from traditional RV customers, which is an area of growth that a new owner/operator can capitalize on.

The park is well located to appeal to overnight travelers. The current owner foreclosed on the asset that was in a package of loans and IS NOT an RV park operator. Current owner stabilized the property and put a manager in place, but there is very much untapped potential here that an experienced operator with long term ownership in mind could bring forth.

With an investment in amenities and active marketing, Gates at McNeese can build upon the solid base of income it currently generates from contract workers and appeal to the traditional market segment of RV'ers.

Approximately 1 million Americans live in an RV full time;

Over 11% of U.S. households own an RV;

Over 46 million Americans go RVing regularly, with over 25 million RVing each year;

38% of the 46 million people who own an RV are millennials.

RV culture is continuing to grow in America. RV sales grew despite RV deliveries being slowed by COVID, and young people are driving the growth. Gates at McNeese is on opportunity to take advantage of a stable income stream that will allow the owner to reinvest into the park to make it desirable to RVers for years to come.



- RI Marketplace auction date June 24 - 26
- 229 RV pads
- Value add opportunity
- Only 1.2 miles from McNeese St. University, home of 8,000 students



MOBILE RV PARK GATES AT MCNEESE

2130 E. McNeese St., Lake Charles, LA 70607



LOCATION DESCRIPTION

Home to a thriving economy, Lake Charles is both a great place to work and live affordably. The region is a hub for natural gas, which contributes toward utility costs that rank lower than cities such as Dallas and Mobile. Southwest Louisiana is also a key contributor to Louisiana's thriving energy sector, helping to ensure gas and fuel costs remain low while outperforming those in other southern U.S. cities such as Atlanta and Savannah. Most impressively, the costs of every day essentials are less in Lake Charles than in dozens of other large southern cities and help further validate why more and more residents continue to choose Southwest Louisiana as their next home.

Southwest Louisiana companies have announced more than \$50 billion for 2021-2022 in capital investment projects that collectively are driving new business activity and making the Lake Charles economy a powerhouse of commerce in the region. The thriving Lake Charles economy and its tremendous growth is supported by a quality, trained regional workforce. Area residents have easy access to high-paying jobs and an abundance of professional development opportunities, while companies benefit from programs such as a \$20 million workforce training facility currently under construction at SOWELA Technical Community College and the newly constructed Southwest Louisiana Entrepreneurial & Economic Development (SEED) Center, a one-stop shop for regional economic development and business incubator for area startups.



MOBILE RV PARK GATES AT MCNEESE

2130 E. McNeese St., Lake Charles, LA 70607



MOBILE RV PARK GATES AT MCNEESE

2130 E. McNeese St., Lake Charles, LA 70607



MOBILE RV PARK GATES AT MCNEESE

2130 E. McNeese St., Lake Charles, LA 70607





PROPERTY ONE

SECTION 2

LOCATION INFORMATION

MATT TAYLOR

504.681.3428

LA #6690

matt.taylor@propertyone.com

WARREN SURCOUF, III, CCIM

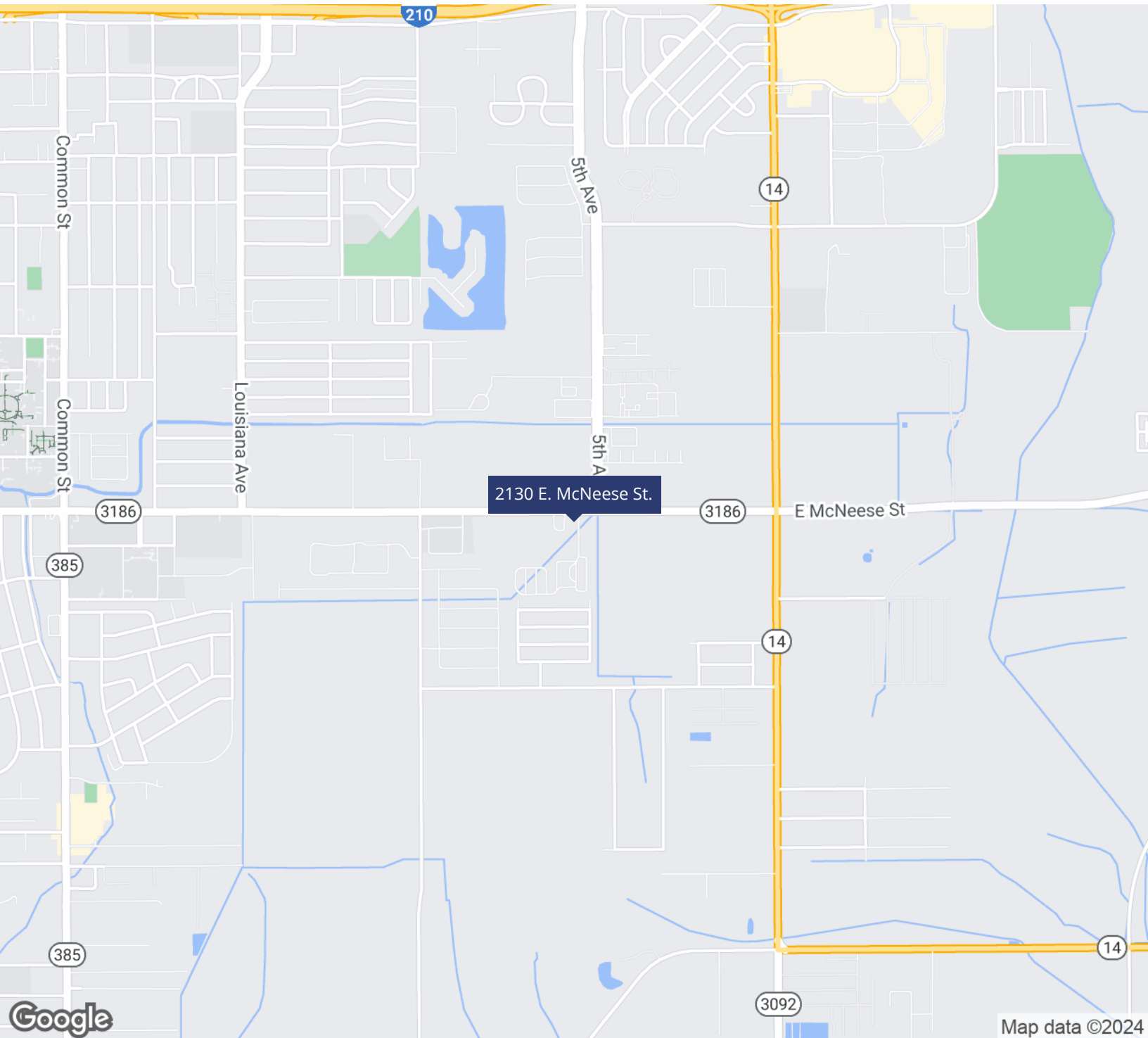
504.681.3421

LA #995695180

warren.surcouf@propertyone.com

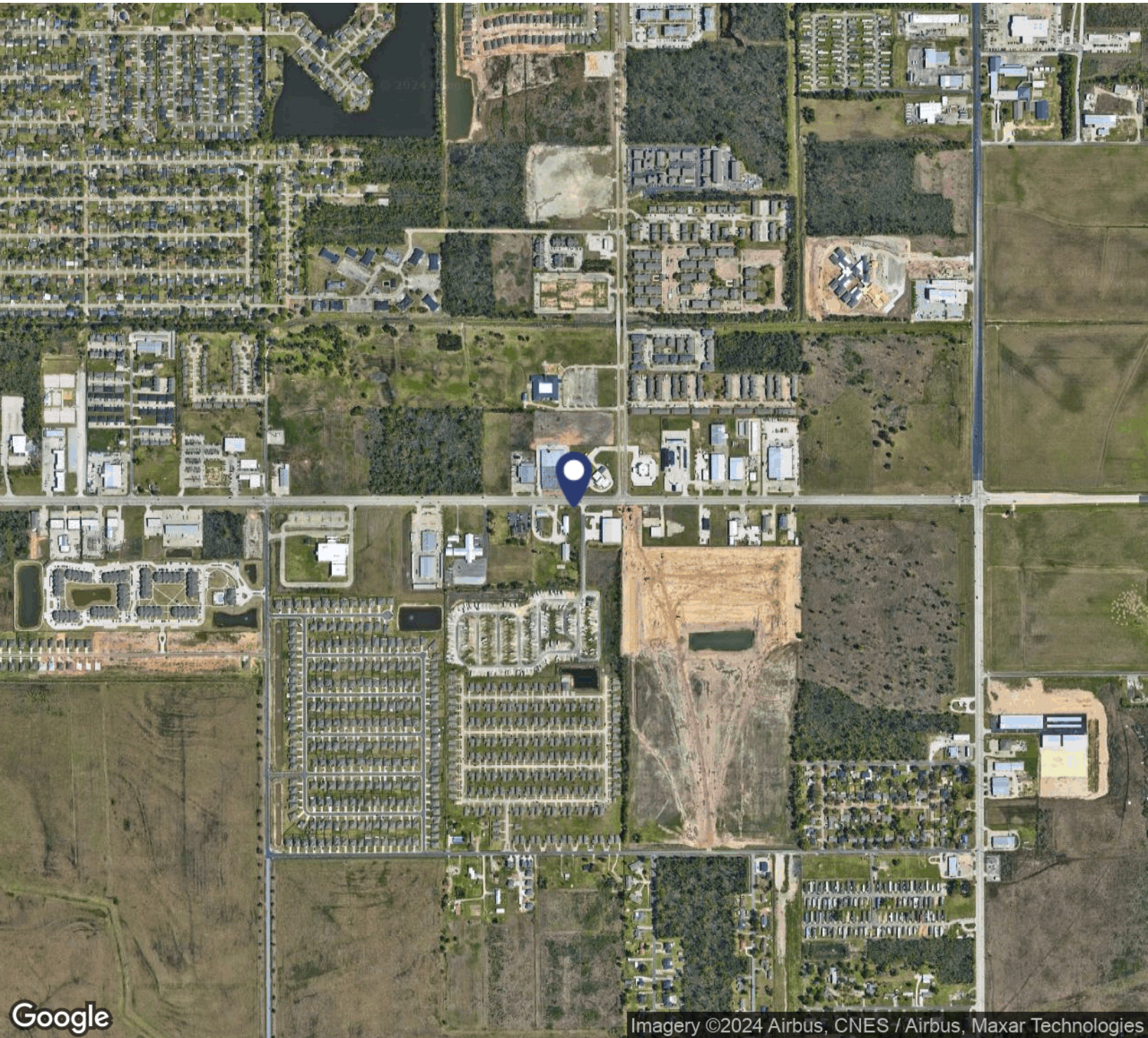
MOBILE RV PARK GATES AT MCNEESE

2130 E. McNeese St., Lake Charles, LA 70607



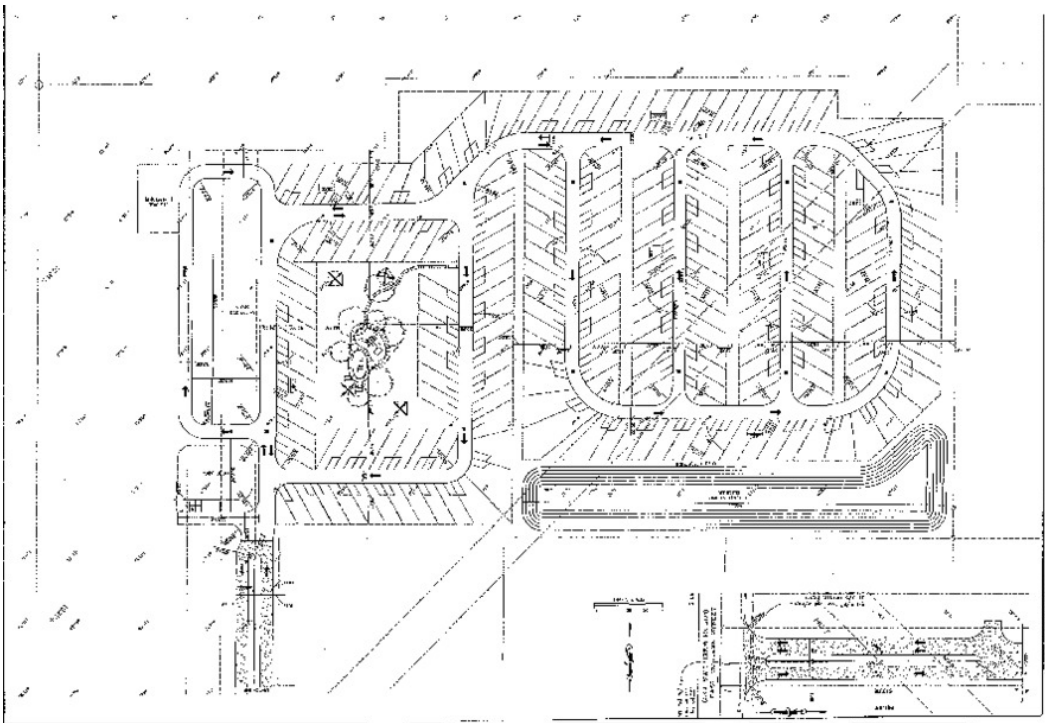
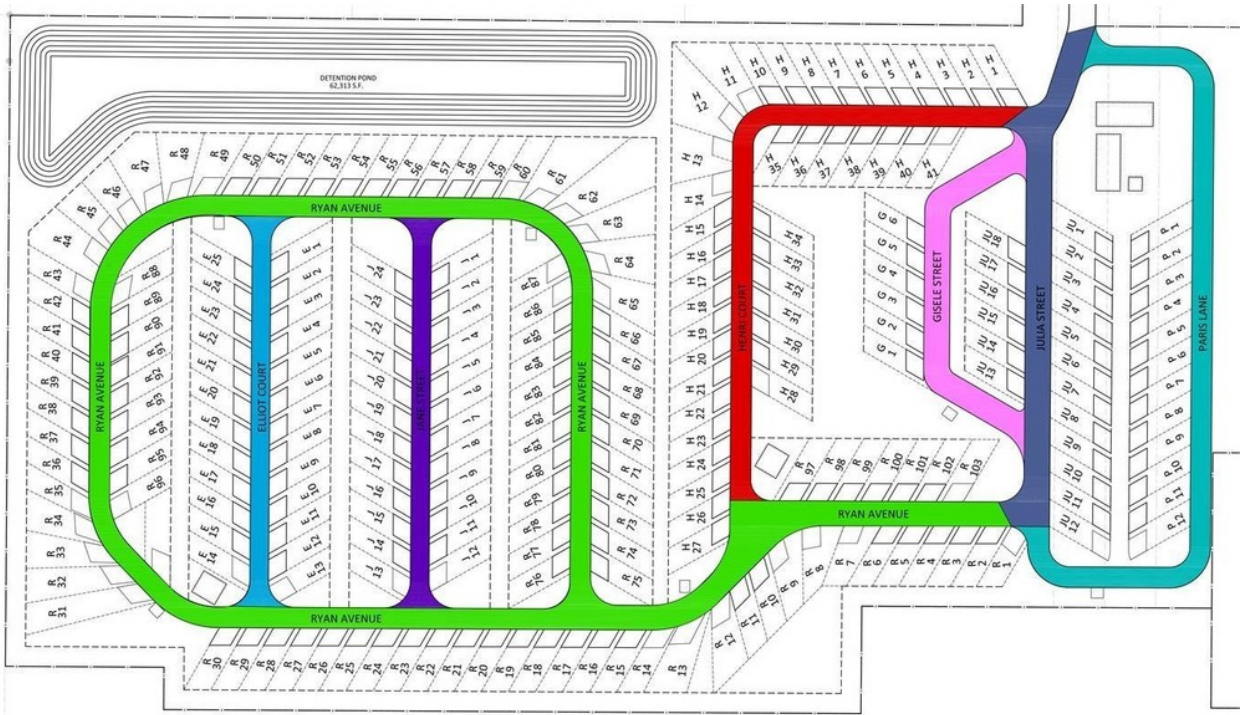
MOBILE RV PARK GATES AT MCNEESE

2130 E. McNeese St., Lake Charles, LA 70607



MOBILE RV PARK GATES AT MCNEESE

2130 E. McNeese St., Lake Charles, LA 70607





PROPERTY ONE

SECTION 3

DEMOGRAPHICS

MATT TAYLOR

504.681.3428

LA #6690

matt.taylor@propertyone.com

WARREN SURCOUF, III, CCIM

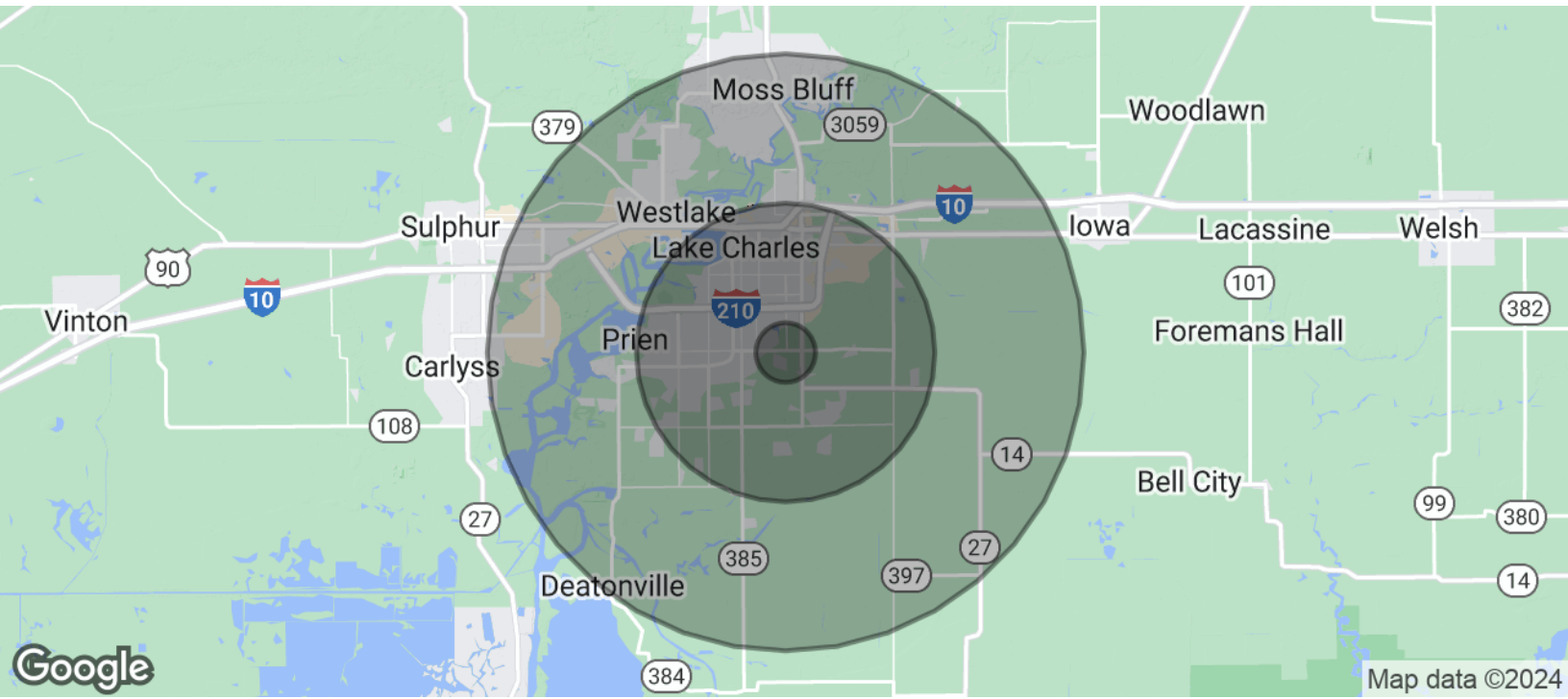
504.681.3421

LA #995695180

warren.surcouf@propertyone.com

MOBILE RV PARK GATES AT MCNEESE

2130 E. McNeese St., Lake Charles, LA 70607



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	6,841	88,387	146,745
Average Age	35	39	39
Average Age (Male)	33	38	38
Average Age (Female)	37	40	40

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	2,716	35,385	57,161
# of Persons per HH	2.5	2.5	2.6
Average HH Income	\$58,814	\$78,562	\$88,764
Average House Value	\$194,183	\$252,912	\$272,614

* Demographic data derived from 2020 ACS - US Census



Customer Information Form

What Customers Need to Know When Working with Real Estate Brokers or Licensees

This document describes the various types of agency relationships that can exist in real estate transactions.

AGENCY means a relationship in which a real estate broker or licensee represents a client by the client's consent, whether expressed or implied, in an immovable property transaction. An agency relationship is formed when a real estate licensee works for you in your best interest and represents you. Agency relationships can be formed with buyers/sellers and lessors/lessees.

DESIGNATED AGENCY means the agency relationship that shall be presumed to exist when a licensee engaged in any real estate transaction, except as otherwise provided in LA R.S. 9:3891, is working with a client, unless there is a written agreement providing for a different relationship.

- The law presumes that the real estate licensee you work with is your designated agent, unless you have a written agreement otherwise.
- No other licensees in the office work for you, unless disclosed and approved by you.
- You should confine your discussions of buying/selling to your designated agent or agents only.

DUAL AGENCY means an agency relationship in which a licensee is working with both buyer and seller or both landlord and tenant in the same transaction. Such a relationship shall not constitute dual agency if the licensee is the seller of property that he/she owns or if the property is owned by a real estate business of which the licensee is the sole proprietor and agent. A dual agency relationship shall not be construed to exist in a circumstance in which the licensee is working with both landlord and tenant as to a lease that does not exceed a term of three years and the licensee is the landlord. Dual agency is allowed only when informed consent is presumed to have been given by any client who signed the dual agency disclosure form prescribed by the Louisiana Real Estate Commission. Specific duties owed to both buyer/seller and lessor/lessee are:

- To treat all clients honestly.
- To provide factual information about the property.
- To disclose all latent material defects in the property that are known to them.
- To help the buyer compare financing options.
- To provide information about comparable properties that have sold, so that both clients may make educated buying/selling decisions.

- To disclose financial qualifications to the buyer/lessee to the seller/lessor.
- To explain real estate terms.
- To help buyers/lessees arrange for property inspections
- To explain closing costs and procedures.

CONFIDENTIAL INFORMATION means information obtained by a licensee from a client during the term of a brokerage agreement that was made confidential by the written request or written instruction of the client or is information the disclosure of which could materially harm the position of the client, unless at any time any of the following occur:

- The client permits the disclosure by word or conduct.
- The disclosure is required by law or would reveal serious defect.
- The information became public from a source other than the licensee.

By signing below, you acknowledge that you have read and understand this form and that you are authorized to sign this form in the capacity in which you have signed.

Buyer/Lessee:

By: _____

Title: _____

Date: _____

Licensee: _____

Date: _____

Seller/Lessor:

By: _____

Title: _____

Date: _____

Licensee: _____

Date: _____



PROPERTY ONE

FOR MORE INFORMATION, PLEASE CONTACT:

Presented by:

MATT TAYLOR

504.681.3428

LA #6690

matt.taylor@propertyone.com

WARREN SURCOUF, III, CCIM

504.681.3421

LA #995695180

warren.surcouf@propertyone.com

3500 N Causeway Blvd., Suite 600 | Metairie, LA 70002 | 504.681.3400 | propertyone.com

The information contained herein, while not guaranteed, is obtained from sources we believe to be reliable. It is subject to error, omission prior sale, change or withdrawal without notice.

Property One Inc. is licensed in LA, MS, NC, TX and GA