GREAT ESCAPES
RV RESORTS
RV PARK INDUSTRY
OVERVIEW AND DEMAND
CONSUMER PROFILES AND DATA

U.S. ownership of RVs has reached record levels. Approximately 10 million households now own an RV.

In 2017, 74% of RV park vacationers traveled 150 miles or less for their camping vacation.

64% growth in campers who camp 3+ times per year.
CONSUMER PROFILES AND DATA

20% growth in annual camping households from 2014 – 2017 (32M to 39M)

76% of campers are Millennials & Gen X

Online searches for “RV Parks” have doubled over the past 10 years.
Texas remains the top destination for RV shipments, receiving 9.5% of total RV wholesale shipments.
GREAT ESCAPES RV RESORT
BRYAN, TX
GREAT ESCAPES RV RESORT
BRYAN, TX
CONTINUED
Property Highlights:
• 4600 Leonard Rd, Bryan, TX
• Lot: 87.63 Acres
• 4.5 units per acre
• Abundant greenspace that will be incorporated into the RV Resort

Location Highlights:
• Close proximity to Texas A&M University and Kyle Field
• Easy access to Bryan and College Station employment centers

Site Highlights:
• Concept A – 375+ RV Spaces and Park Models
• High-End Tailgating/Event Pavilion, Multiple Lakes, Clubhouse, Individual Bath Houses, Walking Trails, Dog Park, Pickleball and Sports Courts, 2 Resort-Style Pools
GREAT ESCAPES RV RESORT
BRYAN, TX
CONTINUED

Operations
• In-house property management team
• Local managers immersed in the surrounding community
• Numerous part time “work campers”
• Cleaning and grounds keeping staff

Security
• After hours security guard
• Cameras located throughout the property
• Cameras accessible by on-site managers and off-site property management team at all times
• Gated entrance with required guest & visitor registration
Noise
• Quiet Hours typically from 10:00 pm to 6:00 am.
• Limiting times on trash pick up.

Traffic
• 0.98 trips / acre between peak hours of 4-6 pm on weekdays ~ 86 trips /day
• 0.48 trips / acre between peak hours of 7-9 am on weekdays ~ 42 trips /day
GREAT ESCAPES RV RESORTS
PARK MODEL EXAMPLES
GREAT ESCAPES RV RESORTS
PARK MODEL EXAMPLES
CONTINUED
GREAT ESCAPES RV RESORTS
DESIGN

WHO WE ARE NOT:
GREAT ESCAPES RV RESORTS
DESIGN

WHO WE ARE:
GREAT ESCAPES RV RESORTS
BRYAN, TX DESIGN
CONTINUED
OVERVIEW

TJO has created a unique platform that has been very successful in creating value within communities in the self storage industry for the past 25 years

- Solely owned and operated by Ricky Jenkins since 1989
- $300 million+ owned portfolio, consisting primarily of self storage assets
- $500 million+ management portfolio
- Family owned and operated
- Purchased first RV park asset in February, 2019 (KOA Colorado Springs)
- Management team has extensive RV park management experience
- Vertical integration – TJO affiliates provide asset management, deal sourcing, property management and development services
- Family owned and operated
- Visit us online www.jenkinsorg.com

Great Escapes RV Resorts