

# RV Park Development Opportunity

5120 Midway Road Weatherford, TX 76085

 **\$1,800,000**  
ASKING PRICE

**100% Permitted  
Shovel Ready**



 MHP ADVISORS



**CRAIG NIELSON, CCIM**

**NATIONAL DIRECTOR MANUFACTURED HOUSING & RV DIVISION  
VICE PRESIDENT COMMERCIAL DIVISION**

C21 COMMERCIAL - CENTURY 21 MIKE BOWMAN, INC.  
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**CENTURY 21.**  
Mike Bowman, Inc.

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# EXECUTIVE SUMMARY

Welcome to 5000 Midway Rd — a prime RV park development opportunity in Weatherford, TX, one of the fastest-growing cities in the Dallas–Fort Worth (DFW) metroplex. The site benefits from exceptional access via U.S. Highways 80/180, State Highways 51/171, and Interstate 20, providing excellent visibility and smooth in-and-out traffic flow for travelers, contractors, and long-term tenants. Weatherford’s rapid population growth, rising household incomes, and expanding workforce create strong demand for flexible housing options, making RV parks especially resilient and well-positioned for high occupancy and consistent income.

With major commercial investments like Costco, continued economic expansion, and Parker County’s \$130 million in transportation improvements, the area is experiencing significant upward momentum. These enhancements increase property values, improve long-term accessibility, and reduce development risk. Coupled with Weatherford’s high quality of life, vibrant downtown, recreational amenities, and steady flow of visitors and seasonal travelers, this location offers an outstanding opportunity for a profitable RV park development with stable, diversified demand.

The park is designed and approved for 135 lots. Financial analysis available.

Property Address:	5120 Midway Road Weatherford, TX 76085
County:	Parker
Parcel Number:	R000127016
Acres:	20.4 Acres
Flood Plain:	Yes
Utilities:	Public Water & Septic



# INVESTMENT HIGHLIGHTS



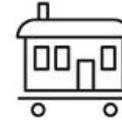
Strategic Location



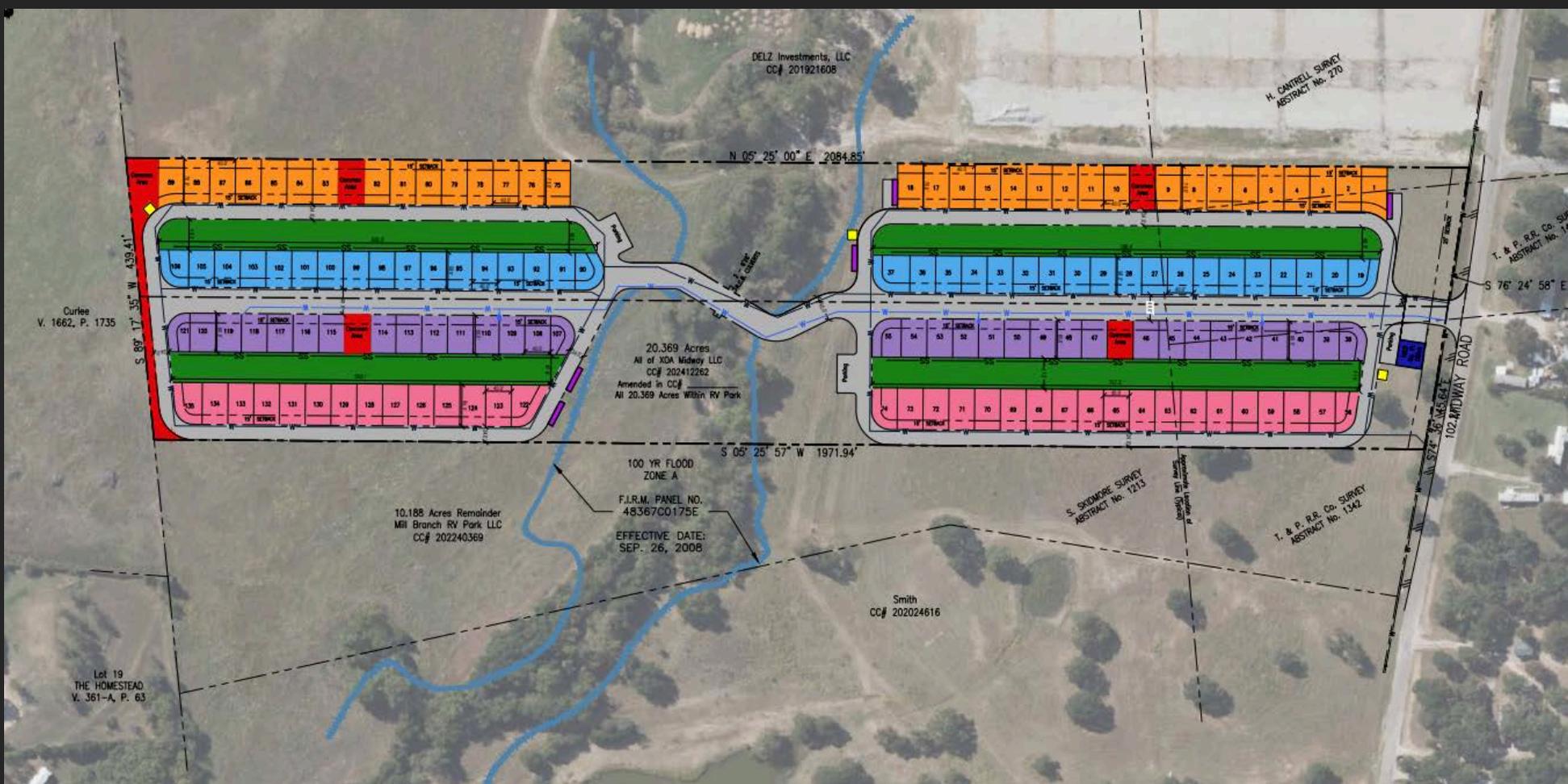
High Occupancy Potential



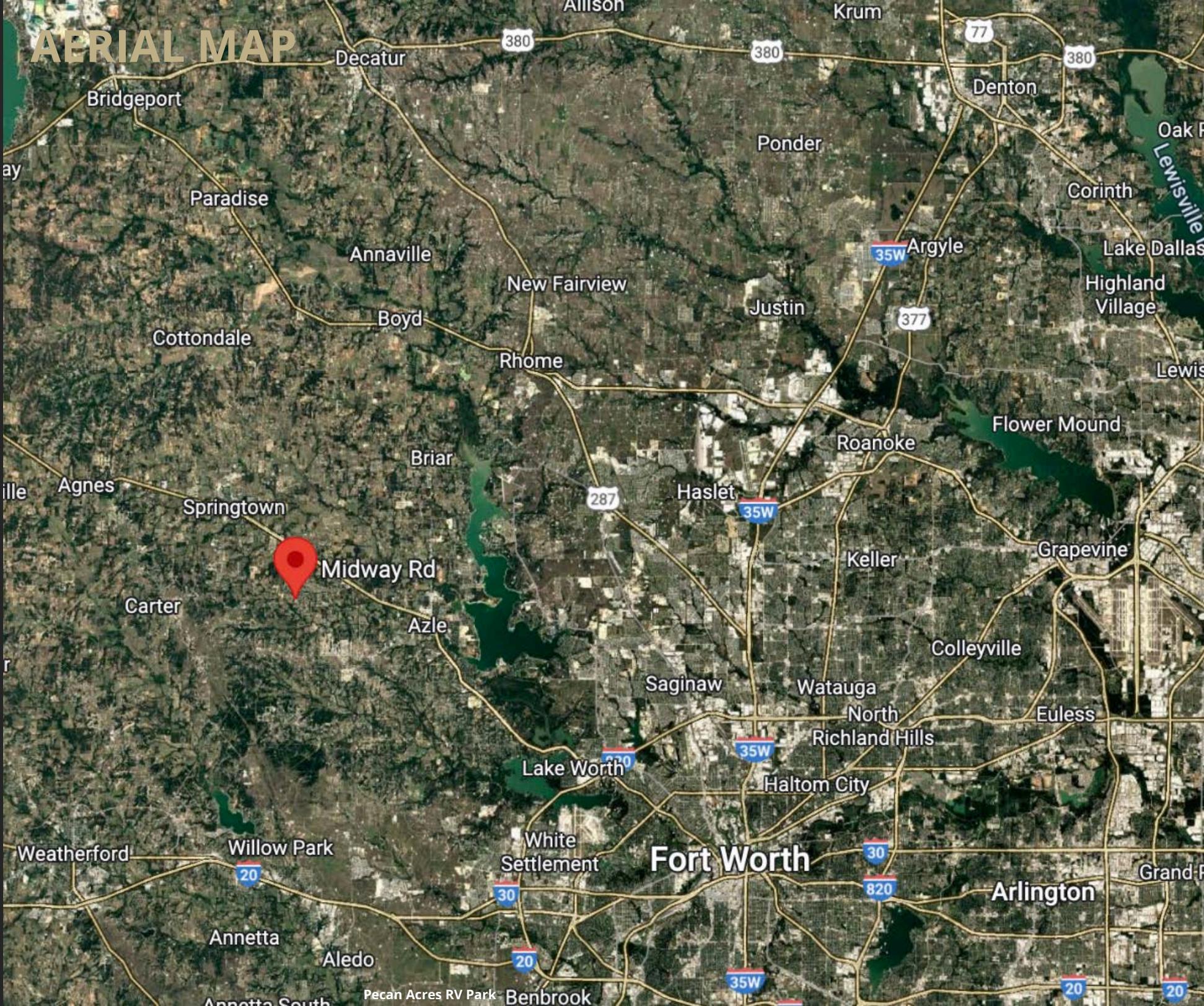
Rising Demand



Ideal for tiny homes or cottages



# AERIAL MAP





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**DEVELOPMENT OPPORTUNITY**