

Prophecy Rd RV Development

0 Prophecy Rd,
Middlesex, NC 27557

PROPERTY ADDRESS

Shovel ready, 139-pad, High
Quality RV development in
Raleigh, NC MSA

INVESTMENT OPPORTUNITY



Note to the reader, you will find links throughout the OM pages containing important information, we advise that you **click** on these links to learn more.

ESTERSON MHC TEAM

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Guidelines

The offering is being distributed exclusively by Marcus & Millichap REIS to the investment community. Following the initial bids, the owner will select an investor to purchase the property or request from a group of investors to submit a best and final offer, from which one will be selected. The selection will be based on a variety of factors including purchase price, contract terms, financial strength, ability to close, timing and experience in closing similar transactions.

All offers must be presented in writing and include:

- Price
- Source of capital
- Proof of funds
- Relevant experience
- Proposed schedule of due diligence and closing
- Amount of earnest money
- List of contingencies including committee approvals,
- possible 1031 exchanges, etc.

All interested investors are encouraged to schedule a property tour to visit the community and the surrounding market with an approved representative to fully appreciate its market position, quality and strong fundamentals.

Property Overview

Dev Site

PARK NAME	Prophecy Rd RV Development
PROPERTY ADDRESS	0 Prophecy Rd, Middlesex, NC 27557
COUNTY	Nash County
METRO AREA	Rocky Mount MSA
PARCEL NUMBER(S)	10406

[Click Here To Access Due Diligence Items](#)



Site Description

PURCHASE PRICE	Unpriced
TOTAL RENTAL UNITS	139
TOTAL RV LOTS	139
EXPANSION APPROVED	Development
TOTAL LAND AREA	30.17 Acres
ROADS	N/A
FLOOD ZONE	No
OPPORTUNITY ZONE	Yes

Mechanical Description

WATER SYSTEM	Private - Well
SEWER SYSTEM	Private WWTP
ELECTRIC SERVICES	Public
GAS/PROPANE SERVICES	Public
TRASH	N/A
LAWNCARE SERVICES	Landlord Mows Commons
SNOW REMOVAL	No Snow

Property Description

Fully Permitted and Shovel Ready 139-Pad RV Development Opportunity

▶ HIGHLIGHTS

- Rapidly Growing MSA
- Thriving Tourism in Surrounding Area, Drives Strong Demand for RV Accommodations
- Immediate Opportunity For Scale In Strong Southeastern Market
- Raleigh MSA population of 482,000

The Esterson MHC Team is pleased to present this development opportunity, Prophecy Rd RV Development. This shovel-ready, 139-lot, permitted RV park on approximately 31.17 acres, is located just 30 minutes east of downtown Raleigh NC, MSA. Raleigh, the capital city of North Carolina, offers an exceptional opportunity for RV park development, combining a vibrant economy, growing tourism, and a high quality of life. As part of the Research Triangle region, Raleigh is renowned for its strong job market, top-tier universities, and thriving tech and healthcare sectors.

Prime Development Opportunity: This potential 'Class A' community site is comprised of 30+ acres of fee-simple land, fully entitled for a 139-lot RV community. The development has the potential to include amenities such as a clubhouse, community pool, playground, bath houses, and recreational spaces, making it an attractive destination, resort-style park. With a rare combination of proximity to a major metro and scenic beauty, this park offers a uniquely broad appeal to various tenant profiles, allowing residents to enjoy nature while still being close to urban amenities and essential services.

Strategic Location and Accessibility: Situated in Middlesex, NC, this property provides easy access to Highway 264, which connects Raleigh with Wilson. It's also 15 minutes off I-95, which is used by 100 million travelers annually, making it one of the most heavily traveled highways in the United States. I-95 functions as a major connection to other interstates and primary highways like I-10, I-20, I-40, I-64, and I-85. The site's prime location also offers convenient access to Downtown Raleigh (30 minutes away) and all the benefits of a major metro. With its close proximity to the core of Raleigh, and ease of access to one of the country's busiest highways, Prophecy Rd presents an excellent opportunity for a high-quality RV development.

DEVELOPMENT POTENTIAL

The Prophecy Rd RV site would be comprised of 139 RV lots and offers the opportunity to develop a resort style RV Park, including sought after amenities within North Carolina's most prominent market. Initial estimates suggest that completed sites could achieve blended market rental rates of over \$1000 per month. Local comps exhibit the ability to capture daily rent of \$60-\$70, weekly rent of \$400-\$500 and monthly rent of \$800+. This park would be serviced by septic and well, and the well is already in place with water quality tested "good". The land has been cleared and now shovel ready.

All Nash County development plans are included to allow ease of project continuation. This includes Engineering Plan, Site Plan and RV Zoning Park permits and approvals. As well as Electrical, Water, Well and Driveway permits.

ADDITIONAL MIDDLESEX LOCATION INFO

- Prime RV development location just 30 minutes from downtown Raleigh.
- Conveniently located minutes from Hwy 64 & Interstate 95, providing easy access for residents, commuters and the 43 million people visiting NC annually.
- Raleigh, the capital of NC, currently has a population of 482,295 and a median household income of \$75,424.
- Located in Nash County, which includes a local farmers market, golf course and nature parks for visitors.

The Prophecy RV Development offers a compelling opportunity to create a high-quality, affordable RV community in a thriving market. Its strategic location, and strong demand for travelers and tourists, make it well-positioned for future success. **Investor Call to Action: We are asking investors to submit their best offers, as no pricing guidance will be given. All offers must include price, inspection timelines, appropriate terms, proof of funds, a list of due diligence required from owners, and relevant real estate experience.**

Location Information

Raleigh, NC MSA Highlights: The Raleigh, NC MSA is one of the fastest-growing regions in the Southeast, boasting a strong economy driven by technology, education, and healthcare industries. With a vibrant local population and a steady influx of new residents, travelers and tourists, the Raleigh MSA represents a uniquely strong RV park market. The area's expanding infrastructure, including major highways and proximity to desirable destinations, presents a prime opportunity for investors to capitalize on a growing market of RV enthusiasts and travelers.

RV Rental Market Snapshot – Raleigh, NC MSA:

- High Tourist Demand: An excess of 18 million people visit Raleigh NC annually.
- Broad Appeal: With its unique blend of proximity, accessibility, and quality, this property would attract tenant types ranging from weekend campers to traveling contractors to snow bird/seasonal tenants.
- Strong Demographics: The average household income within the Raleigh MSA is \$91,000, with expected growth driven by local industry expansions.
- Median Lot Rents: RV pad rental rates in nearby developments range from daily rent of \$60-\$70, weekly rent of \$400-\$500 and monthly rent of \$800+ with upward potential as the area continues to grow.

With this well-located, entitled development site in the Raleigh MSA, the opportunity to create a high-quality RV community in a market with strong demand for travelers is clear. This site offers a unique chance for investors to build an amenity-rich community, capitalizing on tourism in one of North Carolina's most sought-after markets.



Rental Unit Breakdown

139

TOTAL RENTAL UNITS

0

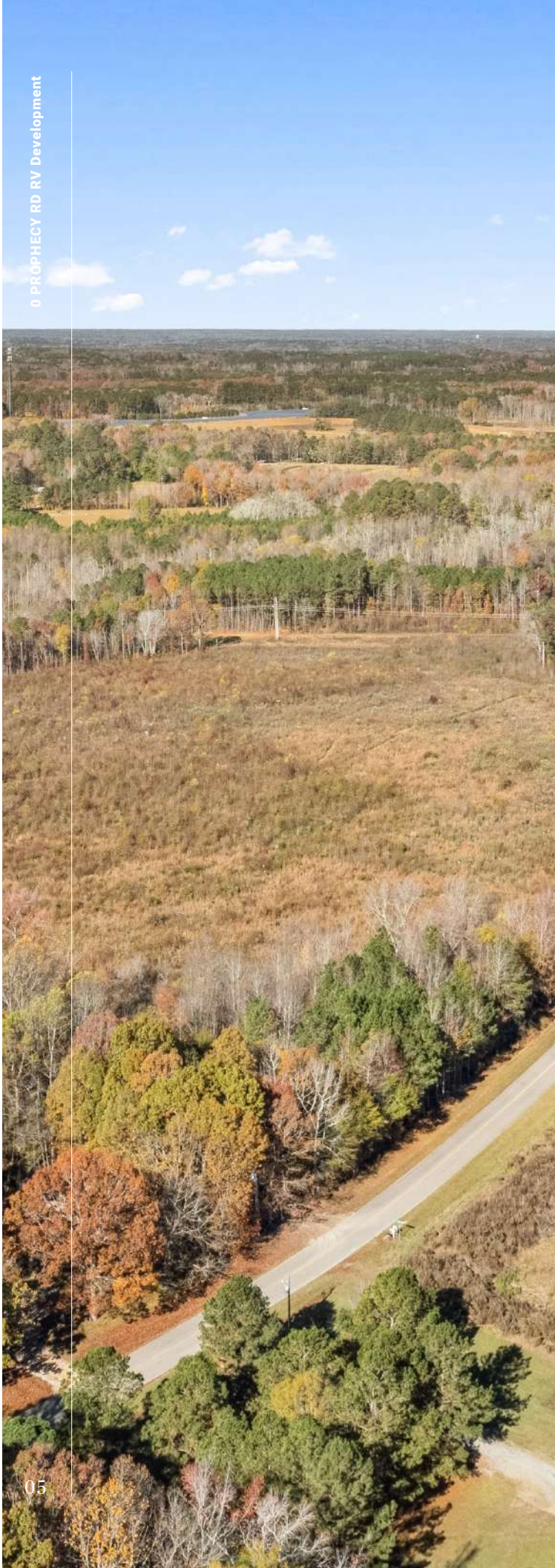
TOTAL TENANTS

139

TOTAL RV LOTS

\$0

AVERAGE RV RENT



Local Mobile Home Park Rent

■ DAILY RENT ■ WEEKLY RENT ■ MONTHLY RENT

Prophecy Rd RV Development

Utilities: Tenant Pays W/T

Address: 0 Prophecy Rd,
Middlesex, NC

Bannister RV Park

Utilities: Tenant Pays W/T

Address: 2885 Old U.S. Hwy 70,
Clayton, NC 27520

Kampers Lodge

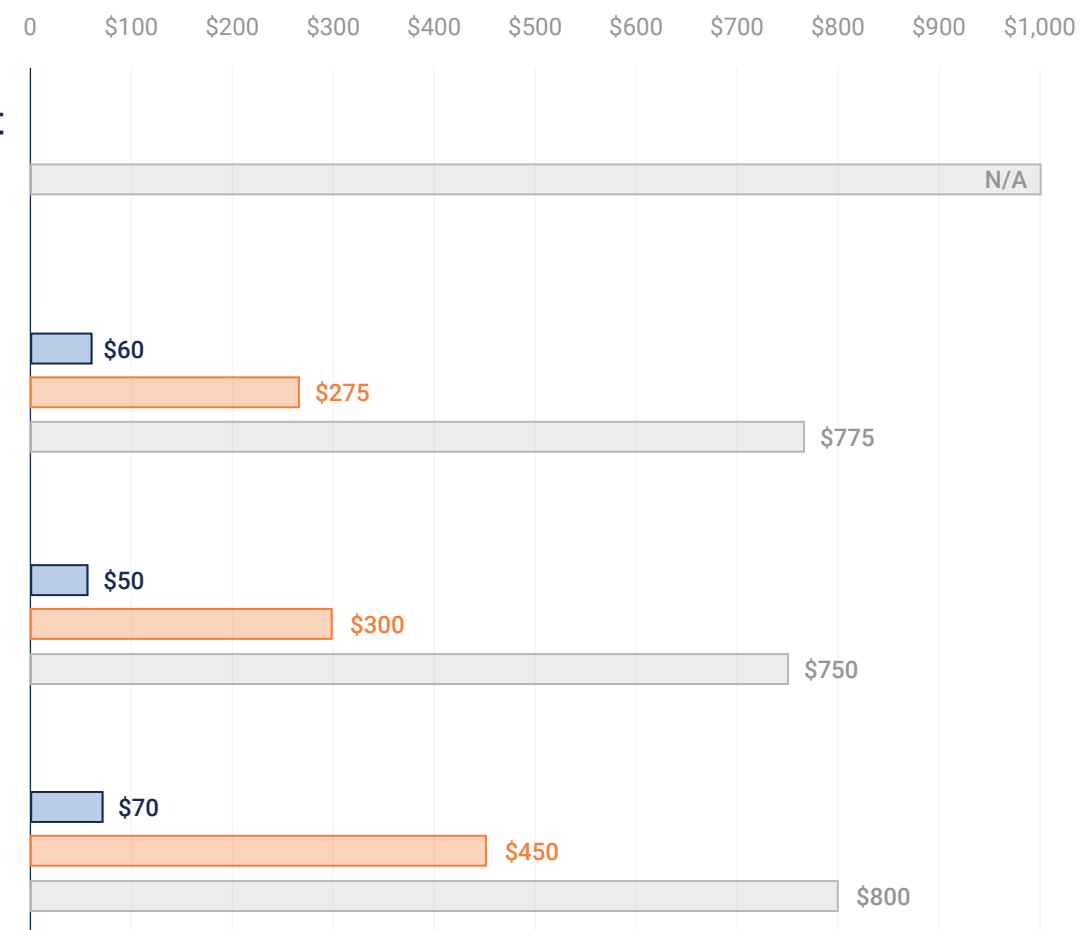
Utilities: Tenant Pays W/S/T

Address: 3465 US Highway 301
North Wilson, NC 27893

North Point RV Resort

Utilities: Tenant Pays W/T

Address: 428 Campground Rd
Selma, NC 27576



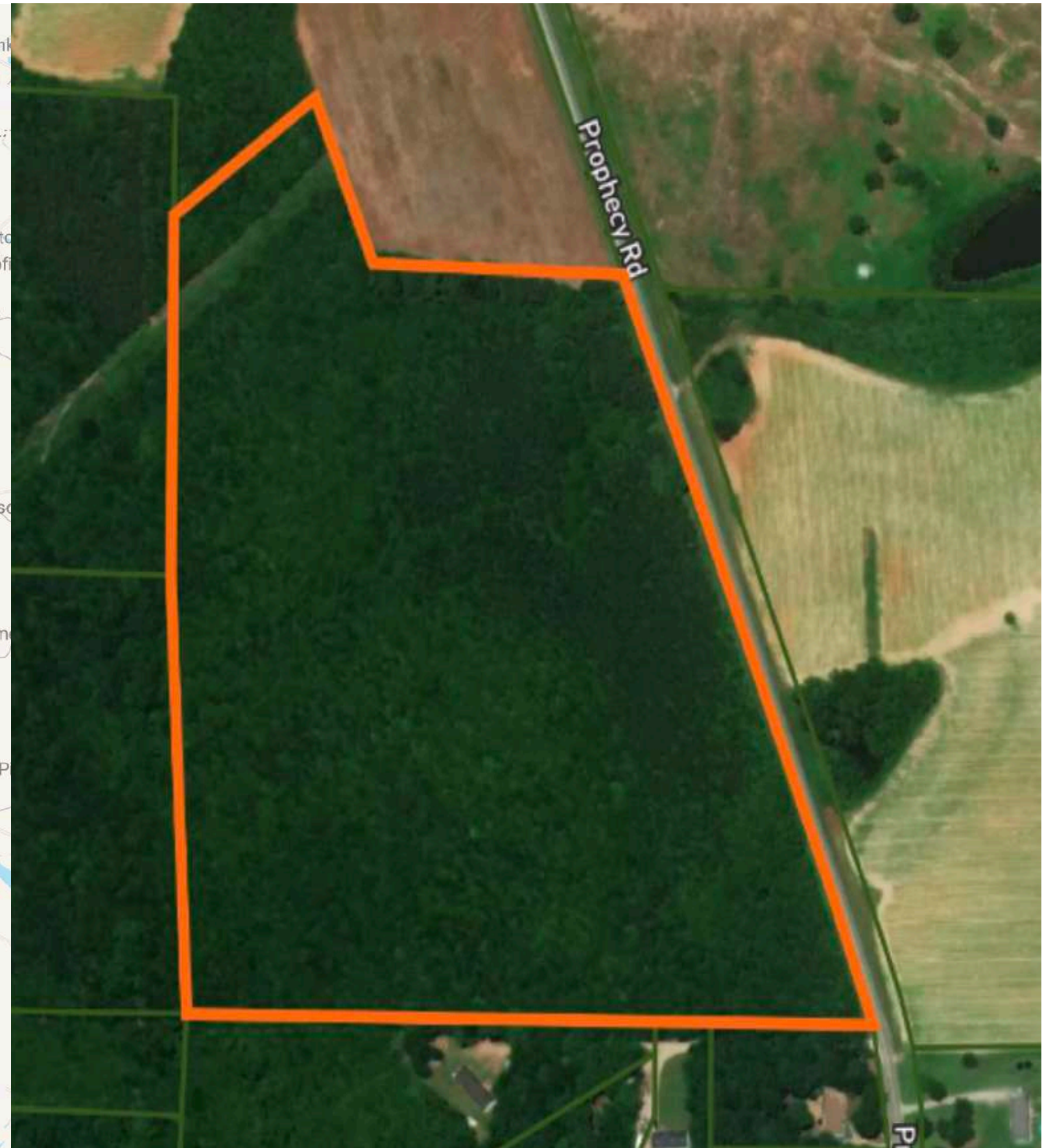
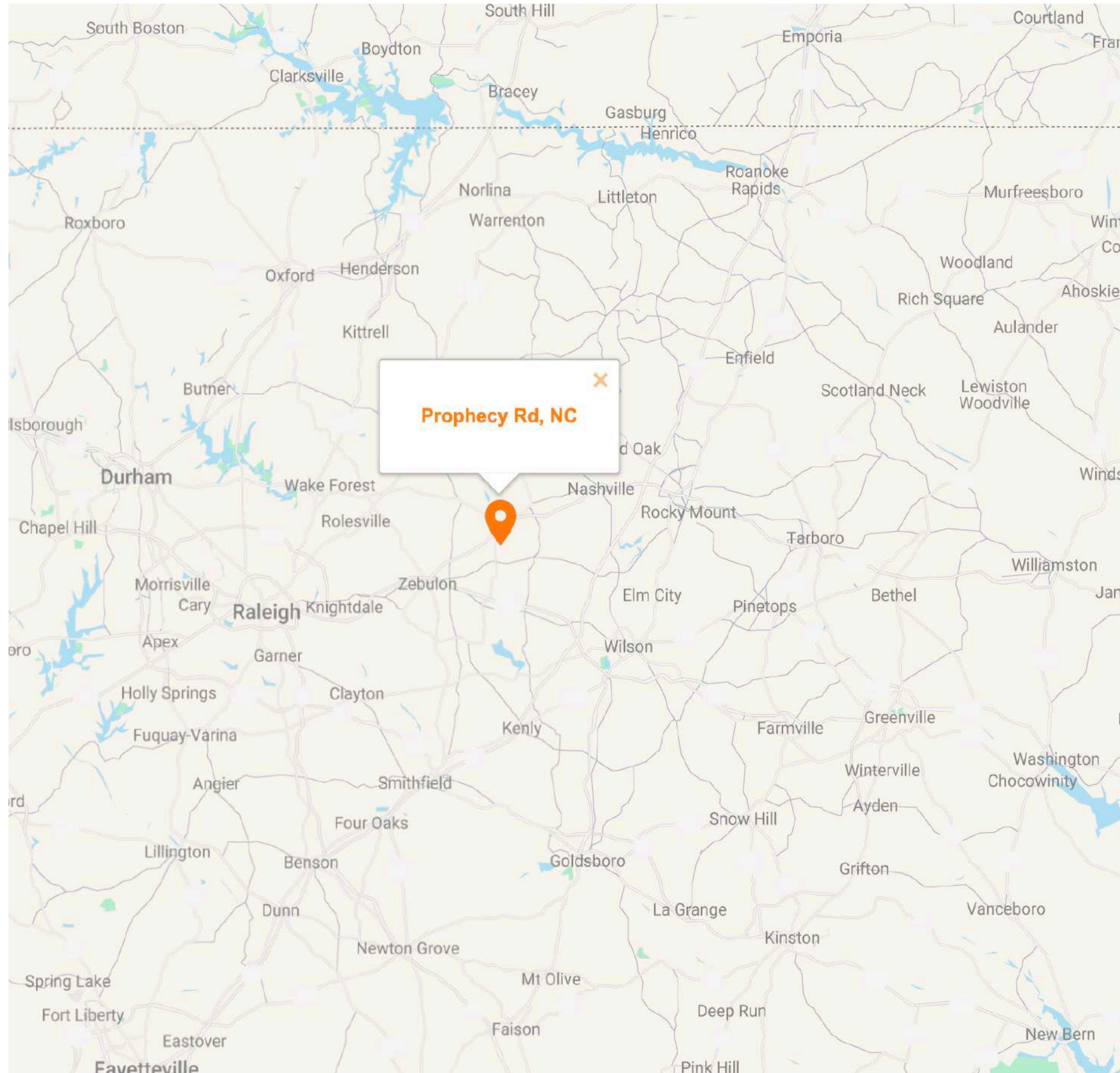
Rent Comp Comments

RV Parks surveyed near Prophecy Rd ranged in lot rents including options for daily rent of \$50-\$70, weekly rent of \$400-\$500 and monthly rent of \$800 and tenants were typically paying for the water, sewer and trash.

Local Market Statistics

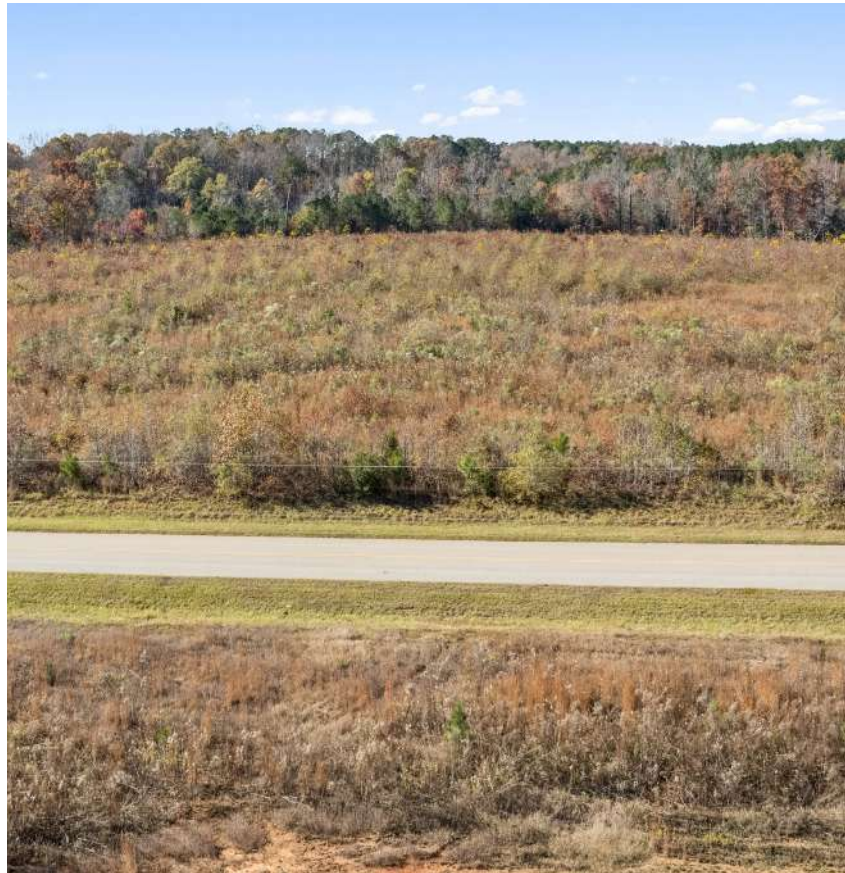
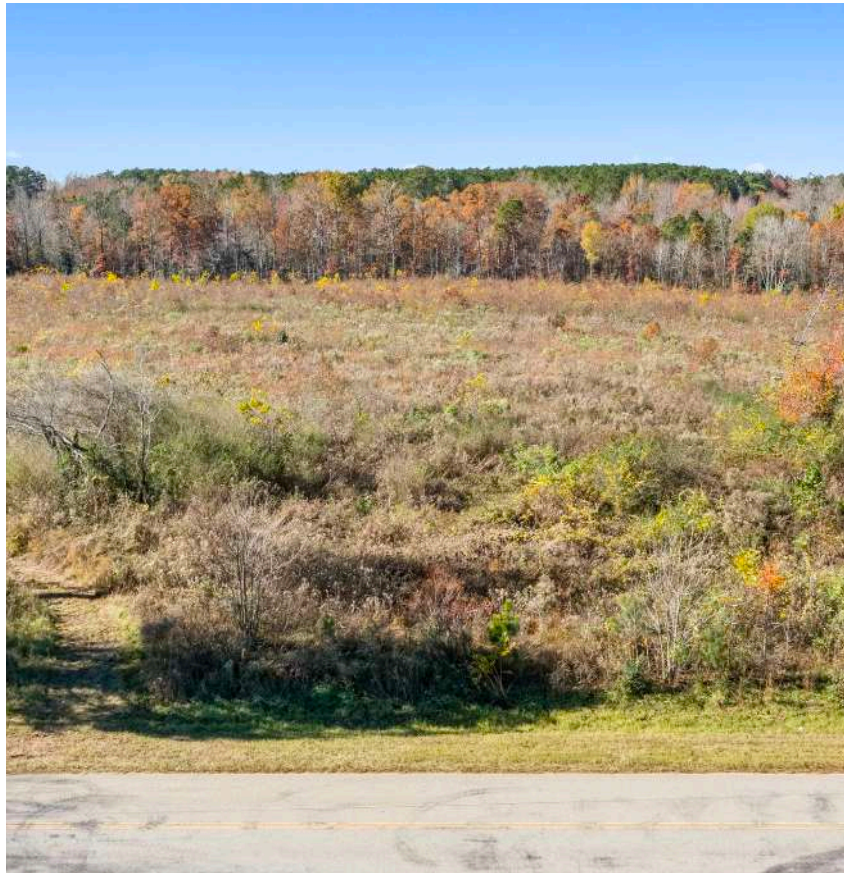
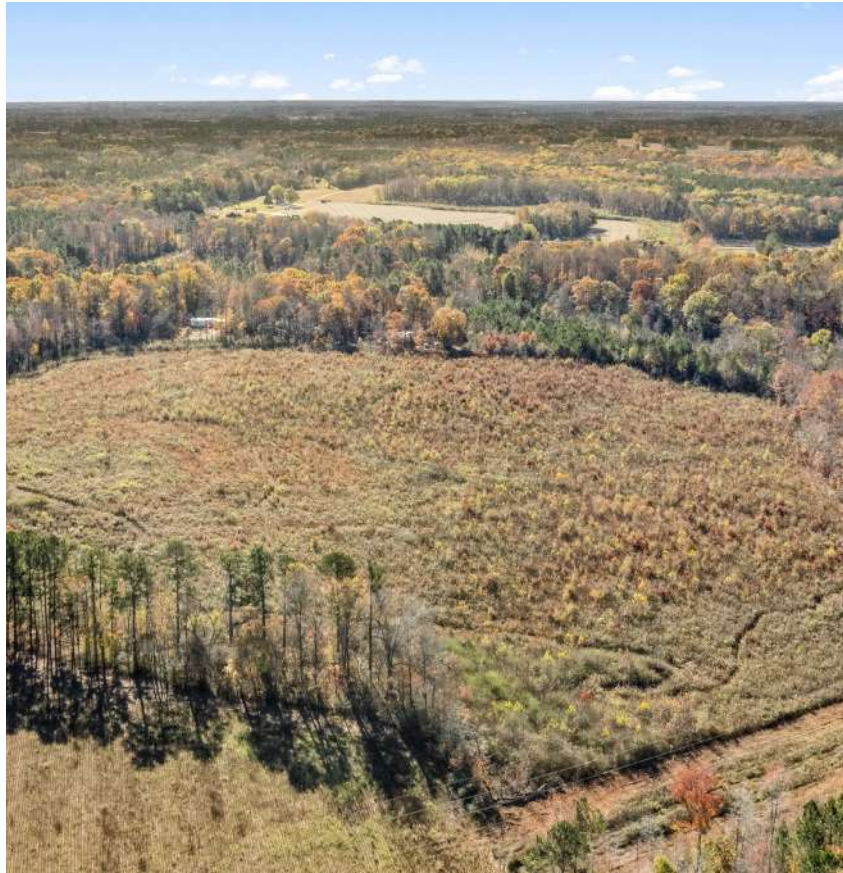
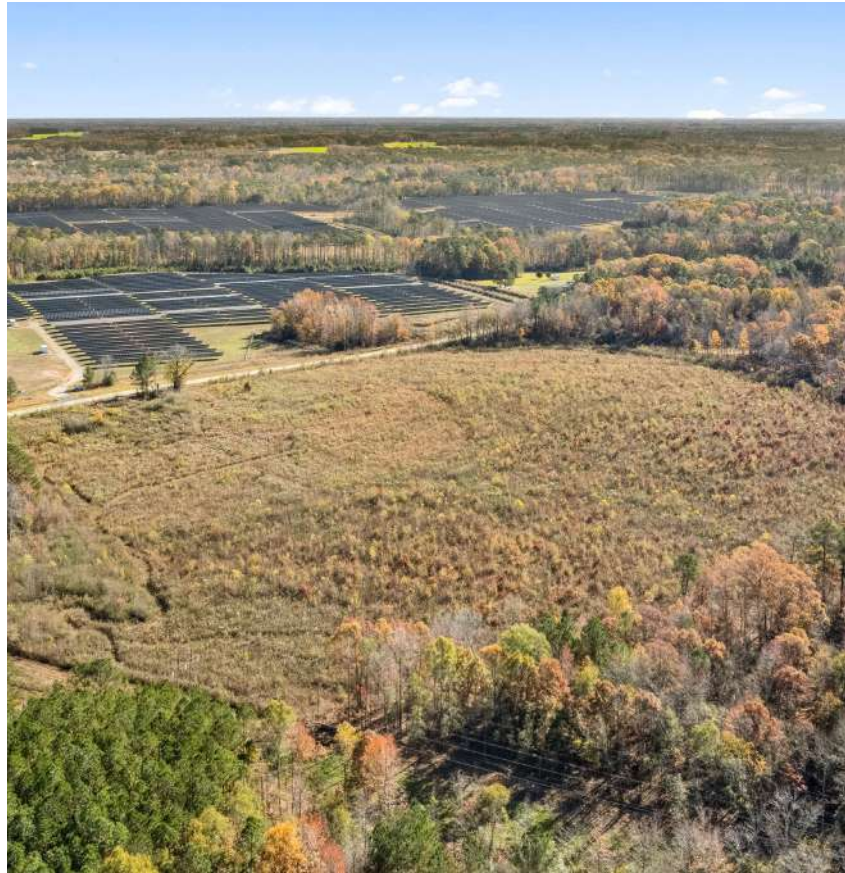
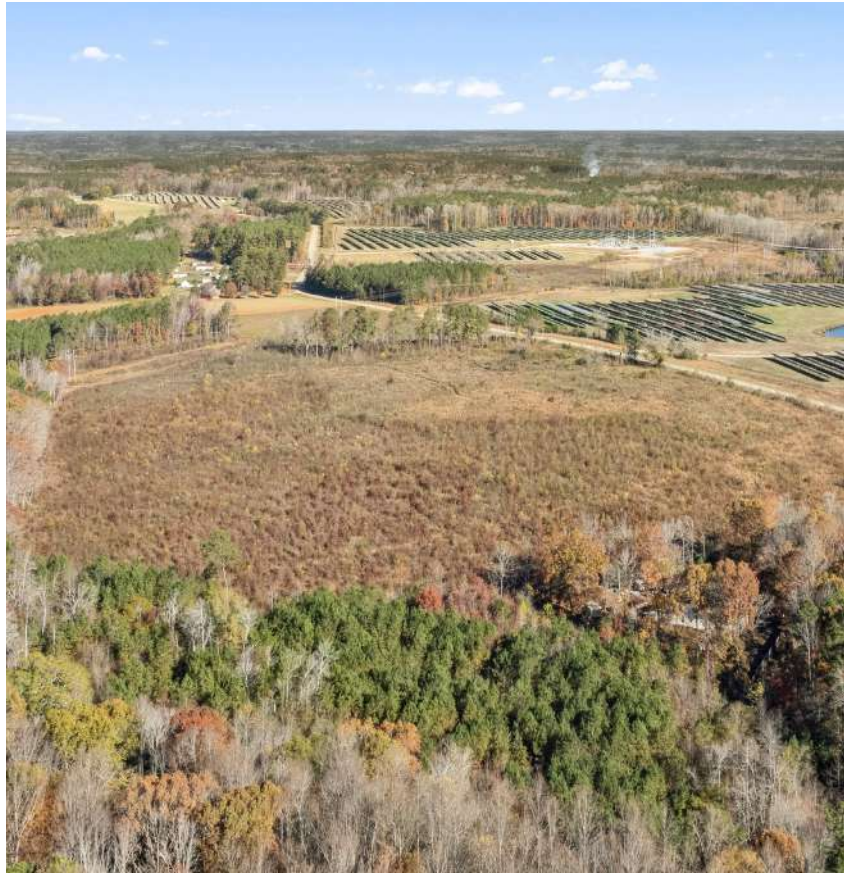
	City	County	MSA
	MIDDLESEX NC	NASH COUNTY	RALEIGH, NC MSA
POPULATION	1,141	94,628	642,445
GROWTH	0.00%	1.00%	1.00%
MEDIAN HOME PRICE	\$215,600	\$202,400	\$178,200
AVERAGE 2BD APARTMENT RENT	\$1,030	\$890	\$890
MEDIAN INCOME	\$36,375	\$52,837	\$49,369

► Location Map and Property Parcel



► Property Photos

[See All Property Photos Here](#)



Brokerage Team

With a career spanning over two decades Glenn Esterson is one of the top professionals in the Manufactured Housing Industry. Since 2020, Glenn and his team have facilitated the sale of hundreds of parks, worth over a billion dollars. In addition to being a former park owner, Glenn's extensive industry experience includes owning and operating several industry-supportive businesses, providing him and his team and their clients a comprehensive understanding of the industry. These efforts ultimately gives him a unique perspective that provides an advantage for his clients in buying and selling land lease communities across U.S. markets.

He works exclusively with institutions, syndications, and private investors, serving as their primary real estate investment advisor for acquisition and disposition needs. His dedication, expertise, and results-driven approach continue to position him and his team as industry leading experts.

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