



Midwest Existing RV Resort with Marina Development Upside

Confidential Offering ID: SM54



This is a rare opportunity to acquire a profitable RV resort in proximity to major Oklahoma metro areas. The acquisition offers in-place cash flow, with clear value-add upside through massive, entitled RV expansion and marina development.

For more information please contact:

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OVERVIEW



This is a rare opportunity to acquire a profitable RV resort with massive, entitled expansion upside in proximity to major Oklahoma metro areas. Value-add upside includes **entitlements to build a 200-slip marina development, up to 600 FHU RV sites, and a waterfront restaurant.**

The **existing income-producing facilities include 80+/- RV sites, 10+/- primitive tent sites, retail, paddle craft rentals, and expansive high-end, fee-based resort-style amenities.** All improvements are in excellent condition, with no deferred maintenance.

The facility operates on long-term USACE leasehold land, and benefits from proximity to major Oklahoma population centers.

In addition to the existing cash flow from in-place income producing improvements, there are many expansion entitlements that come with this project, and many have already been pre-approved by the USACE.





HIGHLIGHTS



- **Massive, Entitled Expansion Potential**
 - USACE lease include entitlements to build:
 - 200-slip marina
 - 600 FHU RV sites
 - 150 cabins
 - Waterfront restaurant

- **Existing Facilities**
 - 80+/- RV Site
 - 10+/- tent sites with no hookups
 - Office building
 - Keypad operated entry arm gate system
 - Paved access roads
 - Boat Launch
 - Expansive, fee-based, resort-style amenities





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UPSIDE



The value-add upside opportunities, granted by the current USACE lease, include entitlements to build a **200-slip marina** (150 rental slips & 50 courtesy slips), up to **600 FHU RV sites**, up to **150 cabins**, a **waterfront restaurant**, and additional guest amenities (bathhouses, administrative buildings, etc.).

The existing facilities provide a popular, in-place draw that will bolster lease stabilization of future expansion projects. Marina expansion will be an obvious compliment to the going concern business. The resort-like atmosphere and RV campground facilities will position the subject property as a superior marina facility on the lake.

The Sellers have completed much of the required preliminary documentation work (plans, studies, etc.) necessary to implement the marina development, the cabin development, and the RV expansion. Related files will be provided to qualified prospective buyers.

CONTACT INFORMATION



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