



FARMINGTON +  
SPRINGDALE, AR

**FOR SALE**

*Ozark Canopy* RV INVESTMENT PACKAGE

# OFFERING *Ozark Canopy*

190 E MAIN ST, FARMINGTON, AR + 3348 N THOMPSON, SPRINGDALE, AR

LIST PRICE:	\$3,850,000
CAP RATE:	8.20%
T12 NOI - JULY 2025:	\$315,769
RV PADS:	71 Total RV Pads 47 Pads   Springdale 24 Pads   Farmington
RENTAL HOUSES:	Springdale   1,585 SF, 3 bed, 2 bath Farmington   1,356 SF, 3 bed, 1 bath
ACRES	3.9 Acres   Springdale Parcel 21-00213-000  2.0 Acres   Farmington Parcel 760-01371-000

## FEATURES

- Two RV parks in Northwest Arkansas sold as a portfolio
- 71 total pads with full hook-ups + 2 rental houses
- Unified under the Ozark Canopy brand with on-site offices and management
- Amenities include laundry, bathhouses, picnic areas, and tenant mailboxes
- Security cameras at both parks; utilities (except electric) included in rent
- Located in the high-growth Northwest Arkansas metro with a mature tree canopy and long-term tenant base





# SPRINGDALE OFFERING

3348 N THOMPSON, SPRINGDALE AR

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*Ozark Canopy*

Nestled in North Springdale and just minutes from I-49, Ozark Canopy offers a shaded RV retreat designed for quiet living and everyday convenience. Surrounded by mature trees and set back from the bustle, this thoughtfully developed park is more than a place to park—it's a home base for those exploring the best of Northwest Arkansas. With easy access to local shopping, dining, and essentials, and just a short drive to Fayetteville or Bentonville, Ozark Canopy blends small-town charm with regional connectivity.

The park features an abundance of green space, full-service RV sites and a growing list of amenities, including high-speed Wi-Fi, a laundry facility, a bathhouse, picnic areas, and secure mailboxes for long-term guests. With water, trash, and sewer included—and electricity available for an additional fee—residents enjoy both comfort and simplicity. Security cameras offer peace of mind, while flexible daily, weekly, and monthly rates make it easy to stay for a night or settle in for the season. Whether you're visiting for work, adventure, or just a slower pace, Ozark Canopy Springdale is ready to welcome you home.



*Springdale*

# THE COMMUNITY

3348 N THOMPSON, SPRINGDALE AR

- **3.9 acres** total
- **47 RV sites** and a **1,585 sq. ft. 3-bedroom rent house**
- **Laundry room** (2 washers, 2 dryers) and **bathhouse** (1 bathroom, 1 shower)
- **Water, sewer, Wi-Fi, and trash** included; electric billed to tenants
- **8 security cameras** for property monitoring
- **Tenant mailboxes** on-site



www.genescree.com

# SITE PLAN *Springdale*

3348 N THOMPSON, SPRINGDALE AR

## 3.9 ACRES

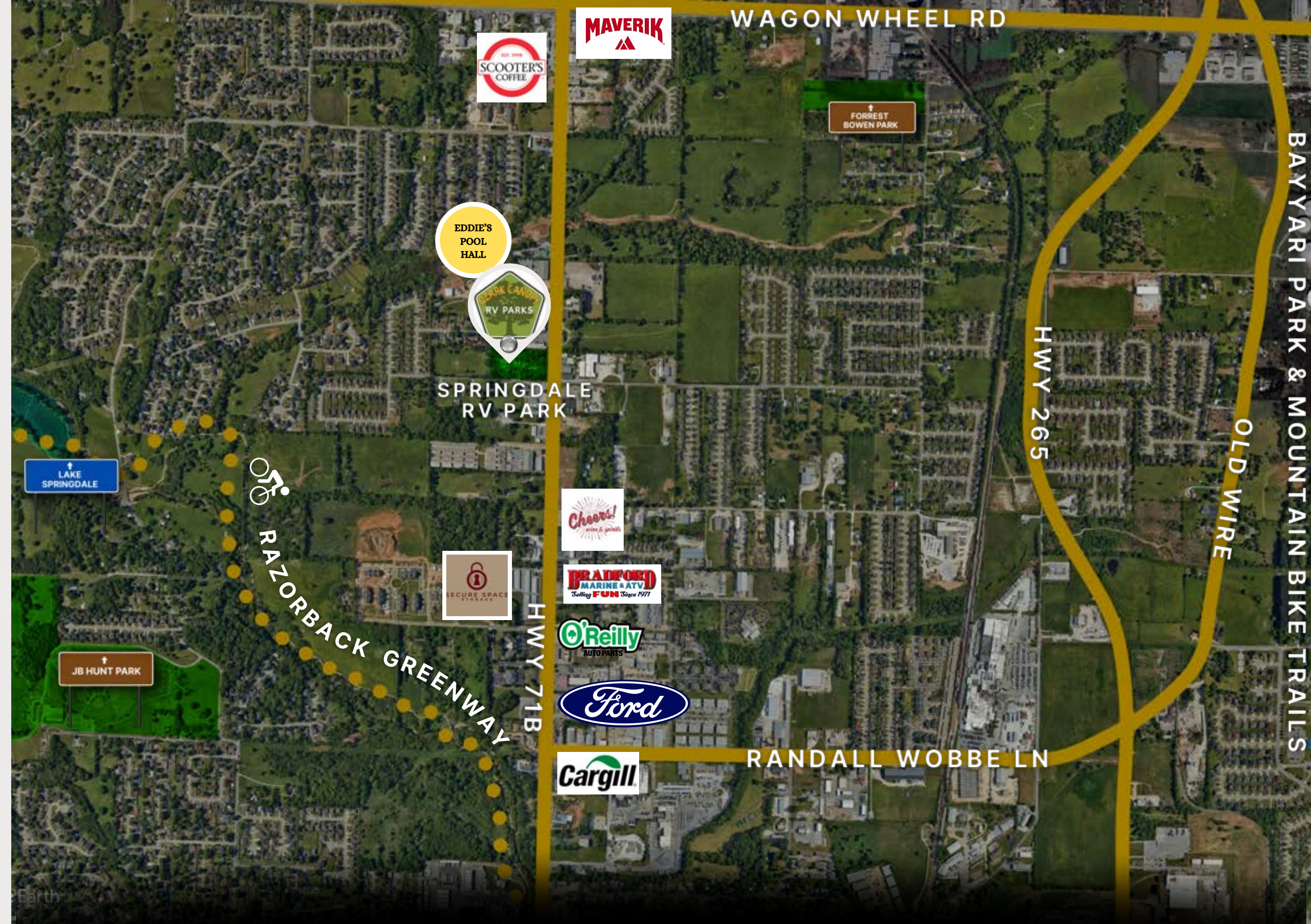


Springdale

# PROXIMITY

3348 N THOMPSON, SPRINGDALE AR

Situated along U.S. Highway 71B, the location provides convenient access to various local attractions. Just a short drive south leads to downtown Springdale, where visitors can explore



# AERIAL VIEW *Springdale*

3348 N THOMPSON, SPRINGDALE AR

SUBJECT  
PROPERTY



OZARK  
CANOPY



# FARMINGTON OFFERING

190 E MAIN ST, FARMINGTON, AR

*Ozark Canopy*

Tucked beneath a canopy of mature trees in the heart of Farmington, Ozark Canopy RV Park offers a peaceful and shaded retreat just minutes from Fayetteville. Designed for comfort, privacy, and convenience, the park is ideal for both short-term travelers and long-term residents looking for a quiet place to call home. Located next to Creekside Park and the Disc Golf Course, and within walking distance to restaurants, grocery stores, and retail, Ozark Canopy combines the charm of small-town Arkansas with easy access to everyday essentials.

More than just a place to park, Ozark Canopy is a community designed with thoughtful details and amenities. The park provides covered utilities including Wi-Fi, water, trash, and sewer. Long-term tenants (1+ month) establish electric service individually through SWEPCO, while the park covers the electricity for short-term residents. Guests can enjoy picnic areas, a safe environment supported by on-site security cameras, and access to a brand-new laundry facility just five minutes away. With daily, weekly, and monthly rates available—and a streamlined online application process for extended stays—Ozark Canopy offers a modern RV experience in a tranquil, tree-filled setting. Whether you're visiting for a weekend or settling in for the season, it's Farmington's most inviting stop to stay and relax, and recharge.

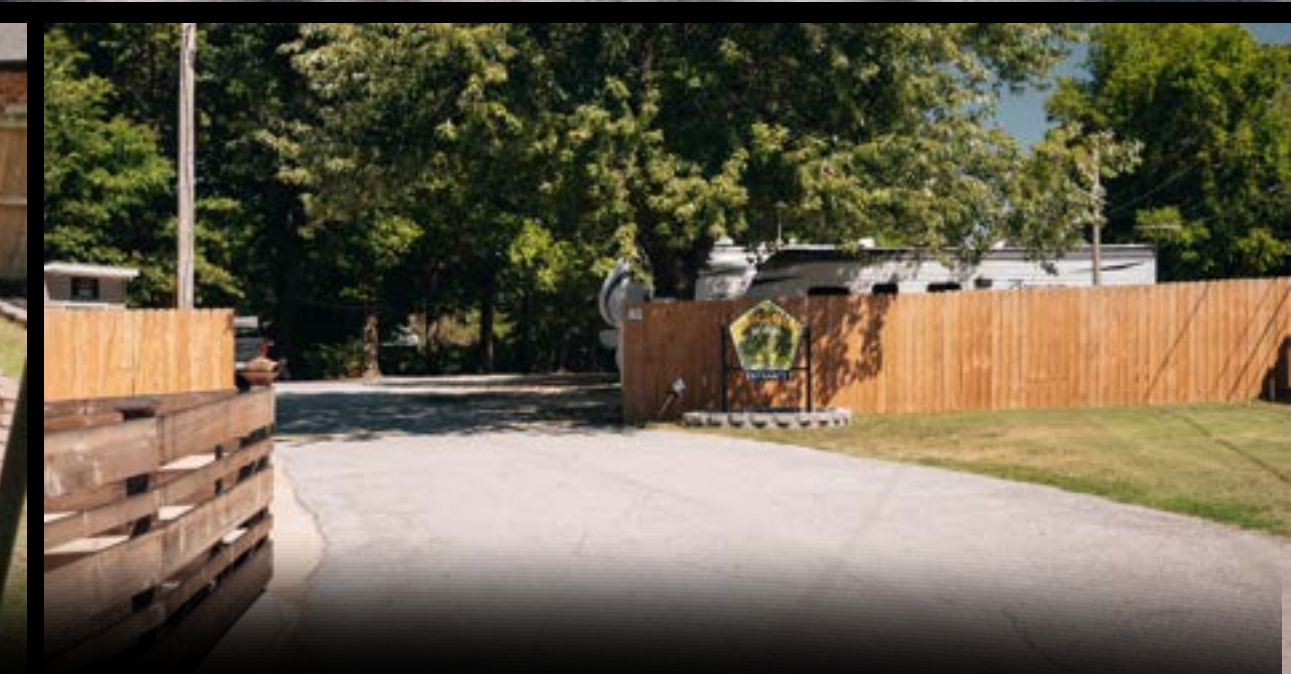


*Farmington*

# THE COMMUNITY

190 E MAIN ST, FARMINGTON, AR

- Situated on **2.0 acres**
- Home to **24 RV pads**
- **1,356 sq. ft. rental house**
- Includes an **onsite office** for management and guest needs
- **Picnic area** offers shared outdoor space for residents
- **City water, sewer, Wi-Fi, and trash** service provided by ownership
- Tenants establish electric service individually through **SWEPCO**
- **Two security cameras** support on-site monitoring and peace of mind

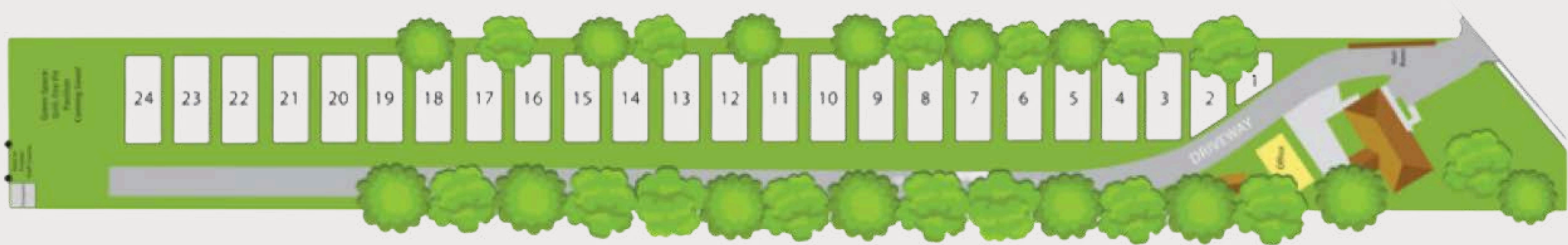


www.genescree.com

# SITE PLAN *Farmington*

190 E MAIN ST, FARMINGTON, AR

2.0 ACRES



*Farmington*

## PROXIMITY

190 E MAIN ST, FARMINGTON, AR

Within five minutes:

- Direct access to **Disc Golf and Creekside Park** via the back gate
- **Tractor Supply** directly across the street
- A brand-new **laundry facility**
- Both **Neighborhood Walmart** and **Walmart Supercenter**

Just 2.5 miles from Interstate 49, offering quick access to the entire Northwest Arkansas region.

**Collier**  
DRUG STORES

**DOLLAR  
GENERAL**

**BRIAR ROSE  
BAKERY  
& DELI**

**BRIAR ROSE  
BAKERY  
& DELI**

**DOLLAR  
GENERAL**

splash

E MAIN ST

FARMINGTON  
RV PARK

**TSC TRACTOR  
SUPPLY CO**

Collier  
DRUG STORES

**Sweet  
Scoops**

splash

ARENA  
VILLAGE  
LAUNDRY



**AERIAL VIEW** *Farmington*  
190 E MAIN ST, FARMINGTON, AR

SUBJECT  
PROPERTY



OZARK  
CANNOPY





# OPERATING DETAILS

FARMINGTON + SPRINGDALE, AR

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- **Operating expenses** include:
  - Utilities (water, sewer/septic, trash, Wi-Fi)
  - Management and labor
  - General maintenance (road upkeep, tree trimming, lawn care)
  - Insurance, property taxes, advertising, and admin supplies
- **Electricity** is sub-metered or billed separately to tenants; other utilities are included in rent.
- **Total operating expenses** are around **40% of gross income**, in line with the RV park benchmarks.
- **Property taxes are low** with limited risk of significant increases.
- **On-site manager** lives at the Farmington rental house and oversees both parks full-time
- Most tenants are **long-term residents**, contributing to stable, recurring revenue
- **Property management** software: **Buildium**
- **Bookkeeping** software: **QuickBooks**
- **Website:** [www.ozarkcanopy.com](http://www.ozarkcanopy.com)
- Annual **landscaping contract** in place
- **General maintenance** contracted out as needed



# CAPEX DETAILS

*Ozark Canopy*



## 2021

- **Farmington**
  - 6 New Lots (\$48,000)
  - New Office (\$2,000)
  - **Total: \$50,000**

## 2022

- **Springdale**
  - New Office (\$30,000)
  - Signs (\$235)
  - Fence (\$8,000)
  - Electrical Rebuild - House & Pedestal (\$37,000)
  - **Total: \$75,235**

## 2023

- **Springdale**
  - Septic to Sewer - H + 25 Slots (\$26,000)
  - Electrical Rebuilds (\$16,000)
  - Expansion: Site Work, Electrical, Plumbing (\$37,400)
  - **Total: \$79,400**

## 2024

- **Springdale**
  - Wifi (\$10,600)
  - Fence (\$3,000)
  - Electrical (\$2,500)
  - **Total: \$16,100**

## 2025

- **Farmington**
  - Farm Rent House Improvements (\$21,306)
  - King Flooring (\$4,072)
  - Picnic Table Area (\$3,500)
  - **Total: \$28,878**
- **Springdale**
  - Barn Move / Slot 16 prep (\$8,350)
  - RV Expansion (\$9,000)
  - 6-Acre Expansion (\$7,755)
  - **Total: \$25,105**

**TOTAL SINCE ACQUISITION : \$275K**

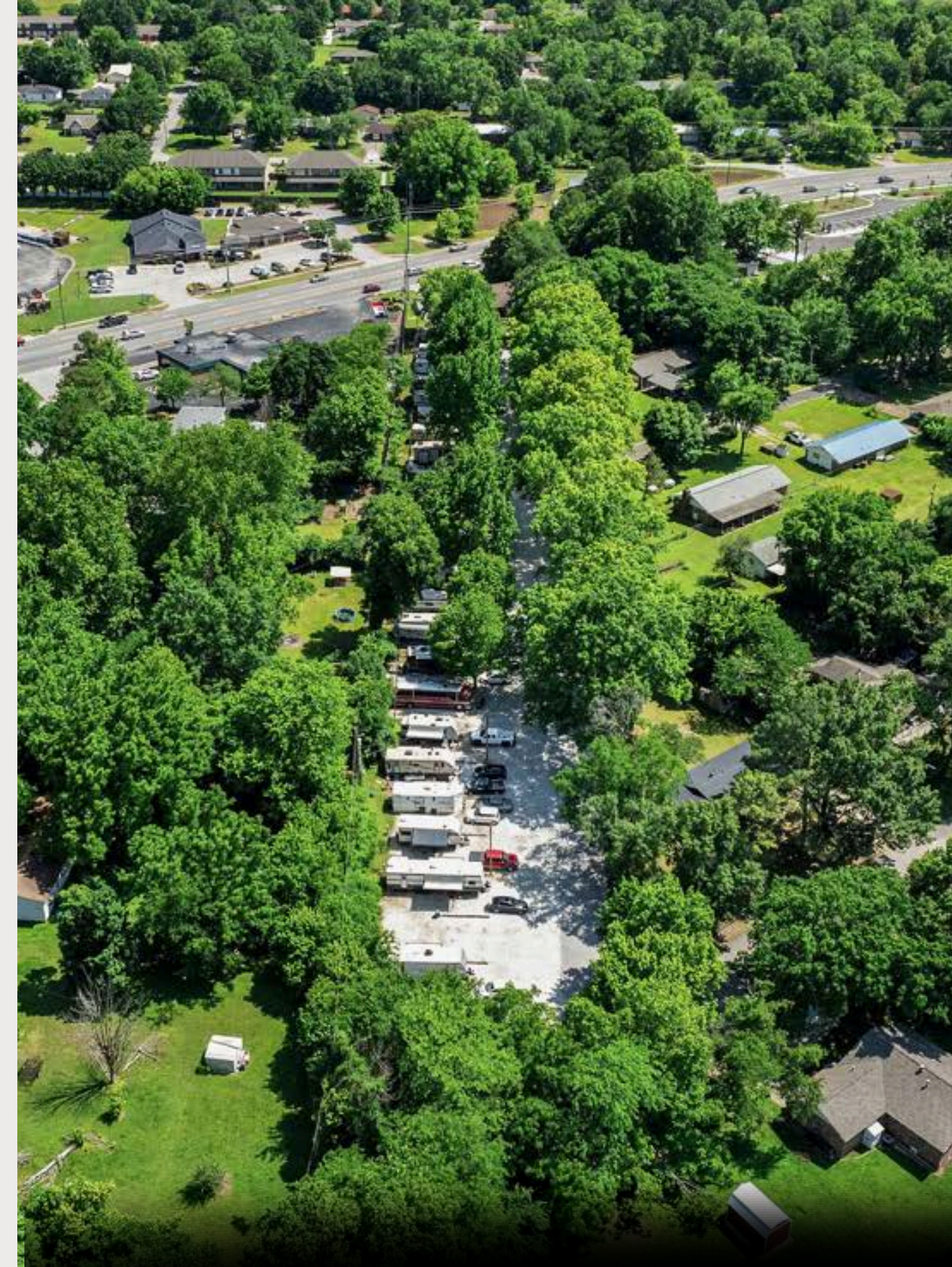




# FINANCIAL OVERVIEW

FARMINGTON + SPRINGDALE, AR

- Monthly pad rent ranges from **\$575 to \$650**, generating approximately **\$6,900-\$7,800** in annual gross income per pad, before electric reimbursements.
- **Pro forma revenue exceeds \$580,000**, based on income from 71 RV pads, two rental homes, and utility reimbursements. Projected rent increases for existing tenants are conservatively underwritten and aligned with historical revenue growth trends.
- Actual rental income from August 1, 2024 - July 31, 2025 totaled **\$547,000**, reflecting historically high occupancy.
- **Revenue remains stable** month-to-month due to the long-term nature of tenants, avoiding the volatility of short-term campground income.
- **Significant upside by converting select sites to premium nightly and weekly rentals**, tapping into higher rates and demand segments currently untapped due to the owners' focus on long-term stability.



# COMBINED FINANCIALS

*Clark Canopy*

	8/31/24	9/30/24	10/31/24	11/30/24	12/31/24	1/31/25	2/28/25	3/31/25	4/30/25	5/31/25	6/30/25	7/31/25	T12 TOTAL
RENTAL INCOME	\$51,726	\$44,602	\$48,925	\$41,231	\$42,820	\$48,074	\$43,542	\$42,729	\$42,307	\$43,047	\$44,982	\$52,690	\$546,675
OPERATING EXPENSES:													
Real Estate Taxes	\$7,327	-	-	-	-	-	-	-	-	-	-	-	\$7,327
Insurance	\$11,059	-	\$695	-	-	-	-	-	-	-	-	-	\$11,754
Utilities	\$7,359	\$8,917	\$7,727	\$7,012	\$5,917	\$7,177	\$9,268	\$9,560	\$8,494	\$5,476	\$5,213	\$6,568	\$88,687
Contract Services	\$2,755	\$2,662	\$5,390	\$5,186	\$3,564	\$353	\$6,105	\$4,099	\$2,200	\$2,650	\$3,160	\$2,488	\$40,612
Maint. & Repairs	\$1,516	\$3,418	\$1,241	\$335	\$35	\$478	-	-	-	-	\$203	\$112	\$7,338
Marketing	-	-	-	-	-	-	-	-	-	\$101	\$1,125	\$98	\$1,323
Admin	\$2,415	\$4,319	\$1,974	\$900	\$1,285	\$1,893	\$1,235	\$2,682	\$2,682	\$934	\$1,628	\$1,402	\$23,349
Payroll	\$5,259	\$1,850	\$3,555	\$3,555	\$6,784	\$3,637	\$3,637	\$3,572	\$3,555	\$3,700	\$5,562	\$5,853	\$50,517
TOTAL OPERATING EXPENSES	\$37,690	\$21,166	\$20,581	\$16,986	\$17,586	\$13,537	\$20,245	\$19,913	\$16,931	\$12,861	\$16,891	\$16,520	\$230,906
NET OPERATING INCOME	\$14,036	\$23,436	\$28,344	\$24,245	\$25,234	\$34,537	\$23,297	\$22,816	\$25,376	\$30,186	\$28,092	\$36,170	\$315,769
DISCRETIONARY / NON-RECURRING ITEMS:													
Discretionary Ownership Asset Management Fee	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$2,000	\$24,000
2025 - Picnic Area - Farmington	-	-	-	-	-	-	\$447	\$3,150	\$938	\$4,325	\$134	-	\$8,994
2025 - Gravel Road Improvements - Springdale	-	-	-	-	-	-	-	-	-	-	-	\$3,725	\$3,725
NET INCOME	\$12,036	\$21,436	\$26,344	\$22,245	\$23,234	\$32,537	\$20,850	\$17,666	\$22,438	\$23,861	\$25,957	\$30,445	\$279,049



# RENT ROLL

Springdale

OZARK CANOPY - SPRINGDALE								
LOT	RATING	MONTHLY RENT/MO	WEEKLY RENT/MO	NIGHTLY RENT/MO	ELECTRIC POLE	POWER	LENGTH/ WIDTH	VEHICLE PARKING
1	Standard	\$625	\$300	\$55	-	30/50	50/25	2
2	Standard	\$575	\$300	\$55	-	30/50	50/10	1
3	Standard	\$600	\$300	\$55	-	30	55/12	2
3a	Standard	\$575	\$300	\$55	-	20/50	55/10	1
4	Premium	\$625	\$300	\$55	-	20/30/50	55/15	2
5	Premium	\$625	\$300	\$55	-	20/30/50	55/15	2
6	Premium	\$625	\$300	\$55	-	20/30/50	55/20	2
7	Premium	\$625	\$300	\$55	-	20/30/50	55/15	2
8	Premium	\$625	\$300	\$55	-	20/30/50	55/18	2
9	Premium	\$625	\$300	\$55	-	20/50	55/18	2
10	Premium	\$625	\$300	\$55	-	20/50	50/20	2
11	Premium	\$625	\$300	\$55	New	20/30/50	50/20	2
12	Premium	\$625	\$300	\$55	New	20/30/50	50/20	1
13	Premium	\$625	\$300	\$55	New	20/30/50	50/15	2
14	Premium	\$625	\$300	\$55	New	20/50	50/15	2
15	Premium	\$625	\$300	\$55	New	20/30/50	50/14	2
16	Standard	\$625	\$300	\$55	-	20/30	50/12	1
17	n/a	-	\$300	\$55	-	---	---	---
18	Standard	\$625	\$300	\$55	-	20/30/50	45/20	1
19	Standard	\$600	\$300	\$55	-	20/30/50	40/20	1
20	Premium	\$625	\$300	\$55	New	50/30	35/30	2
21	Premium	\$625	\$300	\$55	New	50/30	35/25	2
22	Premium	\$625	\$300	\$55	New	50/30	35/25	2
23	Premium +	\$625	\$300	\$55	New	50/30	32/25 end	2
24	Standard	\$575	\$300	\$55	-	20/30	30,35/20	1

LOT	RATING	MONTHLY RENT/MO	WEEKLY RENT/MO	NIGHTLY RENT/MO	ELECTRIC POLE	POWER	LENGTH/ WIDTH	VEHICLE PARKING
25	Standard	\$575	\$300	\$55	-	20/30	30,35/20	1
26	Premium	\$625	\$300	\$55	-	20/30/50	40/15	2
27	Premium	\$625	\$300	\$55	-	20/30/50	40/15 pullthrough	2
28	Premium	\$625	\$300	\$55	-	20/30/50	60/15	2
29	Standard	\$625	\$300	\$55	-	20/30/50	40,45/20	2
30	Premium	\$625	\$300	\$55	-	20/30/50	40,45/20	2
31	Premium	\$625	\$300	\$55	-	30	25/20	1
32	Standard	\$575	\$300	\$55	-	20/30/50	45/15	2
33	Premium	\$625	\$300	\$55	-	20/30	45/15	1
34	Premium	\$625	\$300	\$55	-	20/30	45/15	2
35	Standard	\$625	\$300	\$55	-	20/30	45/15	2
36	Standard	\$575	\$300	\$55	-	20/50	35/15	2
37	Premium	\$625	\$300	\$55	-	20/30/50	35/15	2
38	Premium	\$625	\$300	\$55	-	20/30/50	40/15	2
39	Standard	\$625	\$300	\$55	-	20/30/50	40/15	1
40	Premium	\$625	\$300	\$55	New	20/50	40/15	1
41	Premium	\$625	\$300	\$55	New	20/50	40/15	1
42	Premium	\$625	\$300	\$55	New	20/50	40/15	1
43	Premium	\$625	\$300	\$55	New	20/50	40/15	1
44	Premium	\$625	\$300	\$55	New	20/50	40/15	1
45	Premium	\$625	\$300	\$55	New	20/50	40/15	1
46	Premium	\$625	\$300	\$55	New	20/50	40/15	1
47	Premium	\$625	\$300	\$55	New	20/50	40/15	1
House		\$850	-	-				
SPRINGDALE TOTAL		\$29,875						



# RENT ROLL *Farmington*

OZARK CANOPY - FARMINGTON								
LOT	RATING	MONTHLY RENT/MO	WEEKLY RENT/MO	NIGHTLY RENT/MO	ELECTRIC POLE	POWER	LENGTH/ WIDTH	VEHICLE PARKING
1	Standard	\$575	\$275	\$55	-	30/50/20	35/20	1
2	Standard	\$575	\$275	\$55	-	30/50/20	50/20	1 or 2
3	Standard	\$575	\$275	\$55	-	30/50/20	50/20	1 or 2
4	Standard	\$575	\$275	\$55	-	30/50/20	55/20	2
5	Standard	\$575	\$275	\$55	-	30/50/20	55/20	2
6	Standard	\$575	\$275	\$55	-	30/50/20	55/20	2
7	Standard	\$575	\$275	\$55	-	30/50/20	55/20	2
8	Standard	\$575	\$275	\$55	-	30/50/20	55/20	2
9	Standard	\$575	\$275	\$55	-	30/50/20	55/20	2
10	Standard	\$575	\$275	\$55	-	30/50/20	55/20	2
11	Standard	\$575	\$275	\$55	-	30/50/20	55/20	2
12	Standard	\$575	\$275	\$55	-	30/50/20	55/20	2
13	Standard	\$575	\$275	\$55	-	30/50/20	55/20	2
14	Standard	\$575	\$275	\$55	-	30/50/20	55/20	2
15	Standard	\$575	\$275	\$55	-	30/50/20	55/20	2
16	Standard	\$575	\$275	\$55	New	30/50/20	55/20	2
17	Standard	\$575	\$275	\$55	-	30/50/20	55/20	2
18	Standard	\$575	\$275	\$55	-	30/50/20	55/20	2
19	Premium	\$600	\$275	\$55	New	30/50/20	60/20	2
20	Premium	\$600	\$275	\$55	New	30/50/20	60/20	2
21	Premium	\$600	\$275	\$55	New	30/50/20	60/20	2
22	Premium	\$600	\$275	\$55	New	30/50/20	60/20	2
23	Premium	\$600	\$275	\$55	New	30/50/20	60/20	2
24	Premium +	\$650	\$275	\$55	New	30/50/20	60/20	2
House		\$1,500	-	-	-			
FARMINGTON TOTAL		\$15,500						



# WHY NORTHWEST ARKANSAS?

*Northwest Arkansas* **A REGION ON THE RISE, FAST.**

Located in the heart of the beautiful Ozark Mountains, Northwest Arkansas has one of the most affordable costs of living in the nation. Consistently ranked as one of the Best Places to Live in the nation by U.S. News and World Report, the region has plentiful outdoor lifestyle perks, including 500+ miles of bike trails, a nationally ranked arts, culture and food scene, and per capita incomes that are 18% higher than the national average.



## MOUNTAIN BIKING CAPITAL OF THE WORLD

Northwest Arkansas includes **322 miles** of natural surface trails for mountain biking and **162 miles** of paved paths, connected by the **Razorback Regional Greenway**.



## BEST PLACES TO LIVE

U.S. News & World Report put Northwest Arkansas at **No. 21** on its ranking of the **150 Best Places to Live in the U.S. in 2024**

## FORTUNE 500 COMPANIES

- #1 Walmart
- #85 Tyson
- #316 J.B. HUNT



29%

## INCREASED ETHNIC & RACIAL DIVERSITY

On pace to reach 32% diverse by 2026



38%

## POPULATION GROWTH SINCE 2010

NWA now adds an estimated 38 people per day



605,615

## POPULATION

The 96th largest MSA in the U.S.



*Ozark Canopy*



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