



## Ticaboo Resort & North Lake Powell

### Executive Overview

Ticaboo Resort represents a rare opportunity to acquire an established hospitality operation combined with a significant entitled land position in the North Lake Powell region of Southern Utah.

The offering provides investors and owner-operators with:

- Immediate operational infrastructure
- Expansion capacity across hundreds of acres
- Ability to assemble additional developed lots
- Exposure to long-term growth in outdoor recreation tourism



Strategically located near major national park destinations and boating access points, Ticaboo is positioned to serve as a foundational hub for future regional development.

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### Existing Hospitality & Service Platform

The property includes a diversified set of operating assets supporting tourism and recreation demand:

- 72-room lodge
- Full-service restaurant
- Fuel station and convenience retail
- Adventure and outfitter center
- Pool and guest amenities
- Boat service yard and storage facilities



These components create a functioning base of operations capable of supporting phased repositioning, operational improvements, and expanded experiential offerings.





## Large-Scale Entitled Land Position



The offering includes approximately **493 acres of developable land** governed by a favorable development agreement with the State of Utah and resort recreational zoning with Garfield County.

This land position supports multiple potential development pathways, including:

- Destination RV resort
- Glamping and experiential lodging
- Condo-hotel and fractional ownership
- Residential and workforce housing
- Supporting retail and service uses

Large, entitled resort land tracts in proximity to Lake Powell are rare, creating long-term strategic value.

## Additional Land Assembly Opportunity

Investors may also have the ability to acquire **more than 100 developed residential lots and approximately 25 additional expansion acreage** located behind the lodge controlled by a local lender.

This creates the potential to assemble a larger master-planned resort footprint through negotiated acquisition.



## Regional Demand Drivers

The North Lake Powell region is entering a period of transition that may support future growth in visitation and economic activity.

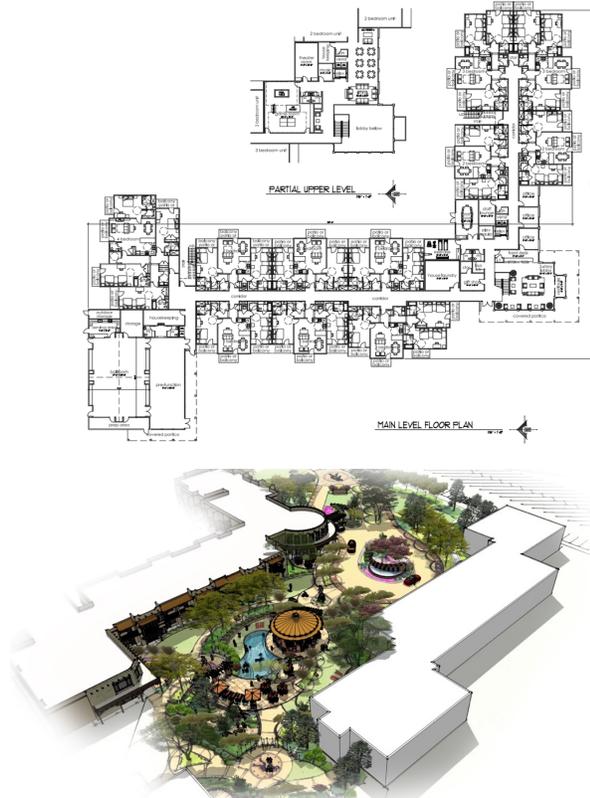
- Planned National Park Service infrastructure improvements include development of a new boat ramp facility at Stanton Creek / Bullfrog designed to enhance long-term low-water lake access.
- Local uranium mining operations are in the process of reactivation after extended dormancy, potentially increasing workforce presence and year-round demand for lodging and services.
- Statewide tourism initiatives continue to promote Utah's national parks and outdoor recreation assets.



These factors may contribute to a broader economic base and improved long-term utilization of hospitality infrastructure.

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## Value-Creation Opportunity



The property offers multiple avenues for strategic value creation:

- Repositioning and brand enhancement of existing hospitality assets
- Development of new lodging and recreation experiences.
- Expansion of RV and outdoor hospitality offerings, including the addition of a Condo Hotel adjacent to the existing lodge
- Land assemblage and phased master-planned development
- Operational optimization and revenue diversification

Experienced owner-operators may benefit from implementing modern hospitality concepts and experiential programming aligned with evolving outdoor travel trends.

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## Ownership Transition & Investment Flexibility

The asset is currently absentee-owned, and ownership is seeking to transition the project to a capital partner or investor group positioned to execute the next phase of development.

Transaction structures may include:

- Joint venture or recapitalization
- Strategic operating partnership
- Partial or full acquisition

This flexibility allows investors to structure participation based on operational expertise, capital deployment strategy, and long-term investment horizon.

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## Investment Rationale

Ticaboo offers a combination of characteristics that are increasingly difficult to replicate:

- Existing operating resort infrastructure
- Significant entitled development acreage
- Potential land assembly scale
- Gateway positioning within a nationally recognized recreation market
- Long-term tourism growth exposure
- Opportunity to create a destination hospitality platform

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## Conclusion

For investors and owner-operators seeking to establish or expand a presence in the outdoor hospitality sector, Ticaboo represents a platform asset with both immediate operational relevance and long-term development potential.

With strategic execution and capital investment, the project may evolve into a premier basecamp for adventure tourism in the North Lake Powell region.

