

## **Invest Where Location Meets Opportunity**

This 31+ acre parcel, anchored by a 7-acre stocked pond reaching 48 feet deep, represents a one-of-a-kind opportunity within Mason City limits. Serving as the natural centerpiece, the water feature creates a unique foundation for a signature master-planned residential community or a modern, full-service RV park.

In-town lakefront living and recreation are extremely limited, positioning this property as both highly desirable and exceptionally valuable. Beyond its natural beauty, the site offers unmatched development potential whether envisioned as a vibrant residential neighborhood or a destination RV resort thanks to its rare waterfront access, central location, and strategic positioning in a high-demand market.

### **Key Highlights for Investors & Developers:**

- **Central Location:** Smack dab in the middle of Mason City, within a 5-minute drive to restaurants, medical facilities, convenience stores, and major retailers (Target, Walmart, etc.).
- **Proximity to Recreation:** Direct adjacency to Big Blue Lake, offering additional amenities and outdoor appeal.
- **Flexible Potential:** Ideal for a campground, residential subdivision, or mixed-use development.
- **Demand Drivers:** Strong accessibility, close to community hubs, and abundant recreational appeal create a compelling case for investment.

This is a rare opportunity to secure scale, location, and natural features in one property perfectly positioned for the next signature Mason City development.

# Path 1: RV Park Development

## Rare Recreational Destination in Mason City

- 31+ acres anchored by a 7-acre pond offering fishing, kayaking, paddleboarding, and scenic relaxation.
- Few properties in North Iowa provide the opportunity for an in-town RV resort with natural waterfront amenities.

## Prime Location Advantage

- Central Mason City positioning with direct access to restaurants, healthcare, shopping, and entertainment.
- Within easy reach of Des Moines, Minneapolis, and regional communities, creating strong tourism potential.
- Blends city convenience with nature-driven recreation.

## Development Vision

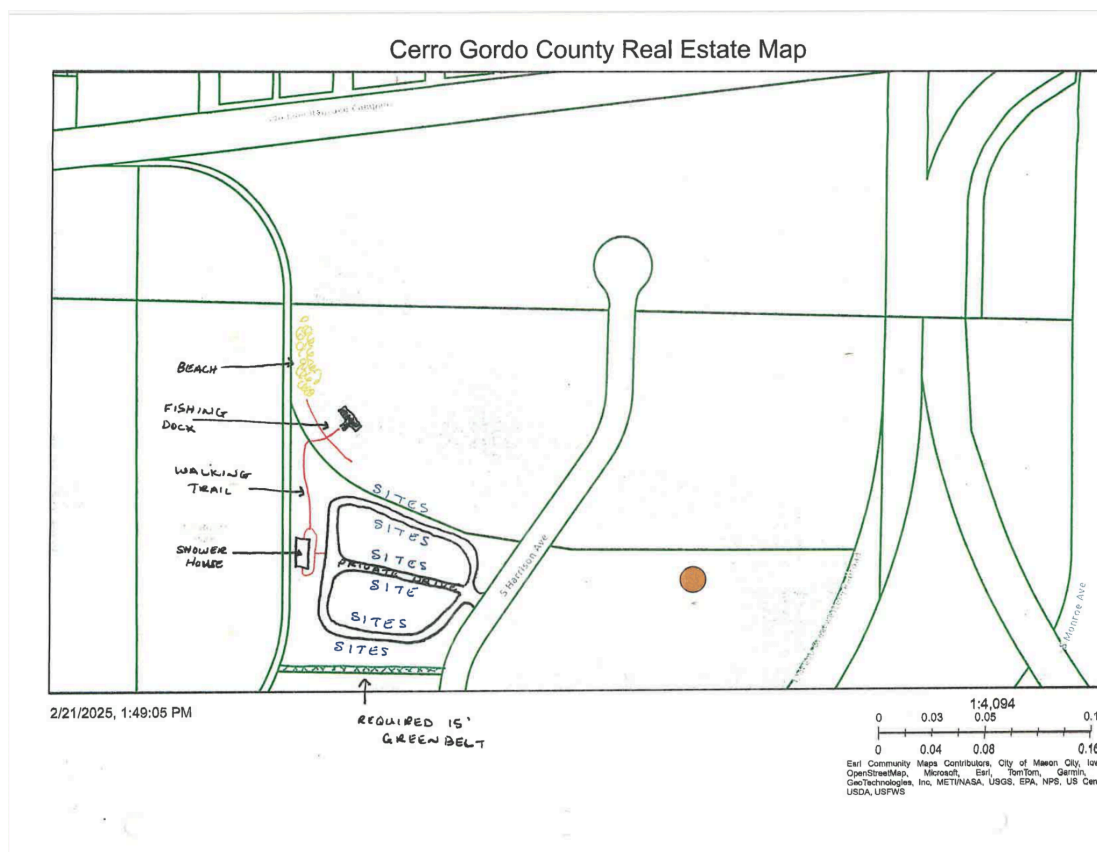
- Nearly **300 RV campsites** possible, each with full water, sewer, and electric hookups.
- **Phase One:** 60–65 approved sites on the southern parcel, followed by **Phase Two** with 230 additional sites off S. Harrison.
- Premium design: lots approximately 25' x 70' with 10' x 10' concrete pads for grilling, seating, and gathering.
- Bathhouses featuring restrooms, showers, and coin-operated laundry—engineered to double as storm shelters.
- City-approved golf cart use, multiple access points, and green spaces for convenience and scalability.

## Unique Amenities

- **7-Acre Stocked Pond:** Creates premium waterfront campsites commanding higher nightly rates.
- **Future Features:**
  - Beach area and pond access for swimming and leisure fishing.
  - Pickleball courts to attract both casual and competitive play.
  - Walking and biking trails throughout the property for added recreation.

## Investor Appeal

- **Booming Market:** RV travel and outdoor recreation are at all-time highs.
- **Regional Gap:** Mason City lacks a high-amenity RV park, creating an untapped market opportunity.
- **Scalable Development:** Phased rollout ensures early revenue while allowing future growth.
- **Consistent Returns:** Natural amenities and modern infrastructure encourage repeat visitors and long-term profitability.



# Path 2: Residential Development

## Rare Waterfront Living Inside Mason City

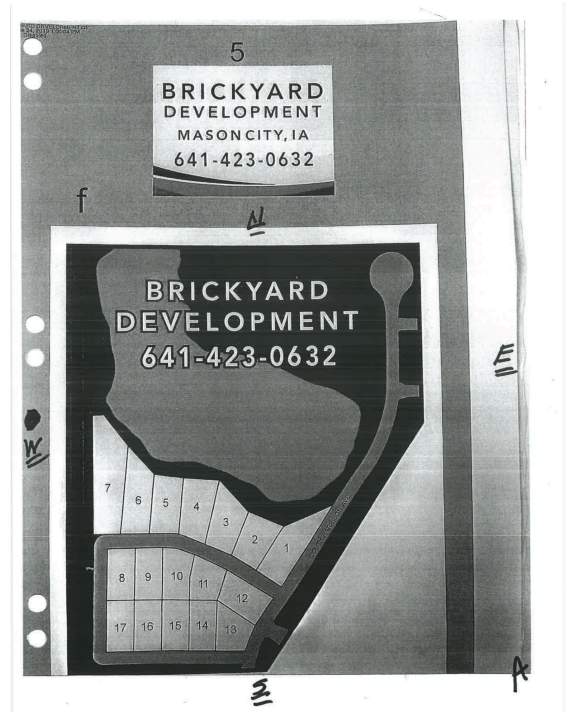
- 31+ acres anchored by a 7-acre stocked pond reaching 48 feet deep.
- In-town lakefront living is extremely limited, creating strong desirability and long-term value.
- Natural water features provide instant curb appeal, recreation, and a lifestyle-driven atmosphere.

## Prime Location Advantage

- Inside Mason City limits, just 5 minutes to schools, shopping, healthcare, and major retailers like Target and Walmart.
- Direct adjacency to Big Blue Lake offers expanded recreational appeal.
- Combines urban convenience with the exclusivity of a private, waterfront community—more attractive than rural acreage.

## Development Vision

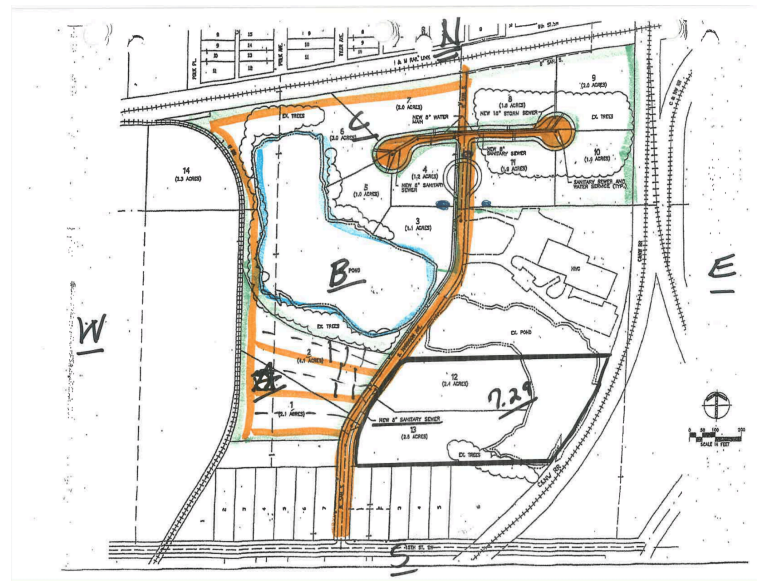
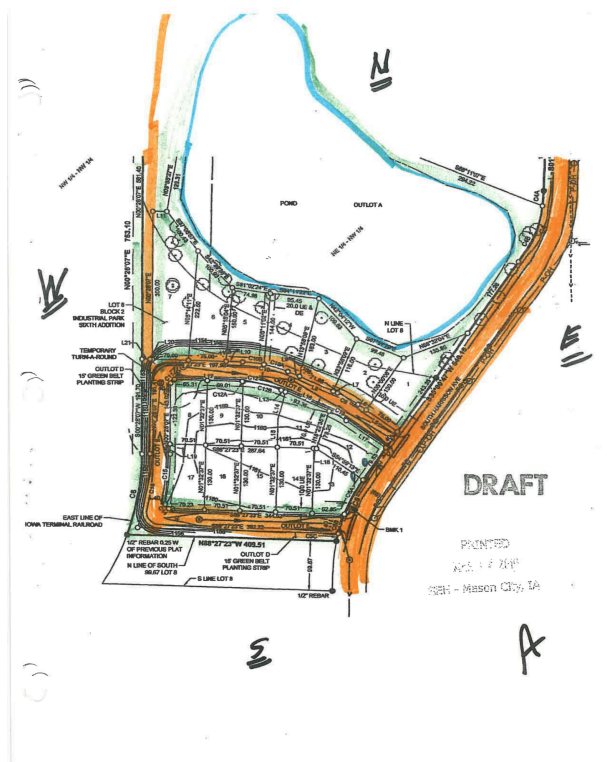
- **Phase One (off S. Harrison):** 17 residential plats, including 7 premier waterfront lots ideal for luxury homes.
- A broader mix of single-family homes further back to diversify price points and capture a wider buyer pool.
- Integrated walking trails, green spaces, and water access points to enhance recreation and community connection.
- Utilities (water, sewer, electric) are planned for smooth development and sustainability.





## Investor Appeal

- **High Demand:** Lifestyle-driven buyers are actively seeking neighborhoods that combine recreation with convenience.
- **Premium Pricing:** Waterfront properties command significant premiums.
- **Scalable Development:** Start with luxury waterfront homes, then expand to single-family residences.
- **Enduring Value:** Waterfront neighborhoods consistently deliver stronger resale values and long-term growth.



# The Bottom Line

This 31+ acre parcel, anchored by a rare 7-acre pond, is the foundation for Mason City's next landmark development. Whether transformed into a **signature master-planned residential neighborhood** or a **flagship, full-service RV resort**, the property offers unmatched flexibility, strong investor returns, and enduring value. Its central location, natural features, and city-approved infrastructure make it a once-in-a-generation opportunity for the right vision.