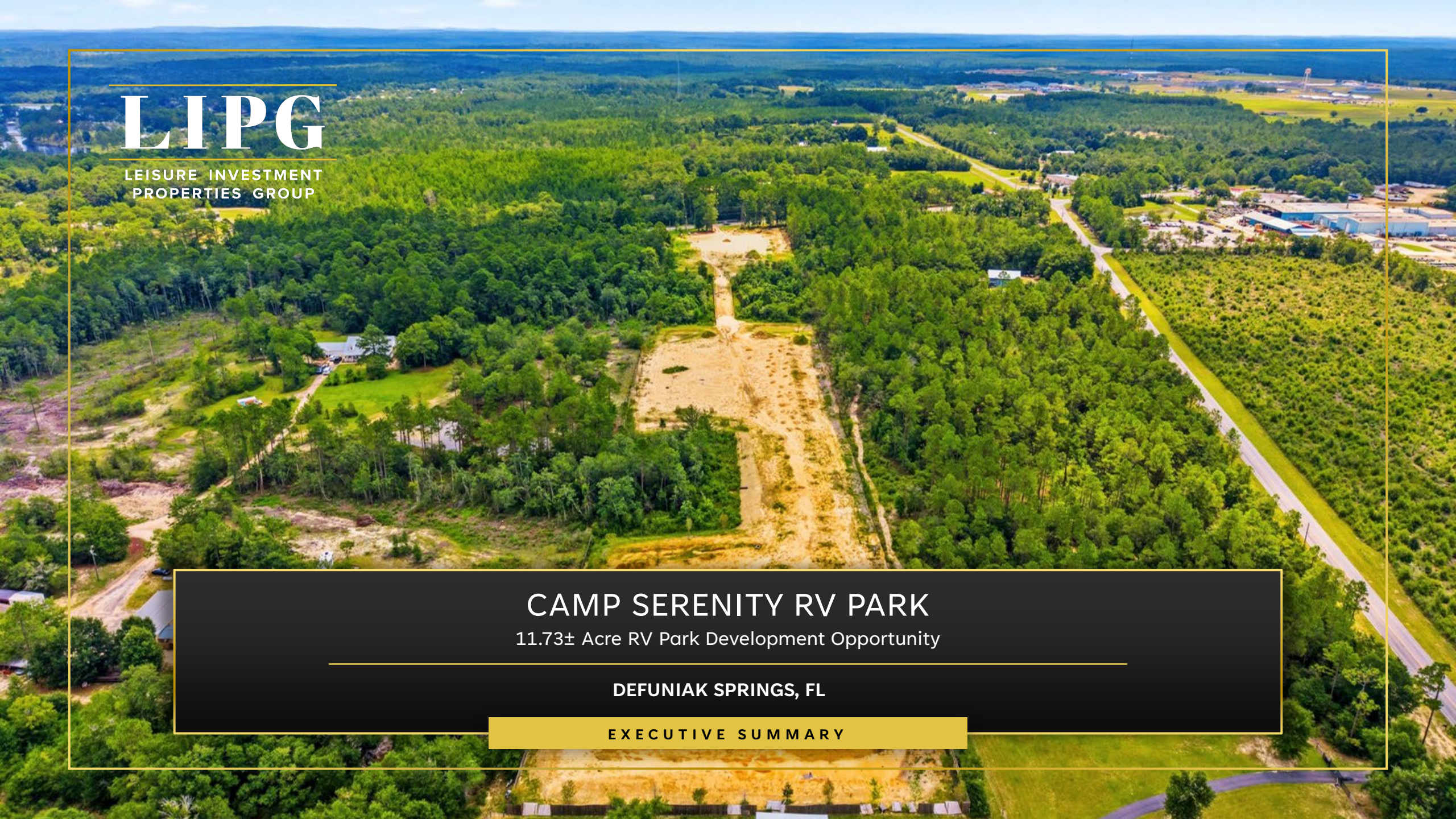




LIPG

LEISURE INVESTMENT
PROPERTIES GROUP

CAMP SERENITY RV PARK

11.73± Acre RV Park Development Opportunity

DEFUNIAK SPRINGS, FL

EXECUTIVE SUMMARY

EXECUTIVE SUMMARY

Camp Serenity RV Park is a partially completed RV park development opportunity located on approximately 11.73 acres at 4747 State Highway 83 North in DeFuniak Springs, Walton County, Florida. The planned program includes 72 full-hookup RV sites and 15 tent sites, for a total of 87 planned sites.

Ownership has advanced the project through substantial site clearing, grading, utility installation, engineering, and development work. The appraisal reports that underground utilities were substantially complete at the time of inspection, most electrical pedestals had been installed, and water service had been connected. Remaining work includes the sewer tie-in, internal roads, RV sites, amenity building, and final site improvements.

The property is offered at \$2,850,000. Sage Commercial Advisory concluded an As Is value of \$2,650,000, a prospective As Complete value of \$5,200,000, and a prospective As Stabilized value of \$5,700,000. The appraisal estimates approximately \$1,965,000 of remaining construction cost, subject to its assumptions and limiting conditions.

Camp Serenity is best suited for experienced RV park operators, developers, private investors, and leisure platforms capable of completing construction, opening the property, and executing the lease-up and stabilization strategy.



OFFERING SNAPSHOT

- ❖ Asking Price: **\$2,850,000**
- ❖ Location: **4747 State Highway 83 North, DeFuniak Springs, FL 32433**
- ❖ County / APN: **Walton County / 03-3N-19-190000-002-0040**
- ❖ Site Area / Program: **11.73± acres | 72 RV sites | 15 tent sites**
- ❖ Current Status: **Partially completed development**
- ❖ Appraised As Is Value: **\$2,650,000**
- ❖ Estimated Remaining Cost: **\$1,965,000**
- ❖ Key Remaining Execution: **Final construction, approvals, opening, and stabilization**

DEVELOPMENT HIGHLIGHTS



87 Planned Sites
72 RV | 15 Tent Sites



Full Hook-Up RV Program
30/50 Amp Service



Estimated Completion Scope
\$1.965M Remaining*



Installed Infrastructure
Electrical & Water
Improvements



Independent Appraisal
Sage Commercial
Advisory



Direct Highway Access
State Highway 83

*Per appraisal; subject to buyer verification.

INVESTMENT HIGHLIGHTS

Partially Completed | Infrastructure Advanced | 87 Planned Sites

87 Planned RV & Tent Sites

72 full-hookup RV sites and 15 tent sites across approximately 11.73 acres, including 15 pull-through and 57 back-in RV sites.

Not a Raw Land Development Opportunity

Substantial clearing, grading, sitework, engineering, and utility infrastructure have already been advanced.

Infrastructure Substantially Advanced

Underground utilities were reported complete at appraisal inspection; most electrical pedestals were installed and water service had been connected.

Independent Third-Party Appraisal

Sage Commercial Advisory concluded \$2.65M As Is, \$5.20M As Complete, and \$5.70M As Stabilized values.

State Highway 83 Access | Walton County

Direct access from State Highway 83 with positioning within the broader Walton County and Florida Panhandle leisure market.

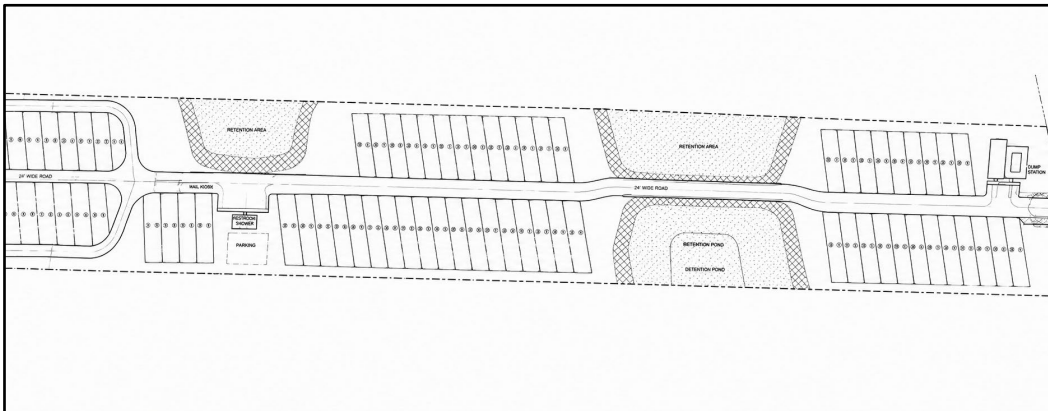
Defined Remaining Execution

Remaining work includes sewer tie-in, roads, RV sites, amenity improvements, final construction, approvals, opening, and stabilization.

Development status and valuation information are based on the June 29, 2026 Sage Commercial Advisory appraisal and seller-provided information. Buyer to independently verify all material facts.



OFFERING OVERVIEW



Conceptual site plan shown for illustrative purposes only. Buyers should rely on current engineering plans, survey, permitting, and legal documents.

11.73± Acres | 87 Planned Sites | DeFuniak Springs, FL | Walton County

Property Name:	Camp Serenity RV Park
Location:	4747 State Highway 83 North, DeFuniak Springs, FL 32433
County:	Walton County
APN:	03-3N-19-190000-002-0040
Site Area:	11.73± acres
Product Type:	Partially Completed RV Park Development
Planned Program:	72 Full-Hookup RV Sites 15 Tent Sites
Asking Price:	\$2,850,000
Appraised As-Is Value:	\$2,650,000
Current Status:	Partially Completed Development
Key Remaining Execution:	Final construction, approvals, opening, and stabilization
Target Buyer:	RV park operators, developers, private investors, and leisure platforms

Camp Serenity is a partially completed RV park development planned for 72 full-hookup RV sites and 15 tent sites on approximately 11.73 acres. The project has advanced through meaningful sitework and infrastructure installation and is positioned for a buyer capable of completing construction, opening the property, and executing the lease-up and stabilization strategy.

SITE CONTEXT & PROPERTY ORIENTATION

State Highway 83 | DeFuniak Springs, Florida | Walton County

Camp Serenity is located along State Highway 83 North in DeFuniak Springs, approximately 6 miles north of the city center. The 11.73± acre site is configured as an elongated development tract with direct access from State Highway 83 and a planned internal circulation network supporting the proposed 87-site RV and tent program. The surrounding area is characterized by a mix of rural residential, agricultural, wooded, and low-density development.

Site Orientation

Site Area: 11.73± acres

Planned Program: 72 Full-Hookup RV Sites | 15 Tent Sites

County / Municipality: Walton County | DeFuniak Springs, FL

Primary Access: State Highway 83 North

Flood Zone: Primarily Zone X | Portion within Zone A

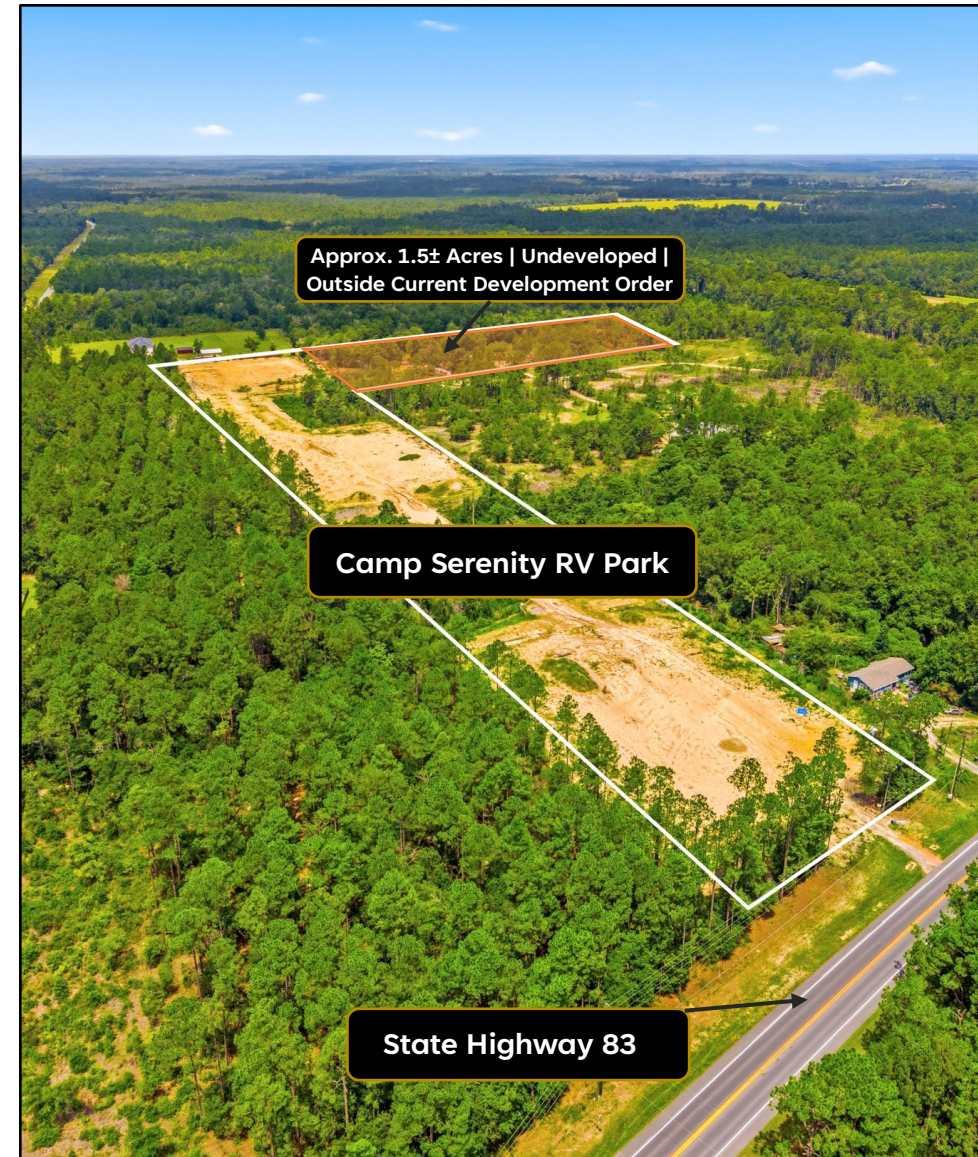
Wetlands: Portion of site mapped as Freshwater Forested/Shrub Wetland

APN: 03-3N-19-190000-002-0040

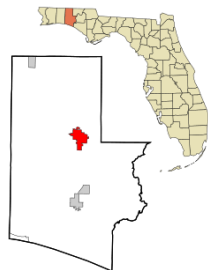
Undeveloped Area: Approx. 1.5± acres in northeast dog-leg; outside current development order and planned 87-site program.

Ownership has identified approximately 1.5± undeveloped acres within the northeast dog-leg portion of the subject parcel. This area is outside the current development order and planned 87-site program and may offer future development flexibility, subject to buyer verification and applicable approvals.

Property boundary and site orientation shown for illustrative purposes only. Buyers should rely on current survey, title, engineering, environmental, FEMA, and governmental records for exact boundaries and site conditions.



DEFUNIAK SPRINGS / WALTON COUNTY OVERVIEW



DeFuniak Springs, FL Walton County Florida Panhandle

Asset Type

Partially Completed RV Park Development

Site Scale

11.73± Acres

Planned Program

72 RV Sites | 15 Tent Sites

Current Status

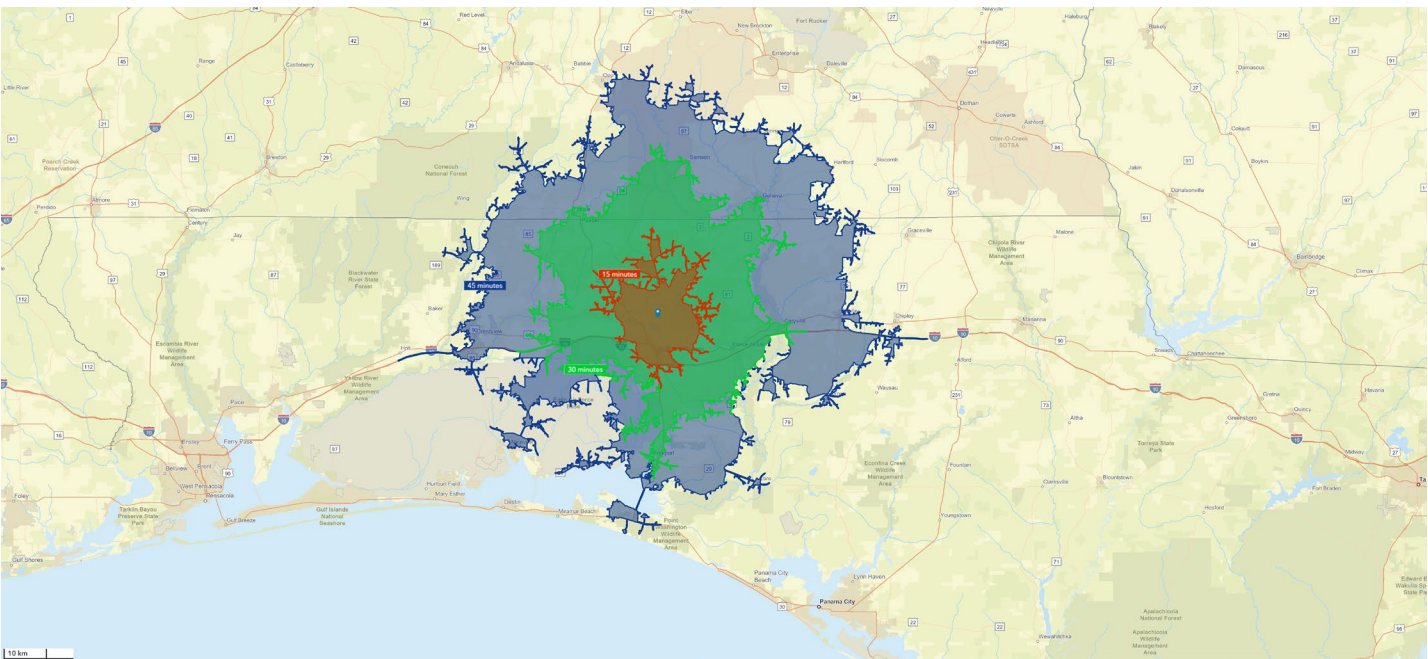
Partially Completed Development

Market Positioning

Inland Drive-To RV Development

Target Buyer Profile

RV Operators, Developers, Private Investors &
Leisure Platforms

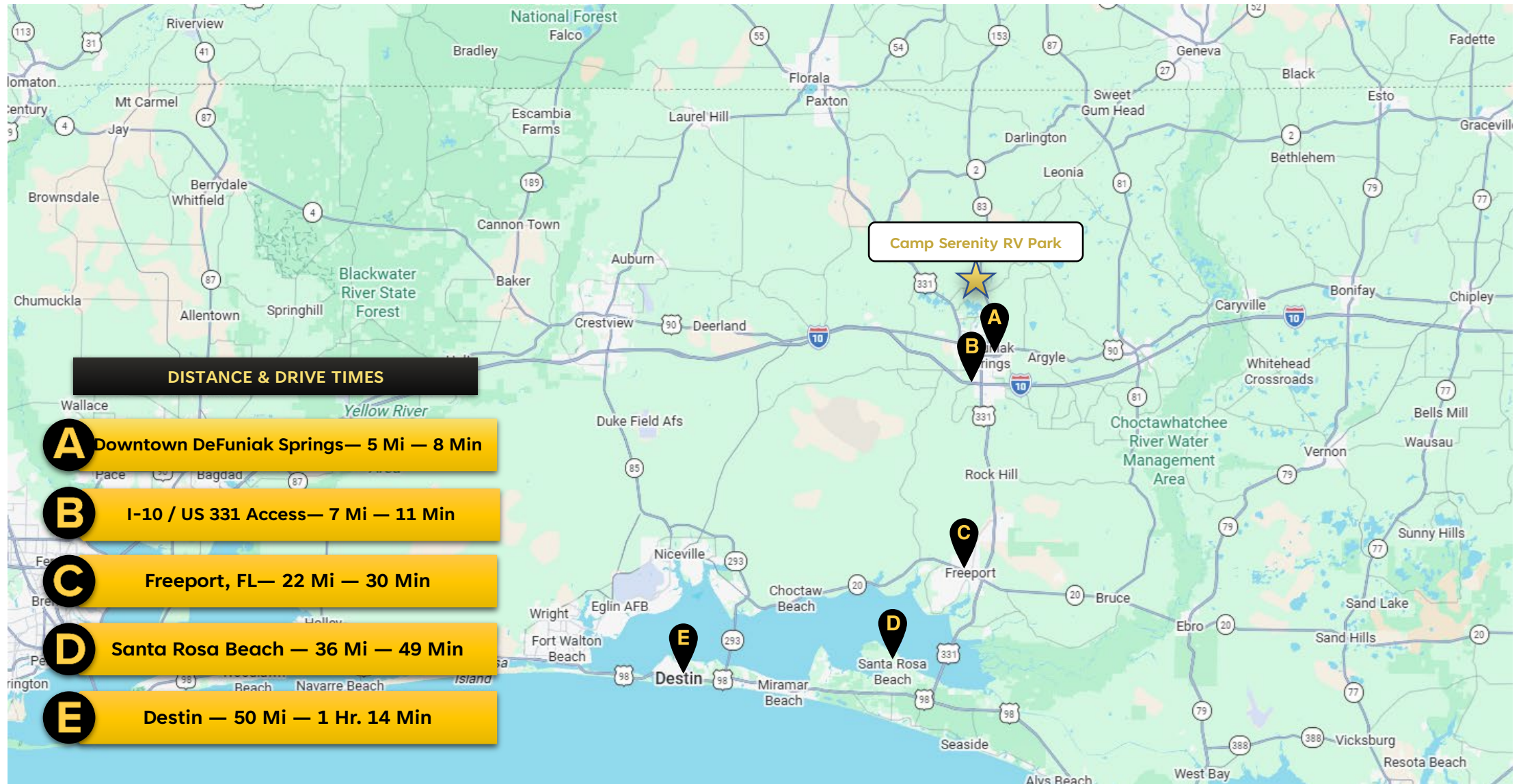


DeFuniak Springs is the county seat of Walton County and occupies a strategic inland position within the Florida Panhandle, with access to Interstate 10 and the regional north-south roadway network. The city serves as a commercial and service center for northern Walton County.

Walton County continues to exhibit significant population growth. The U.S. Census Bureau estimates the county reached approximately **93,288 residents in 2025**, representing **23.9% growth from the April 2020 estimates base**. This sustained expansion provides a growing residential, employment, and consumer base surrounding the broader regional consumer and leisure economy.

Tourism remains a major countywide economic driver. Walton County Tourism reported approximately **\$4.7 billion of economic impact in 2025**, supporting more than **29,400 jobs**. Camp Serenity should not be underwritten as a beachfront or South Walton resort; rather, its market thesis is based on inland accessibility, regional drive-to demand, population growth, and access to the broader Walton County leisure and tourism economy.

REGIONAL ACCESS & CONNECTIVITY



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LIPG

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