



**SPERRY**  
COMMERCIAL REALTY ASSOCIATES

**FOR SALE**

**PRICE \$949,00**

**ADDRESS: 370 US-3  
CARROLL, NH 03595**



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***GLAMPING RESORT | 55 ACRES***



## Executive Summary

- **55 Acres**
- **Shovel Ready Project**
- **Phased Project**

SPERRY Commercial presents a 55-acre shovel-ready glamping resort opportunity.

55 acres development site on a mountain slope Phase-1 Site plan already approved by the town, preliminary phase-3 is discussed

Land appropriately zoned for lodging (resort, restaurants, spa, gym etc)

Complete plan is for 45 Glamping sites with a basecamp, several indoor/outdoor gathering areas, hiking trails, events, and micro brewery/restaurant. Phase-1 will start with 12 sites and very limited amenities discussed later. This central Northern New Hampshire location offers great access a tremendous variety of year round activities. With over 14 million visitors a year there is a demand for quality outdoor experiences.

# RESORT MASTERPLAN

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## quaint resort masterplan

Key	Element Name	Count
1.	Guest Check-In	1
2.	Parking	3
3.	Equipment Rental	1
4.	Warming Hut	1
5.	Pool and Sauna	1
6.	Brewery and Patio	1
7.	Standard Domes	30
8.	Deluxe Domes	15
9.	Maintenance Buildings	1
10.	Quaint Pads	3
11.	Amenity Space	1
12.		4



\*This plan is subjected to change based on landscape architecture's proposal

6/25/2025

2023

quaint glamping - carrol, nh



# PHASE-1 Scope

# Required Infrastructure

1,500 Foot Asphalt Road

- 6 Domes and 6 other comparable structures
- Base camp - 2x 700 sq ft octagonal spaces with office counter, store, 1 toilet, vending, and dry bar
- Basement under the basecamp for equipment rental and storage
- 1 picturesque pond with fountain during summer and ice- skating during winters
- Paid highspeed Wifi
- Automated gate entrance to the resort
- Contactless check-in/out

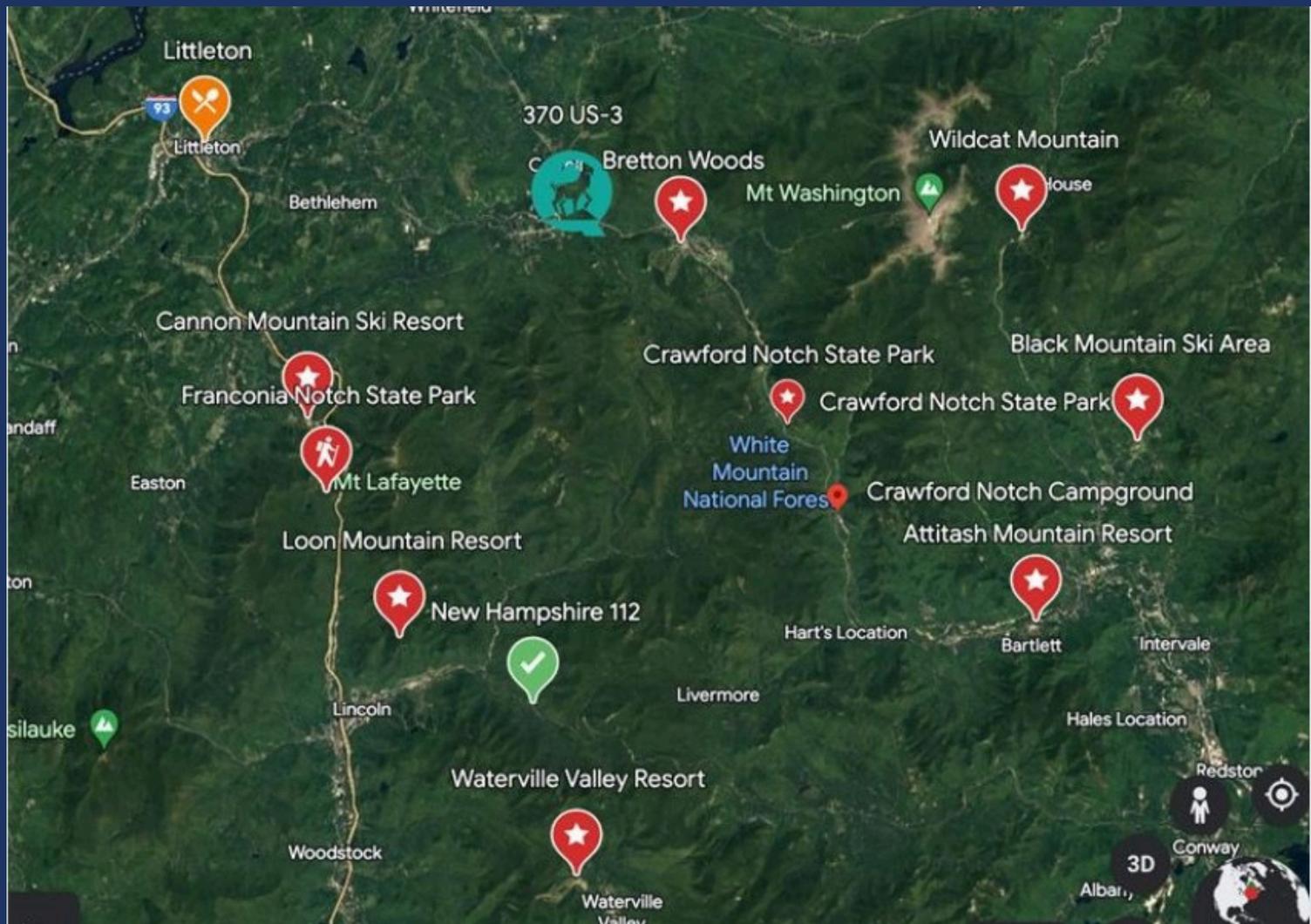


# STRATEGIC LOCATION

## IDEAL LOCATION FOR OUTDOOR ENTHUSIAST

8 mins to Bretton Woods ski resort 10 mins to the trails on Mt Washington 15 mins to Crawford Notch State park 19 mins to Littleton

20 mins to Cannon Mt 2.5 hours from Boston, MA 3 hours from Montreal, QC 5.5 hours from NY City



# COMPETITION

The competition that exists is no where near this location in Carroll, NH and presents a strong opportunity to be the leader in NH and New England for Glamping.

The screenshot displays the GlampingHub website interface. At the top, the logo "GlampingHub" is on the left, and navigation options include "Map ...", "Anytime", "2 guests", "Gift card", "List your property", and "Join / Sign in". Below the header is a category filter bar with icons for: All filters, Domes, Cottages, Log Cabins, Yurts, Tree Houses, Bell Tents, Beach Houses, A-Frames, Airstreams, Barns, and Boats.

Two search results are visible:

- Hensonville, New York, United State...** (5.0 stars)  
Romantic Glamping Dome in the Cat...  
90 miles from my location  
Jun 19 - 21  
\$120 /night
- Mattawan, Ontario, Canada** (New)  
Luxury Dome Rental for Five in Ontar...  
450 miles from my location  
Jun 18 - 19  
\$140 /night

On the right, a map of the Northeast United States shows price markers for various locations:

- 127 USD (near Toronto)
- 75 USD (near Québec City)
- 384 USD (near Trois-Rivières)
- 186 USD (near Montreal)
- 120 USD (near Saint John)
- 120 USD (near New York)
- 300 USD (near Providence)
- 250 USD (near Philadelphia)

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