



OFFERING MEMORANDUM

Branson Treehouse Adventures

159 Acorn Acres Ln, Branson West, MO 65737

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EXECUTIVE SUMMARY

Property Name: Branson Treehouse Adventures

Location: 159 Acorn Acres Ln, Branson West, MO 65737

Asking Price: \$5,250,000

Property Type: Mixed-Use Hospitality (Treehouses, Cabins, RV Park, Campground)

Lot Size: Approximately 50 acres M/L (subject to survey)

Improvements: 12 Treehouses, 6 Additional Cabins, 42 RV Sites, 12 Tent Sites, Amenities

Zoning: Commercial / Recreational

Opportunity: Turnkey hospitality business in a prime Branson tourism market

Branson Treehouse Adventures presents a rare opportunity to acquire a fully operational, unique hospitality property in the heart of the Ozark Mountains, just minutes from Branson, Missouri's world-renowned entertainment district and Silver Dollar City. This 50-acre retreat combines rustic charm with modern amenities, offering a diverse portfolio of accommodations

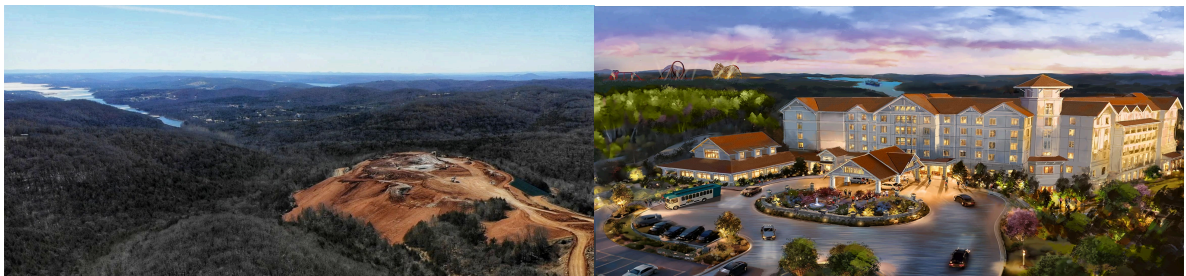
including treehouses, cabins, RV sites, and tent camping. With a strong track record of guest satisfaction and proximity to major attractions, this property is poised for continued growth in one of America's top leisure destinations.

PROPERTY OVERVIEW

Location

Situated at 159 Acorn Acres Ln in Branson West, Missouri, Branson Treehouse Adventures benefits from an ideal location:

- **2 miles west of Silver Dollar City**, a premier theme park attracting over 2 million visitors annually.
- **The Subject Property** is located adjacent to, and adjoining a new development called Silver Dollar City Resort, a seven-story, 262-room hotel set to open in late 2026. This development is part of a \$500 million, decade-long expansion plan, marking the largest investment in the park's 65-year history. Silver Dollar City plans to transform the remaining 1,200 acres into an authentic, only-in-the-Ozarks destination.



- **15-minute drive to Table Rock Lake**, a hotspot for boating, fishing, and outdoor recreation.
- **15-20 minutes to Branson's Entertainment Strip**, featuring shows, dining, and shopping.
- Easy access via Highway 76, a major thoroughfare for tourists.

Property Description

Spanning approximately 50 acres of wooded Ozark terrain, Branson Treehouse Adventures offers a blend of unique accommodations and well-maintained facilities:

- **12 Treehouses:** Themed units (e.g., African Treehouse, Southern Comfort) with modern amenities including kitchens, bathrooms, and private decks. Sleep capacities range from 2 to 6 guests.

- **6 Cabins:** Rustic yet luxurious, ideal for families or groups, featuring fireplaces and full kitchens.
- **42 RV Sites:** Full hookups (50-amp service, water, sewer) with level pads and Wi-Fi access.
- **12 Tent Sites:** Spacious, wooded sites for traditional camping enthusiasts.
- **Amenities:** Swimming pool, playground, basketball court, community campfire area, gift shop, DVD rentals, and hiking trails.

The property's design capitalizes on its natural surroundings, providing guests with a serene escape while maintaining proximity to Branson's bustling attractions.



MARKET OVERVIEW

Branson, Missouri

Branson is a globally recognized tourism hub, drawing over 9 million visitors annually. Key highlights include:

- **Tourism Economy:** \$3 billion annual economic impact from tourism-related activities.
- **Attractions:** Silver Dollar City, Branson Landing, Table Rock Lake, and over 100 live shows.

- **Demographics:** Appeals to families, retirees, and outdoor enthusiasts, ensuring year-round demand.

Competitive Advantage

Branson Treehouse Adventures stands out in the market due to:

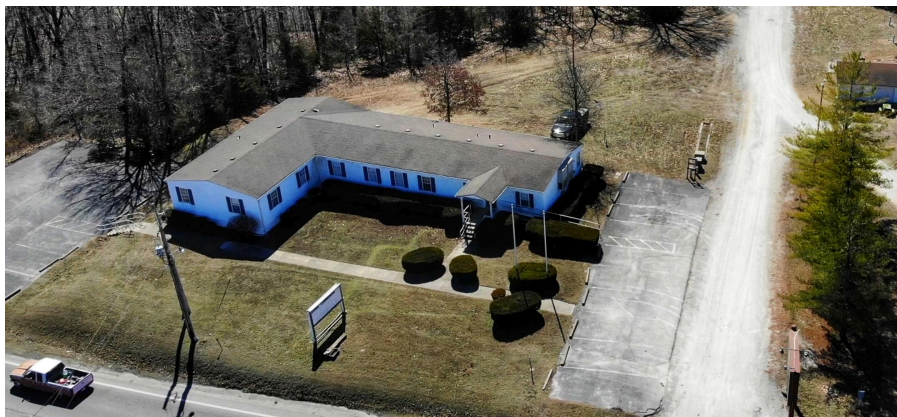
- **Unique Accommodations:** Treehouses offer a one-of-a-kind experience unavailable at traditional hotels or campgrounds.
 - **Strategic Location:** Proximity to Silver Dollar City reduces travel time for guests, avoiding peak traffic.
 - **Diverse Revenue Streams:** Treehouses, cabins, RV sites, and tent camping cater to varied guest preferences.
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FINANCIAL OVERVIEW

Detailed financials available upon signing a Non-Disclosure Agreement (NDA).

Revenue Potential

- **Peak Season (May-Aug):** High demand from families and vacationers.
- **Shoulder Seasons (Mar-Apr, Sep-Dec):** Strong bookings from retirees and outdoor enthusiasts.
- **Expansion Opportunities:** Add additional treehouses or enhance amenities (e.g., event space, glamping pods). There is existing infrastructure that could accommodate 2x to 3x expansion of the treehouses.
- **Commercial Office Building** near entrance is an additional asset that can be leased or can be moved since it's modular



INVESTMENT HIGHLIGHTS

1. **Turnkey Operation:** Fully staffed and operational with established booking systems and loyal customer base.
2. **Scalability:** Room for growth through additional units or enhanced marketing.
3. **Location Premium:** Proximity to top-tier attractions ensures consistent demand.
4. **Unique Appeal:** Differentiates from standard lodging options, commanding premium rates.



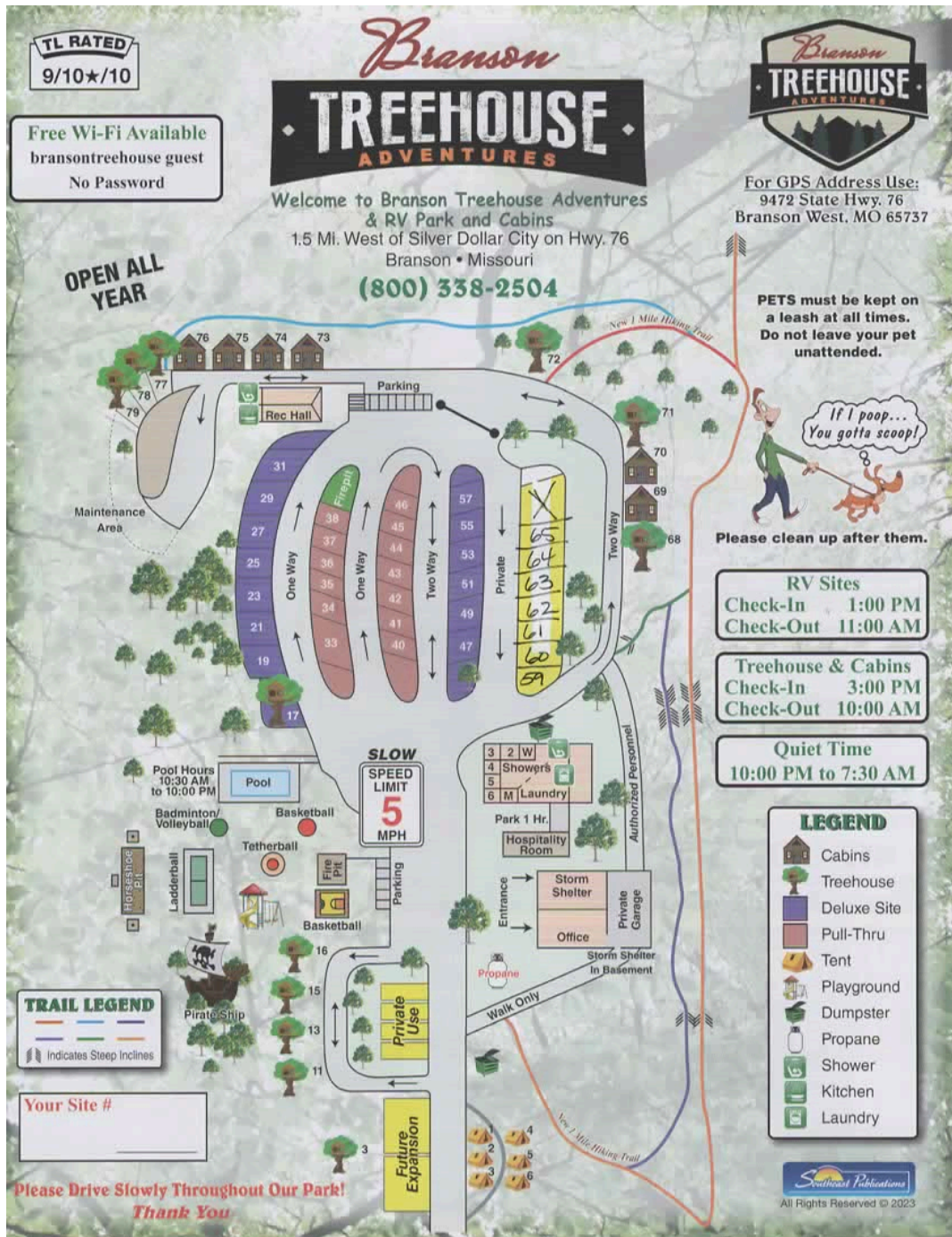
PROPERTY DETAILS

Accommodations

- **Treehouses:** 12 units, varying sizes, fully furnished with heat/AC, kitchens, and private outdoor spaces.
- **Cabins:** 6 units, each with fireplaces, decks, and capacity for 6-8 guests.
- **RV Sites:** 42 sites with full hookups, accommodating modern RVs.
- **Tent Sites:** 12 large, wooded sites with access to shared facilities.

Infrastructure

- **Utilities:** Municipal water, municipal sewer with the use of an onsite holding tank and pump lift stations, and electric; on-site Wi-Fi network.
- **Roads:** gravel and paved interior roads for easy access.
- **Buildings:** Office/check-in center, gift shop, shower house for tent campers.



TERMS OF SALE

- **Asking Price:** \$5,250,000
 - **Financing:** Cash or conventional financing
 - **Due Diligence:** Property sold “as-is” with full disclosure of financials and operational data upon NDA execution.
 - **Closing:** 60-90 days from accepted offer, subject to buyer’s due diligence.
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CONTACT INFORMATION

Listing Broker:

Dennis Hilton, Principal Broker

Hilton Realtors

Phone: (417) 882–9936

Email: hiltonspc@gmail.com



For additional information, including financial statements, site plans, or to schedule a tour, please contact the listing broker. All inquiries will require a signed NDA.

DISCLAIMER

This Offering Memorandum is provided for informational purposes only and does not constitute an offer to sell or a solicitation of an offer to buy. All information is believed to be accurate but is not guaranteed. Prospective buyers should conduct their own due diligence.
