



# AVAILABLE FOR SALE LOCHLOOSA HARBOR RV RESORT

## **Waterfront RV Resort in Alachua County Florida**

Ideal lakefront setting located 20 minutes from Gainesville and 30 minutes from Ocala

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## PROPERTY

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# OVERVIEW

- Address: 15008 SE US 301, Hawthorne, FL 32640
- Price: \$2,200,000
- Total spaces: 44 RV spaces, 6 cabin units, 2/1 lodge, 33 covered boat slips, plans for 8 more RV pads and additional acreage for RV/boat/dry storage.
- Land: 6.54 Acres (2 parcels)
- Additional Parcels: Available separately and contiguous to the offering is one parcel on 2.3 acres with a 3/2 single family home with covered boat barn/garage and concrete floor storage barn. Also available to the north is a separate parcel of 1.3 acres zoned Mobile Home with the foundation and utilities already present.
- Zoning: Camps/Campgrounds and Single Family Residential.
- Utilities: Well, septic and 50/30 AMP service.
- Amenities: Lakefront, boat ramp, covered boat slips, tackle shop, convenience store, diner, laundry/bath facilities, multiple storage barns.
- Local Attractions: Lochloosa Lake, Devil's Millhopper State Park, Payne's Prairie Preserve State Park, Silver Springs State Park, Gainesville and Ocala.
- Financials: Available upon request. Bank approved financials. No seller financing available.
- **PLEASE DO NOT VISIT THE PARK WITHOUT AN APPOINTMENT**



## PROPERTY --- SUMMARY

ComReal is pleased to exclusively present the opportunity to acquire Lochloosa Harbor RV Resort in Hawthorne, FL. The asset is ideally located in a peaceful lakefront setting between two major Florida metros, Gainesville being 20 minutes away and Ocala only 30 minutes. The site boasts almost immediate access to the amenities of large cities while maintaining privacy and tranquility on the shore of the 5,700 acre Lochloosa Lake, famous for its fishing, boating and wildlife viewing opportunities. The resort features 42 full hook-up RV pads with 50/30 AMP service, 2 RV pads with water/electric, 6 cabin units, one home with a covered boat barn, boat ramp, 33 covered boat slips, a tackle shop/convenience store, a diner, laundry and bath house facilities.

The majority of the 44 RV pads are occupied by annual tenants providing the new owner stable performance with the ability to grow rents which are currently below market. Due to tremendous rent growth in the RV markets of Gainesville and Ocala, demand is high for lower cost options and allows for gradual replacement of long term tenants who are unable to absorb market rent going forward. Additionally, the amenities available at Lochloosa Harbor attract both transient tenants, cabin rentals and daily users who utilize the boat ramp, boat slips, tackle shop/convenience store and diner. The 2/1 single family home included is well suited for either occupancy by management/ownership or as a rental for additional income.



## PROPERTY — UPSIDE

Below market rents with captive annual tenants allow for immediate rent adjustment to market. Private utility configuration allows for low cost operation with zero impact to cash flow resulting from rent growth. Excellent location would allow for conversion to tiny home or park model community to meet existing unmet demand. Additionally, there is room to expand the current RV footprint beyond the current 44 pads with the excess acreage that is included.

# PROPERTY PHOTOS



# PROPERTY PHOTOS



# PROPERTY PHOTOS



# AREA

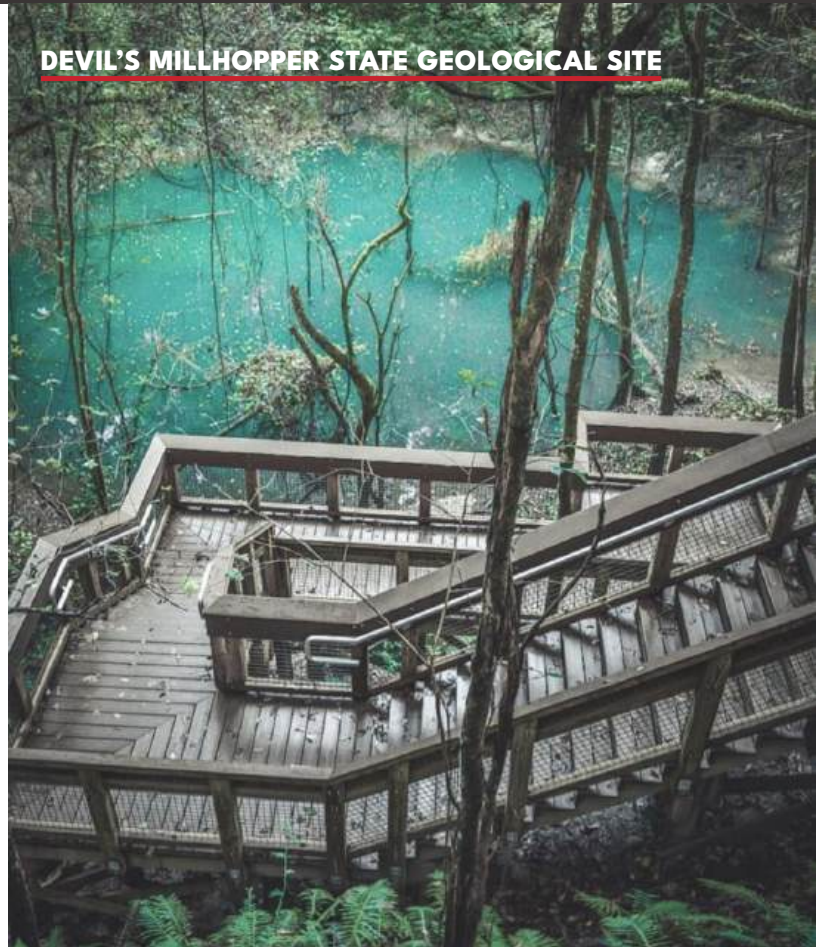
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# ATTRACTIONS

**LOCHLOOSA PARK**



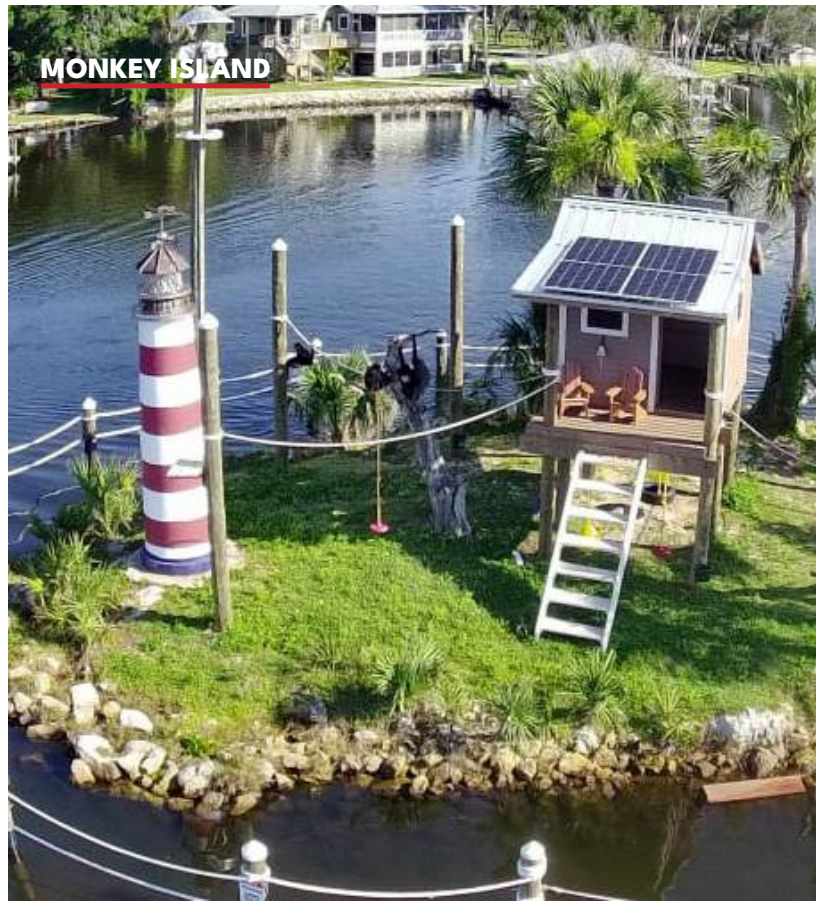
**DEVIL'S MILLHOPPER STATE GEOLOGICAL SITE**

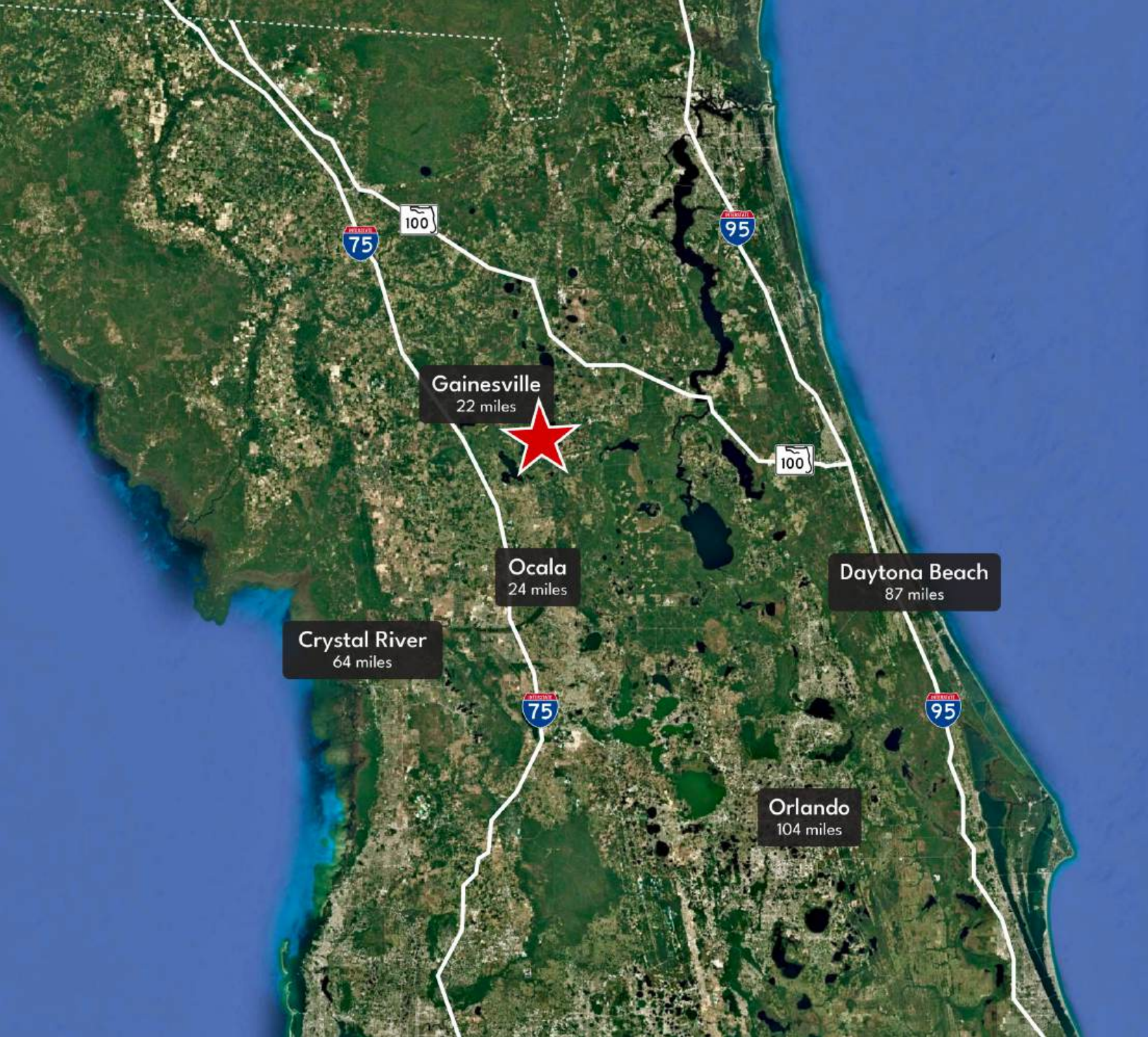


**MANATEE SPRINGS STATE PARK**



**MONKEY ISLAND**





For Inquiries, Contact:

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