

AVAILABLE FOR SALE
ST. JOHNS CAMPGROUND – EAST PALATKA, FL

Income Producing RV Resort

Located 30 Minutes from St. Augustine Along the St. Johns River

Mort Fetterolf
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PROPERTY

OVERVIEW

- **Address:** 436 S Highway 17, East Palatka, FL 32131
- **Price:** \$3,100,000
- **Total Spaces:** 56 full hook up RV spaces with pending entitlements for 21 additional pads, as well as 4 tent spaces and a newly updated managers apartment
- **Land:** 6.96 acres
- **Zoning:** 02800 - Parking Lot – Commercial
- **Utilities:** City water and sewer – 50/30 AMP service
- **Amenities:** Pool, recreation hall, community bathrooms, laundry facilities, dump station, new propane filling equipment, dog park, fire pit, large shaded spots, immediate access to the St. Johns river and 30 mins to St. Augustine
- **Financials:** Available upon request



PROPERTY --- SUMMARY

ComReal is pleased to exclusively present the opportunity to acquire the St. Johns Campground/RV Resort located in East Palatka, FL. Comprised of 56 full hook up RV spaces, the park is strategically located in the fast growing City of Palatka and only 30 minutes from world famous St. Augustine. Excellent location with frontage on busy Highway 17 and across the street from the St. Johns River. The resort has undergone a major overhaul of the grounds, management and tenant base while increasing rents and occupancy. Featuring city water and sewer, the asset is poised for continued occupancy and rent growth due to surging demand for affordable housing as the City absorbs overspill from St. Augustine's high barrier to entry real estate pricing. The park is ideal for annual workforce housing to accommodate employees of the areas largest employer, Georgia Pacific and well as the surging need to house service industry personnel. In addition to the 56 existing pads, entitlements for expansion of 20 more full service pads are nearly complete.

Palatka is positioned for significant growth in the near future due to Bass Pro Shops planned 5200 acre resort described as Disneyland for outdoor enthusiasts. The blend of immediate access to unspoiled natural habitat via the St. Johns river along with the infrastructure of Palatka to service the demand, make the St. Johns Campground a highly desirable piece of investment grade real estate.



PROPERTY — UPSIDE

The heavy lift and capital intensive portion of this assets reposition is complete. The new owner will benefit from allocating a significant portion of occupancy to quality annual tenants while continuing to attract transient tenants for attractions such as Bass Pro Shop Resort, the Azalea Festival, the Blue Crab Festival and the numerous pro circuit bass fishing tournaments.

PROPERTY PHOTOS



PROPERTY PHOTOS



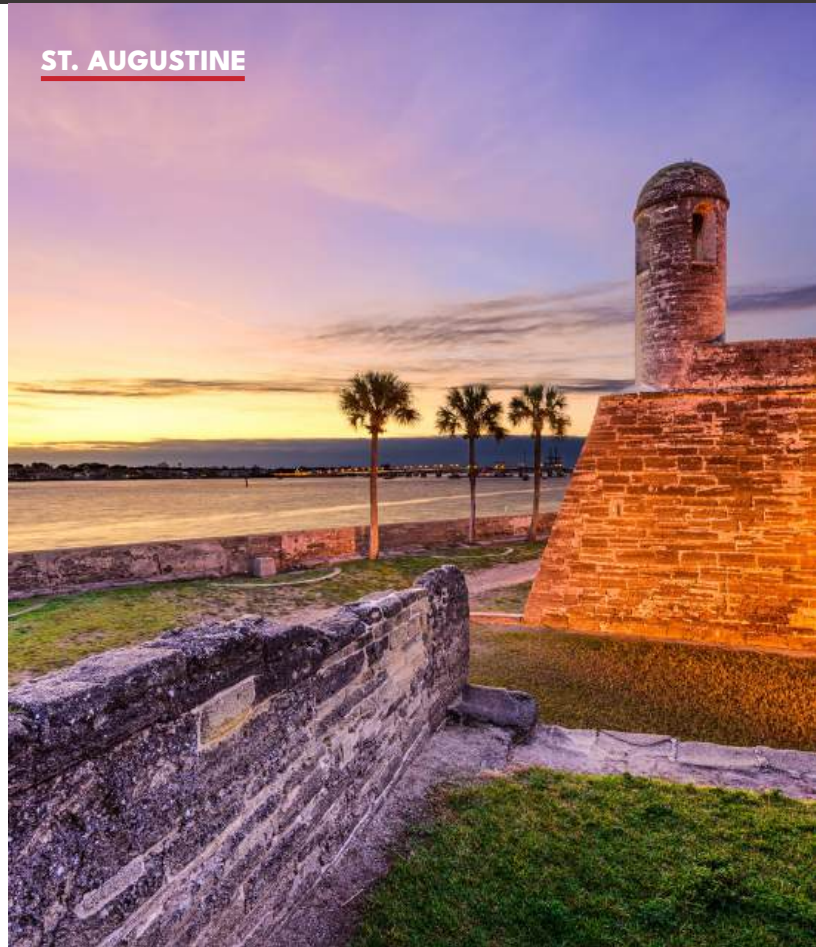
AREA

ATTRACTIONS

WALT DISNEY WORLD



ST. AUGUSTINE

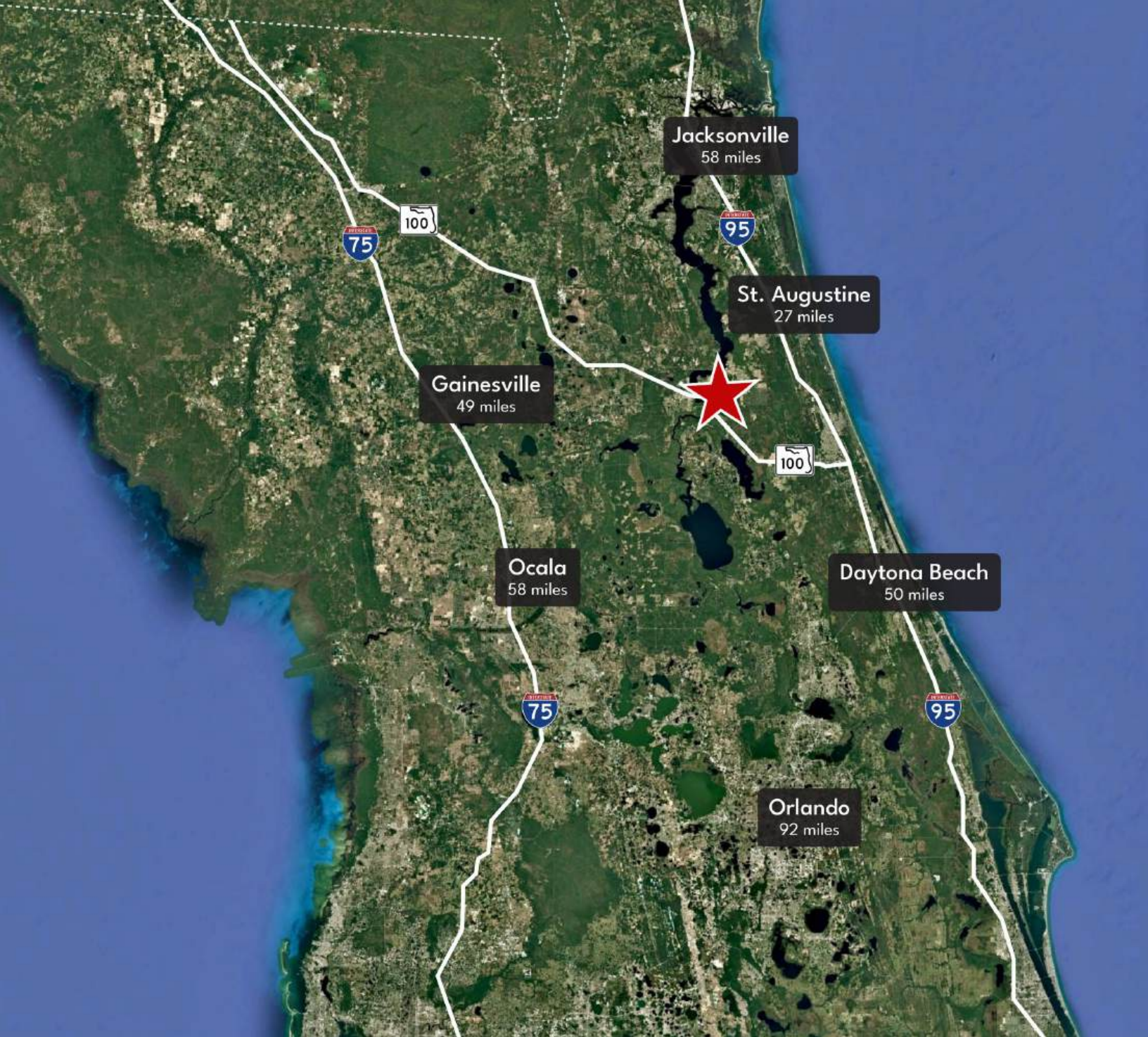


ST. JOHNS RIVER



KENNEDY SPACE CENTER





For Inquiries, Contact:

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