

RIVERFRONT CAMPGROUND FOR SALE



\$3,250,000

+/- 36 Acres | 2 Homes | 2 Cabins | 1 Commercial Building | 12 RV Sites | 40 Tent Sites

1607-1609 US Highway 34, Drake, CO



Drake Campground

1607 - 1609 W. US Highway 34, Drake, Colorado

EXECUTIVE SUMMARY

Drake Campground presents a rare opportunity to acquire approximately **36 acres of riverfront property along the US Highway 34 corridor** in the heart of Northern Colorado's mountain recreation market. The property combines an established campground operation with multiple residential structures, rustic cabins, a potential commercial/camp-store building, RV accommodations and tent camping, creating a diverse platform for both immediate operations and future repositioning.

The existing improvements include a **2,501-square-foot main residence**, an additional renovated **818-square-foot residence**, a **609-square-foot commercial building with living quarters and garage/shop space**, and two rustic cabins. The campground component includes **12 RV sites with electricity and approximately 40 tent sites**, complemented by restrooms, a playground and sports court, and large shaded areas for recreation. The main residence features four bedrooms, 2.5 bathrooms, an office and open living/dining areas, providing flexibility for owner/manager housing, vacation rental use or guest accommodations.

The property's setting along the river and Highway 34 provides a compelling base for a **destination campground, outdoor recreation resort, retreat venue or expanded hospitality concept**. In addition to the existing campground and lodging operations, the property offers potential upside through a country store, recreational equipment rentals, events, music and camps, as well as potential development of additional accommodations such as yurts or a custom home site on land across the river. These opportunities are conceptual and subject to verification and applicable approvals.

The pro forma projects approximately **\$427,333 in potential annual gross revenue** from RV sites, tent camping, residential/cabin rentals and potential event activity. After approximately **\$180,340 in projected operating expenses**, the analysis indicates potential NOI of approximately **\$246,993**, corresponding to a **7.60% capitalization rate at the \$3,250,000 asking price**. Importantly, these figures are pro forma projections rather than historical operating results, and several revenue assumptions—including events—are identified as potential and subject to verification.

Strategically located between Northern Colorado's Front Range communities and the Estes Park/Rocky Mountain recreation corridor, Drake Campground offers investors a combination of **land, existing improvements, diversified hospitality revenue and value-add potential** that is difficult to replicate. The property is approximately 31 minutes from downtown Loveland, 47 minutes from Fort Collins and 77 minutes from Denver International Airport, providing access to both regional population centers and Colorado's mountain tourism market.



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Drake Campground

1607 - 1609 W. US Highway 34, Drake, Colorado

PROPERTY HIGHLIGHTS

- **Unique Investment Profile** — combines substantial acreage, river frontage, existing campground infrastructure, residential accommodations and commercial space in a single recreational hospitality asset.
- **Diversified Existing Improvements** — residential structures, commercial/camp-store building, rustic cabins, outbuildings, RV sites and tent-camping areas provide multiple potential sources of revenue.
- **12 RV Sites + Approximately 40 Tent Sites** — established campground infrastructure provides an immediate foundation for recreational hospitality operations.
- **2,501 SF Main Residence** — four bedrooms, 2.5 bathrooms, office and open living/dining areas with farmhouse-style finishes. Multiple patios and large yard for outdoor enjoyment.
- **Renovated Residential & Commercial Improvements** — 818 SF two-bedroom residence plus a 609 SF commercial building incorporating living quarters, recreation/storage areas and a two-car garage/shop.
- **Two Rustic Guest Cabins** — a 628 SF cabin with kitchen/dining, loft bedroom, bathroom and outdoor living areas, plus a 181 SF cabin with kitchenette, sleeping loft and $\frac{3}{4}$ bathroom.
- **Riverfront Recreational Setting** — the aerial and site-plan imagery on pages 4–5 highlights mature vegetation, river frontage, campground areas, playground and recreational amenities integrated throughout the property.
- **Multiple Hospitality Revenue Channels** — potential income from RV camping, tent camping, homes/cabins and events creates opportunities to diversify operations rather than relying on a single lodging product.
- **Value-Add / Expansion Potential** — the Property offers additional revenue opportunities including a country store, equipment rentals, additional accommodations/yurts, events, weddings, live music and camps, all subject to feasibility, zoning, permitting and other approvals.
- **Compelling Pro Forma Economics** — Conservatively projected NOI of approximately **\$246,993**, equating to a **7.60% pro forma cap rate** at the asking price.
- **Potential Leveraged Returns** — the illustrative 65% LTV financing scenario at 6.75% interest projects approximately **\$71,846 of annual cash flow after debt service and a 6.32% cash-on-cash return.**
- **Front Range + Mountain Market Accessibility** — approximately 17 miles from downtown Loveland, 28 miles from Fort Collins and 69 miles from DIA, while positioned along the Highway 34 mountain corridor.



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ESTES PARK

**ROCKY MOUNTAIN
NATIONAL PARK**

GLEN HAVEN

AREA OVERVIEW

Positioned along the Big Thompson Canyon and US Highway 34, Drake Campground sits between Northern Colorado's Front Range communities and the Estes Park / Rocky Mountain recreation corridor.

LOCATION ADVANTAGES

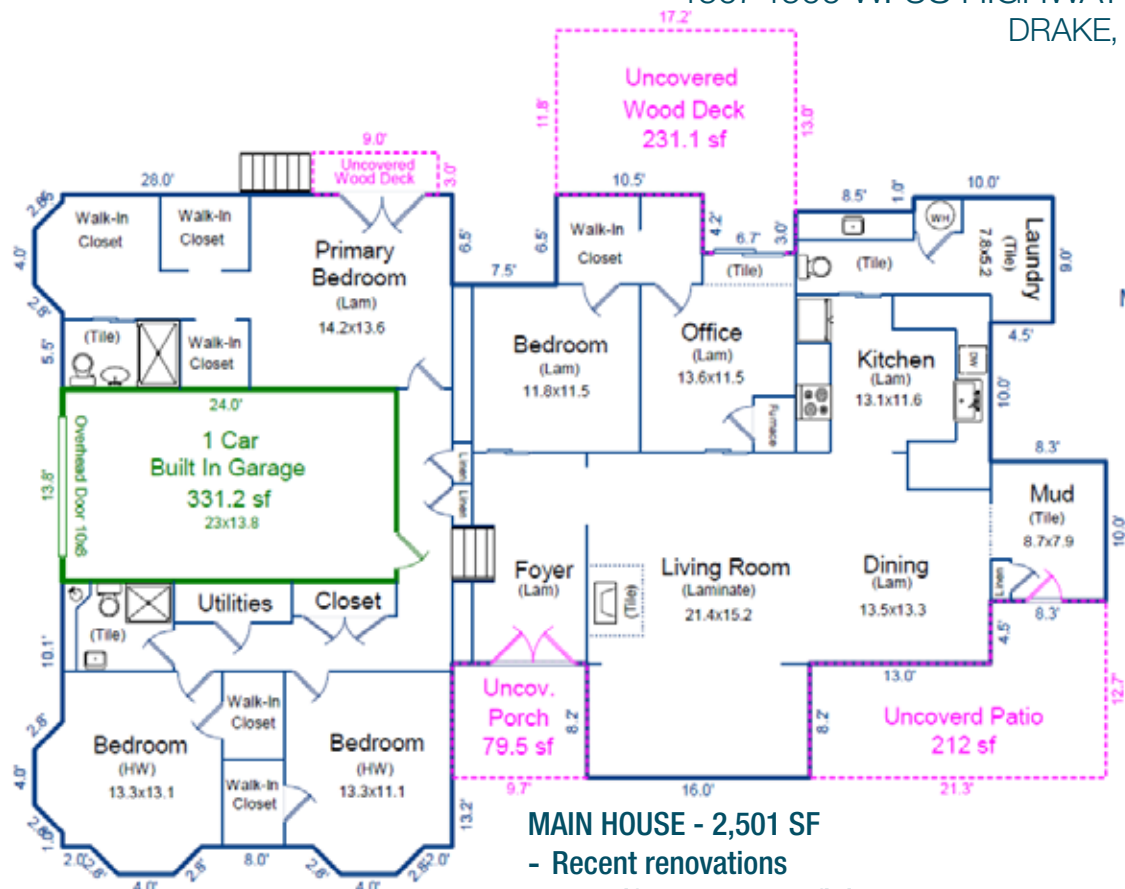
- Direct access and visibility from US Highway 34
- Riverfront setting within a well-established outdoor recreation corridor
- Convenient access to Loveland, Fort Collins and the broader Front Range
- Proximity to Estes Park and Rocky Mountain Nation Park with approx. 1 million visitors/year
- Strong fit for campground, lodging, retreat and recreation-oriented uses with future development potential

REGIONAL ACCESS

Downtown Loveland	31 min 17.2 mi
Fort Collins	47 min 28.3 mi
Longmont	45 min 30.3 mi
Boulder	66 min 45.9 mi
Denver Int'l Airport	77 min 69.3 mi



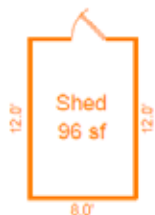
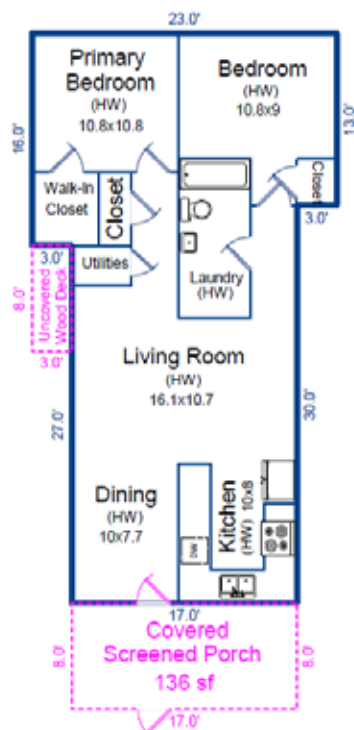
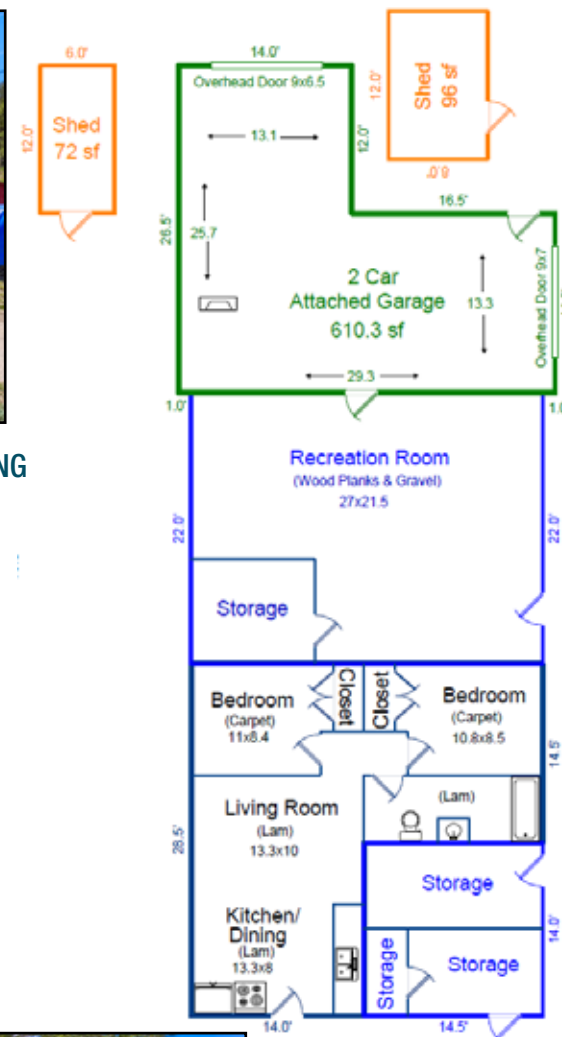




MAIN HOUSE - 2,501 SF

- Recent renovations
- Beautiful Farmhouse finishes
- 4 Bedrooms, 2.5 Bathrooms, Office
- Open Living/Dining

OFFICE / CAMP STORE



1607C - 609 SF COMMERCIAL BUILDING

- 2 Bedroom, 1 Bath Living Quarters
- Kitchenette
- Recreation Room & Storage
- 2 Car Garage / Shop

1607B - 818 SF RESIDENTIAL

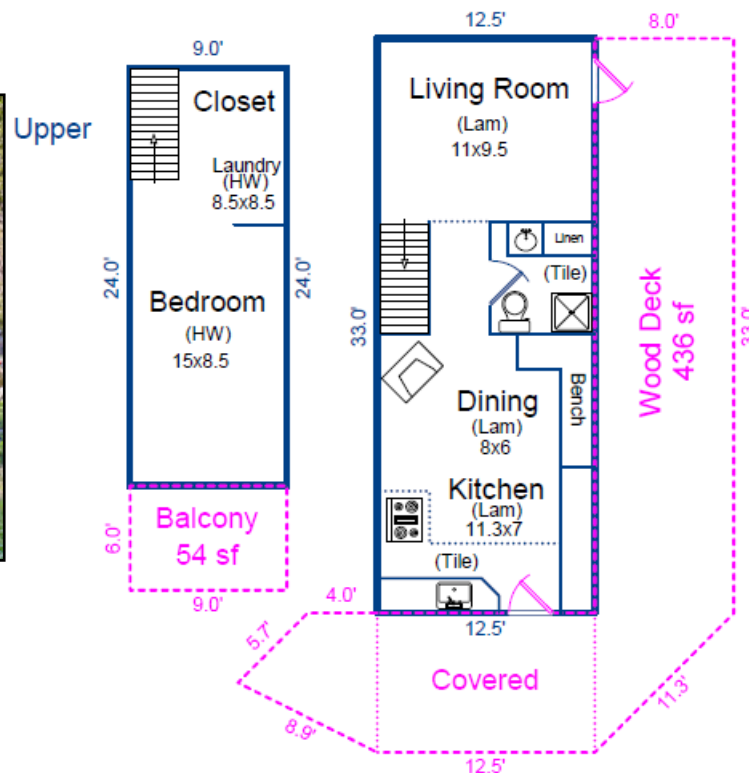
- 2 Bedroom, 1 Bath
- Open Living/Dining
- Full Kitchen
- Covered Screened-in Porch





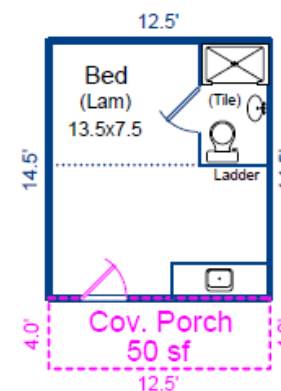
LARGE CABIN - 628 SF

- Kitchen / Dining
- Wood burning stove
- Loft Bedroom, 1 Bathroom
- Covered Porch, Balcony, Deck



SMALL CABIN - 181 SF

- Kitchenette
- Open Bedroom, Loft Bedroom
- 3/4 Bathroom
- Covered Porch



Loft Above
11.5x7.5



PROFORMA ANALYSIS

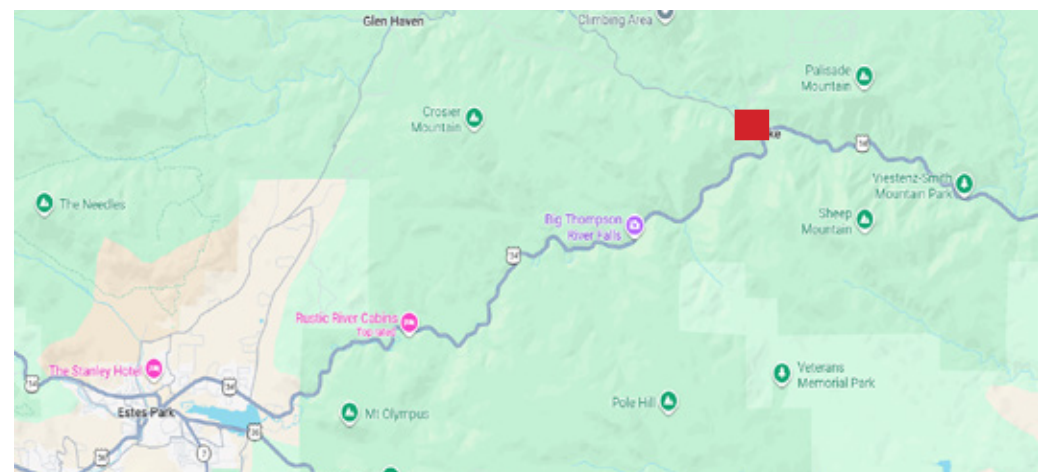
1607 - 1609 W Highway 34, Drake, CO		Proforma Income Valuation				
INCOME		Nightly Rate	Nights	Occupancy	Annual	
RV Parking (12) with electricity hook-ups						
	210	\$ 55	126	60%	\$ 83,160	12 Spaces April - October
	155	\$ 45	46.50	30%	\$ 25,110	12 spaces November - March
	365					
House 1 (2,501 SF; 4 Bed, 2.5 Bath)		\$ 250	183	50%	\$ 45,625	Year Round available
House 2 (818 SF; 2 Bed, 1 bath)		\$ 150	183	50%	\$ 27,375	Year Round available
Cabin 1 (628 SF 1 bed, 1 bath)		\$ 125	183	50%	\$ 22,813	Year Round available
Cabin 2 (181 SF Studio, 1 bath)		\$ 100	183	50%	\$ 18,250	Year Round available
(Seasonal Number of nights in warmer months)			210			
Camping Sites (40) table and fireit		\$ 25	105	50%	\$ 105,000	40 Spaces Spring/Summer/Fall
Family Re-Unions		\$ 10,000	3		\$ 30,000	Potential TBD
Weddings		\$ 10,000	4		\$ 40,000	Potential TBD
Retreats		\$ 10,000	3		\$ 30,000	Potential TBD
(Events - Possibilty subject to approval)						
Commercial Building (2,550 total SF with garage) (possible store, coin op laundry, equipment rental)						Camp Office/Shower/Laundry (Needs improvements)
Potential Annual Gross Revenue					\$ 427,333	

EXPENSES				Annual	Note
Accounting				\$ 3,000	Increase from previous year
Advertising				\$ 3,500	Increase from previous year
Cleaning				\$ 1,500	
Insurance				\$ 20,000	Need to verify
Internet				\$ 3,000	Increase from previous year
Maintenance Grounds				\$ 10,000	Same as previous year
Groundskeeper				\$ 40,000	Estimate
Permits				\$ 1,500	Same as previous year
Property Tax				\$ 15,740	Current
Sewer				\$ 1,200	Same as previous year
Supplies				\$ 10,000	Increase from previous year
Trash				\$ 2,400	Same as previous year
Utilities				\$ 8,500	Increase from previous year
Employees				\$ 60,000	On site manager / Owner
Total Operating Expenses				\$ 180,340	
Potential Net Operating Income				\$ 246,993	
	Value	Cap Rate	7.60%	\$ 3,250,000	
Debt Service Scenario				Purchase Price \$ 3,250,000	
	LTV		65%		
	Loan		\$ 2,112,500		
	Down Pmt		\$ (1,137,500)		
			Monthly	Annual	
	Interest		0.56%	6.75%	
	Term		300	25	
	PMT		(\$14,595.51)	(\$175,146.07)	
Cash Flow After Debt Service				\$ 5,987.20	\$ 71,846.43
Cash on Cash Return					6.32%

SUBJECT PROPERTY

35.91 ACRES WITH 4 RESIDENTIAL STRUCTURES, 1 COMMERCIAL BUILDING,
OUTBUILDINGS AND RV CAMPSITES

DRAKE CAMPGROUND
1607-1609 W. US HIGHWAY 34
DRAKE, CO





DRAKE CAMPGROUND
1607-1609 W. US HIGHWAY 34
Briggsdale
DRAKE, CO

- S DRAKE CAMPGROUND**
- 1 Downtown Loveland**
31 Minutes | 17.2 Miles E
- 2 Fort Collins**
47 Minutes | 28.3 Miles NE
- 3 Windsor**
52 Minutes | 29.9 Miles NE
- 4 Greeley**
59 Minutes | 36.2 Miles E
- 5 Longmont**
45 Minutes | 30.3 Miles SE
- 6 Boulder**
66 Minutes | 45.8 Miles SE
- 7 Denver Int'l Airport (DIA)**
77 Minutes | 69.3 Miles SE
- 8 Denver**
87 Minutes | 66.4 Miles SE

