



LOTO RV PARK

905 Hwy O - Gravois Mills, MO 65037

In Cooperation With Sands Investment Group Missouri, LLC - Lic. #2019044754
BoR: Tom Gorman - Lic. MO #2023012377

www.SandsIG.com

LOTO RV PARK - GRAVOIS MILLS, MO

EXCLUSIVELY MARKETED BY



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CONFIDENTIALITY & DISCLAIMER

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SECTION 1

INVESTMENT OVERVIEW

EXECUTIVE SUMMARY

PROPERTY OVERVIEW

Sands Investment Group is Pleased to Exclusively Offer For Sale the Loto RV Park Located at 905 Hwy O in Gravois Mills, MO. This Deal Includes a New, Modern Infrastructure, Built in 2022. The Park Features Up-to-Date Utilities and Facilities, Minimizing Immediate Capital Improvement Needs, Offering Investors Dependable Cash Flow.

Sale Price	\$1,300,000
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BUILDING INFORMATION

Street Address:	905 Hwy O
City, State, Zip:	Gravois Mills, MO 65037
County:	Morgan
Lot Size:	14.89 Acres



Actual Property Image



Actual Property Image

INVESTMENT HIGHLIGHTS



PROPERTY HIGHLIGHTS

- Prime Location in Lake of the Ozarks Area – Situated in Gravois Mills, a Growing Destination Known For Lake Recreation, Outdoor Adventure, and Seasonal Tourism; <https://lotorvpark.com>
- New, Modern Infrastructure – Built in 2022, the Park Features Up-to-Date Utilities and Facilities, Minimizing Immediate Capital Improvement Needs
- 33 Full-Service RV Sites – Expanded in 2025 From 24 to 33 Sites With the Completion of 9 Brand-New Pads Just Ahead of the Season
- High Growth Opportunity – Sale Includes an Additional 7.61 Acres of Adjacent Land, Offering Ample Room For Future Site Expansion and Added Amenities
- Turnkey Operation – Established Business With Existing Guest Base, Online Presence, and Operational Systems; Perfect For New Owners to Step In and Scale; Ideal For Owner-Operators or Investors – Whether You're Looking to Run the Park Hands-On or Develop It Further as Part of a Portfolio
- Utilities – City Water, City Sewer, All Sites 30/50 AMP Full Hook Up Sites
- Financials Based on T-12 With 24 Sites Online; 33 Sites Are Now Active With Revenue Not Yet Realized



SECTION 2

FINANCIALS

INCOME & EXPENSES

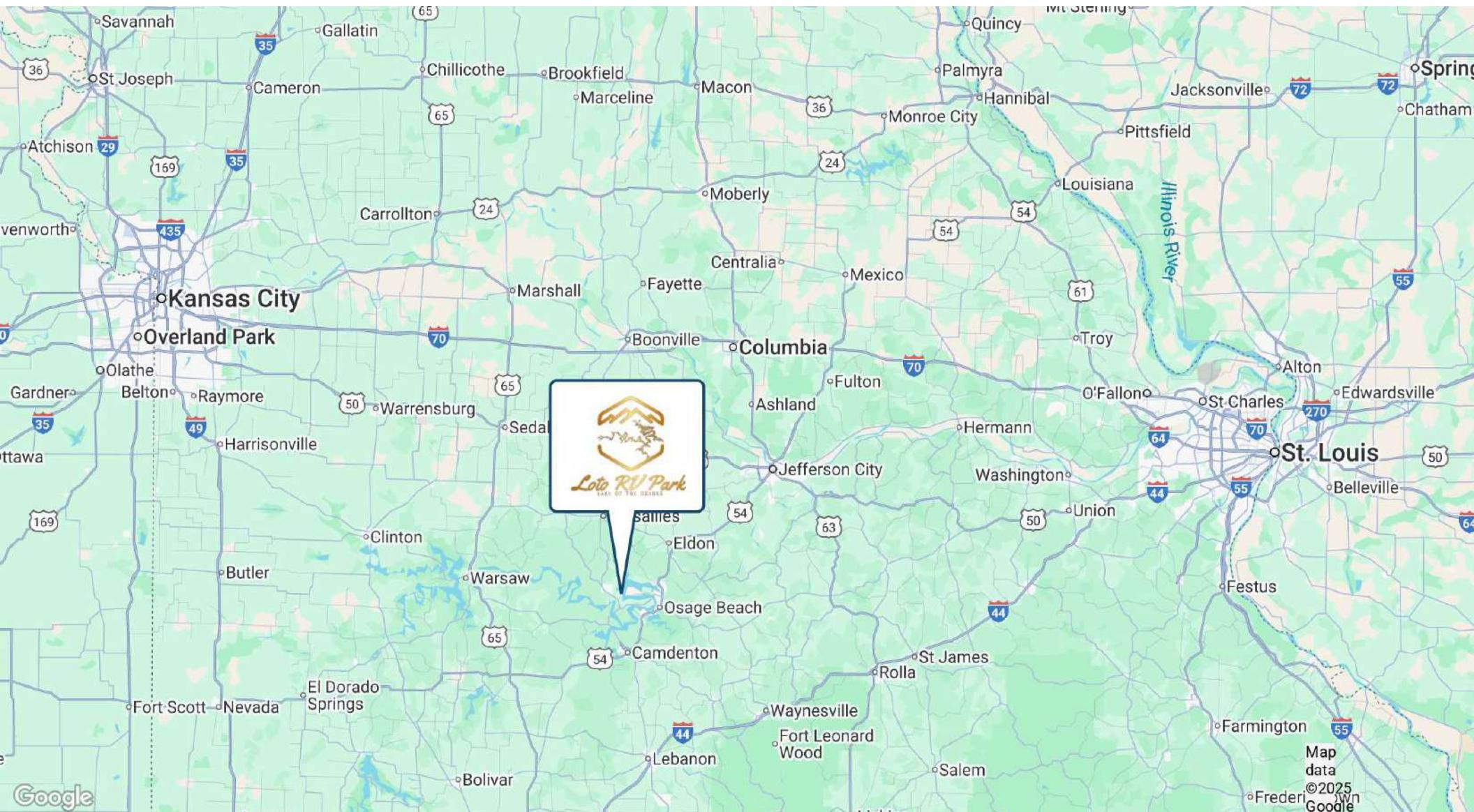
INCOME SUMMARY	LOTO RV PARK - GRAVOIS MILLS, MO
GROSS INCOME	\$109,813
EXPENSES SUMMARY	
Management Fees (Est. 6%)	\$5,818
Disposal & waste fees	\$2,733
Electricity	\$18,559
Water & sewer	\$2,257
Internet & TV services	\$1,104
Phone service	\$347
Property Taxes (Est.)	\$3,250
Insurance (Est)	\$7,583
OPERATING EXPENSES	\$41,651
NET OPERATING INCOME	\$68,162



SECTION 3

PROPERTY INFORMATION

LOCATION MAP



PROPERTY IMAGES



Actual Property Image



Actual Property Image



Actual Property Image



Actual Property Image



Actual Property Image

ADJACENT 7.61 AC FOR SITE EXPANSION INCLUDED



AERIAL MAP



AERIAL MAP



DEMOGRAPHICS MAP & REPORT

POPULATION

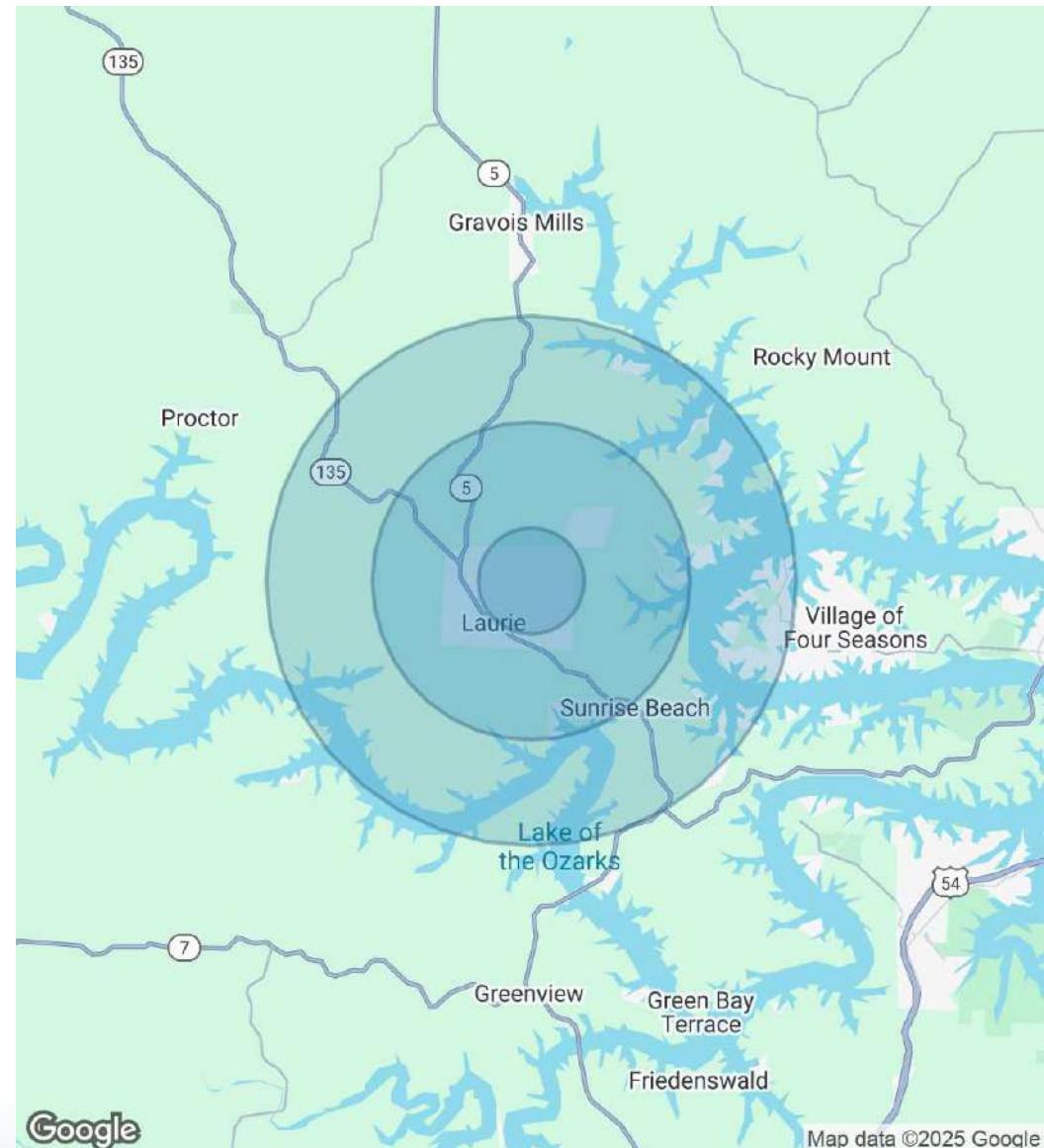
	1 MILE	3 MILES	5 MILES
Total Population	388	2,508	6,830
Average Age	53	55	54
Average Age (Male)	51	53	53
Average Age (Female)	55	56	54

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	186	1,223	3,274
# of Persons per HH	2.1	2.1	2.1
Average HH Income	\$101,726	\$98,753	\$99,934
Average House Value	\$301,534	\$320,499	\$356,610

TRAFFIC COUNTS

State Hwy 0	4,084 VPD
South Main St	10,371 VPD





SECTION 4

AREA OVERVIEW

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CITY OVERVIEW



Jefferson City MO - State Capitol



Ozarks International Raceway

GRAVOIS MILLS, MO

Gravois Mills is a town in Morgan County, Missouri. Gravois Mills is located in southern Morgan County on the upper end of the Gravois Creek arm of the Lake of the Ozarks. Missouri Route 5 passes through the town, leading north 9 miles to Versailles, the Morgan County seat, and south 12 miles to Sunrise Beach. Residents have convenient access to major highways and nearby cities, including Jefferson City and Springfield. Situated just off Highway 5, Gravois Mills is easily accessible from all directions, making it an ideal destination for weekend getaways or year-round living. According to the U.S. Census Bureau, Gravois Mills has a total area of 0.82 square miles. The Town of Gravois Mills had a population of 138 as of July 1, 2024.

Key economic drivers include local retail & services, tourism tied to Lake of the Ozarks, and the emerging motorsports economy from the Ozarks Raceway. Proximity to Jefferson City, MO, is beneficial for the economy of Gravois Mills. Jefferson City's economy is anchored by its role as the capital of Missouri, with state government employment being a primary driver. A significant portion of the workforce is employed in public administration, contributing to economic stability in the region. In addition to government jobs, the city has a notable presence in healthcare, with institutions such as Capital Region Medical Center and SSM Health St. Mary's Hospital providing both employment and healthcare services to residents. The educational sector also impacts the economy, with Lincoln University being a major employer and educational center. The city also has a growing small business sector and supports various local industries in construction, finance, and real estate. The proximity to the Missouri River facilitates transportation and trade, benefiting local businesses and enhancing connections to other regions.

Gravois Mills is a quaint and inviting city with a distinct lakeside charm. Positioned along the scenic shores of the Lake of the Ozarks, Gravois Mills captivates residents and visitors alike with its tranquil ambiance and stunning views. The city boasts a rich maritime culture, evident in its marinas, docks, and waterfront establishments. Gravois Mills is a haven for water enthusiasts, offering opportunities for boating, fishing, and lakeside relaxation. Ozarks International Raceway is a state-of-the-art FIA Grade 3 facility, opened in 2022 for road, off-road, rally, and oval track events. Seasonal events like Enchanted Village of Lights and Playin Hooky Water Taxi & Charters offer great entertainment options.

GET FINANCING



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The Capital Markets team at Sands Investment Group comprises experienced debt professionals who specialize in securing financing for commercial real estate assets. We collaborate closely with borrowers and their teams to smoothly navigate from the initial deal discussion to the closing table, freeing up valuable resources for all stakeholders involved. Our reliability, focus, and consistent execution showcase our expertise in the capital markets landscape.

Contact SIG's Capital Markets Team Today



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CONFIDENTIALITY AGREEMENT

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This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

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By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



LOTO RV PARK

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