

Country RV Village

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Asking Price: Unpriced, Please Contact Agent

EXECUTIVE SUMMARY

Goldman | Ryden Real Estate Investment Services is pleased to present Country RV Village, a 31 space RV Park in Heyburn, ID. This park has road frontage on Interstate 84 and is located directly in the middle of Boise, ID (160 miles) and Salt Lake City, UT (180 miles).

Country RV Village has 31 RV Spaces, 3 cabins, a commercial office/retail building, laundry, showers, and a house. The park is currently being operated at 100% occupancy with 47 wet spaces, 8 dry, and 3 cabins. All of the current tenants pay a monthly rate.

Country RV Village's prime location is advantageous for those embarking on road trips to notable destinations. To the south, travelers can easily reach the renowned national parks of Southern Utah, including Zion, Bryce Canyon, and Capitol Reef National Parks. To the north and west, road trippers can explore significant places such as Boise, Idaho's capital city, and Twin Falls, known for its spectacular Shoshone Falls. Additionally, the proximity to Craters of the Moon National Monument and Preserve provides another intriguing stop for RV travelers. I-84 is a major transportation corridor for travelers headed West to Oregon, Washington, and North to Montana.

DISTANCE FROM
COUNTRY RV VILLAGE

Boise
160 MILES

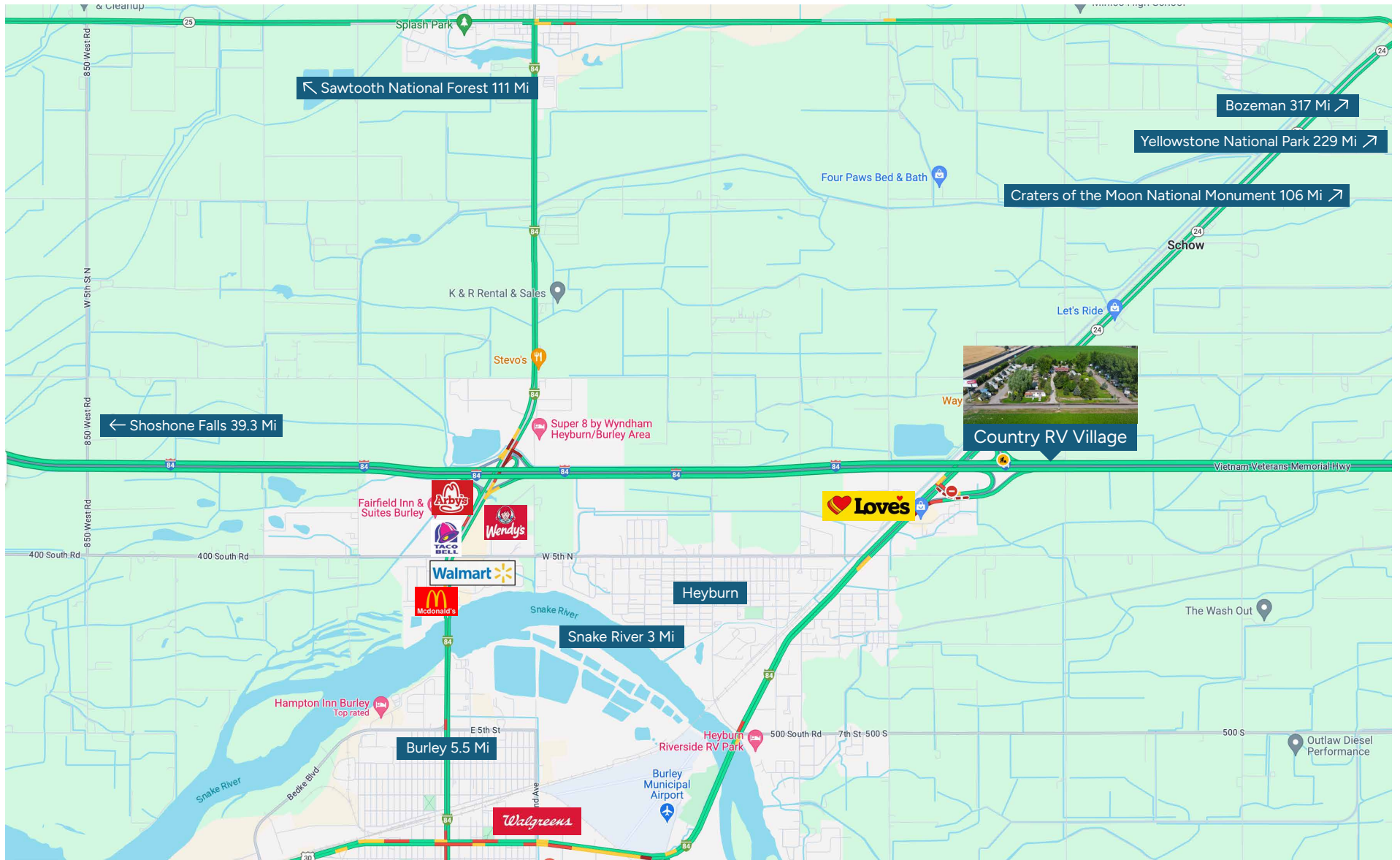
Salt Lake City
180 MILES

INVESTMENT HIGHLIGHTS

- ✓ Value-Add Opportunity
- ✓ Conveniently located directly off of the I84 interchange
- ✓ The property includes a 2 bedroom / 1 bath house and a shop
- ✓ Covered Parking
- ✓ Heyburn neighbors Burley which is the county seat for Cassia County
- ✓ The area has experienced an influx of businesses expanding or entering the marketplace due to the city's business friendly nature and low cost of doing business. Suntado which is in the dairy industry just completed a 190,000sf state of the art facility, Fabri-Kal recently opened a \$50,000,000 food plant and Dot Foods just announced a \$22,000,000 expansion to its local distribution center.
- ✓ Burley is located 45 minutes from Twin Falls, 1 hour from Pocatello, 1:45 minutes from Idaho Falls, and 2:15 minutes from both Boise and Salt Lake City.
- ✓ This area is heaven for outdoor enthusiast, Pomerelle Ski Resort is 45 minutes away, the subject property is just minutes from the snake river, golfing, hunting and fishing.



REGIONAL AREA MAP



OFFERING SUMMARY

Country RV Village

SUMMARY	
Asking Price	Unpriced, Please Contact Agent
RV Spaces	31
Cabins	3
House	2BR/1BA
Commercial Building (Office/Retail)	1
Shop	1
Occupancy	100%
Total Acres	4.7
Water	2 Wells
Sewer: Pumps to West Side Sewer District (they pump to Heyburn Wastewater Treatment Plant)	(900 ft away)
Laundry	4 Washers 3 Dryers
Showers	6
RV Daily Rental Rate	\$30
RV Weekly Rental Rate	\$100
RV Monthly Rental Rate	\$450



2023 OPERATING PROFIT & LOSS

2023 Operating P&L	
Revenues:	
Rental Income	\$192,491
Total Income	\$192,491
Expenses	
Utilities	\$49,737
Maintenance & Repair	\$16,153
Insurance	\$15,142
Taxes - Licenses & Fees	\$3,962
Contract Labor	\$3,437
Supplies	\$1,966
Telephone	\$1,050
Accounting & Legal	\$950
Bank Charges	\$994
Advertising	\$934
Dues & Subscriptions	\$702
Rent - Equipment	\$489
Vehicle Expense	\$350
Rent	\$169
Gas & Oil	\$67
Total Expenses	\$96,101
Net Income	\$96,390



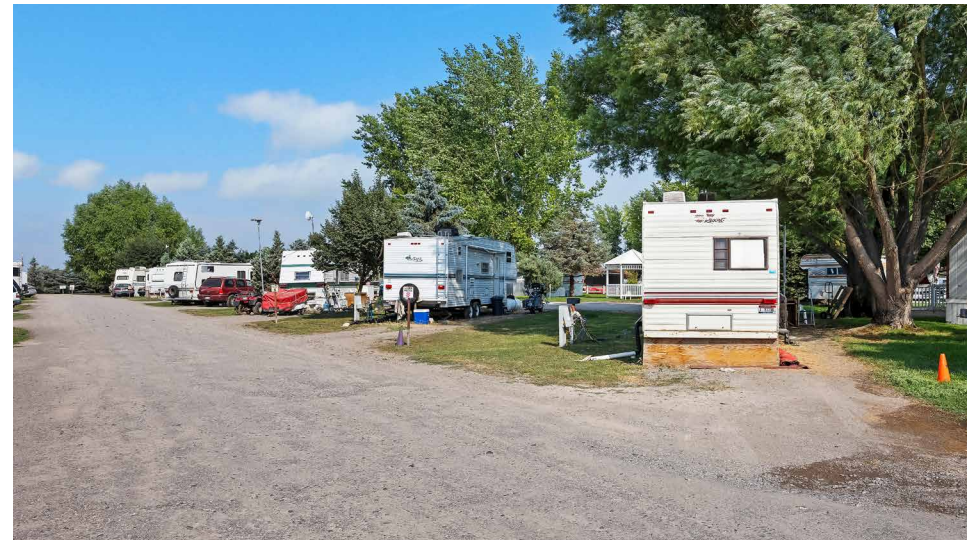
PROPERTY DETAILS

PARCEL OUTLINE
APN: RP10S23E112270



PROPERTY DETAILS

PROPERTY DETAILS	
Year Built	2003
House Year Built	1930
Electric	Provided by Riverside Electric Co.
Sewer	Pumps to West Side Sewer District (900 ft away), from here, pumped to Heyburn Wastewater Treatment Plant
Trash	Provided by Western Waste



PROPERTY DETAILS

The Office / Retail Shop



THE COMMON AREA



RESTROOMS & LAUNDRY



HOUSE



CABINS



BURLEY/HEYBURN



The City of Burley, founded in 1905, has a rich history dating back to the Oregon Trail migration. It's location, next to the winding Snake River in the shadows of the mountains, has been a strategic place for centuries. It is home to the Oregon and California Trails along with more than thirty other pioneer trails. Burley is the county seat for Cassia County but portions of Burley are also in Minidoka County.

Burley is a business-friendly city! The city believes that successful businesses directly correlate with better living conditions. Many of the cities most valued citizens are entrepreneurs and small businesses. We have an excellent workforce backed up by excellent skilled trades in the area.

Encouraging Business

The area has been agriculturally based for many years, and has now taken steps to expand the base economy with ethanol production, manufacturing, transportation, and value added agriculture products. The local government has made important steps in facilitating the entrance of more business, even encouraging all business that could be successful in this area with; low - cost electricity, dedicated employees interested in quality, productivity, and maximizing the potential. Burley has modern utilities for water, waste water, and electric.

Location

Being on I-84 it is a mid point between Boise and Salt Lake City, Denver and Portland or Seattle. Burley offers a competitive labor environment with moderate wage rates and a non-union environment. Southern Idaho maintains a skilled and active working class with good business ethics. Programs have been implemented through Region IV Development, Job Services and College of Southern Idaho to meet the demands of a changing workforce for both the job seeker and employer.



MARKET OVERVIEW

Strategic Location

Heyburn is situated in south-central Idaho, in Minidoka County, and benefits from its prime location along I-84, a major east-west transportation corridor. This highway sees significant traffic, providing high visibility and easy access for travelers, including vacationers, truck drivers, and long-haul travelers.

The RV park's proximity to I-84 ensures a steady flow of potential customers.

Economic Drivers

The economy of Heyburn and Minidoka County is diversified, with key sectors including agriculture, manufacturing, retail, and transportation. The region's agricultural base, particularly its potato and sugar beet production, plays a significant role in the local economy. Additionally, the presence of various manufacturing facilities and retail businesses supports local employment and economic stability.

Tourism and Recreation

Heyburn and the surrounding region offer a variety of recreational opportunities that attract tourists and travelers. The nearby Snake River provides excellent fishing, boating, and water sports activities. Additionally, Heyburn is within driving distance of several notable attractions, such as the City of Rocks National Reserve and Pomerelle Mountain Resort, which offer hiking, rock climbing, and skiing opportunities. These attractions make Heyburn an appealing stop for RV travelers seeking outdoor adventures.

Transportation and Infrastructure

Heyburn's location along I-84 provides excellent connectivity to major cities in the region, including Boise, Twin Falls and Salt Lake City. The well-maintained highway infrastructure ensures smooth travel for RV owners and other motorists. Additionally, the area is served by the nearby Burley Municipal Airport, enhancing accessibility for visitors.

Demographics

The local population in Heyburn and the surrounding areas is steadily growing, contributing to a stable economic environment. Heyburn's small-town charm combined with its accessibility makes it a popular stop for travelers. The town has a welcoming community and provides essential services that cater to both residents and visitors.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	6,062	22,300	39,500
Median Household Income	\$69,900	\$66,900	\$64,600
Median Age	31	34	33

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