

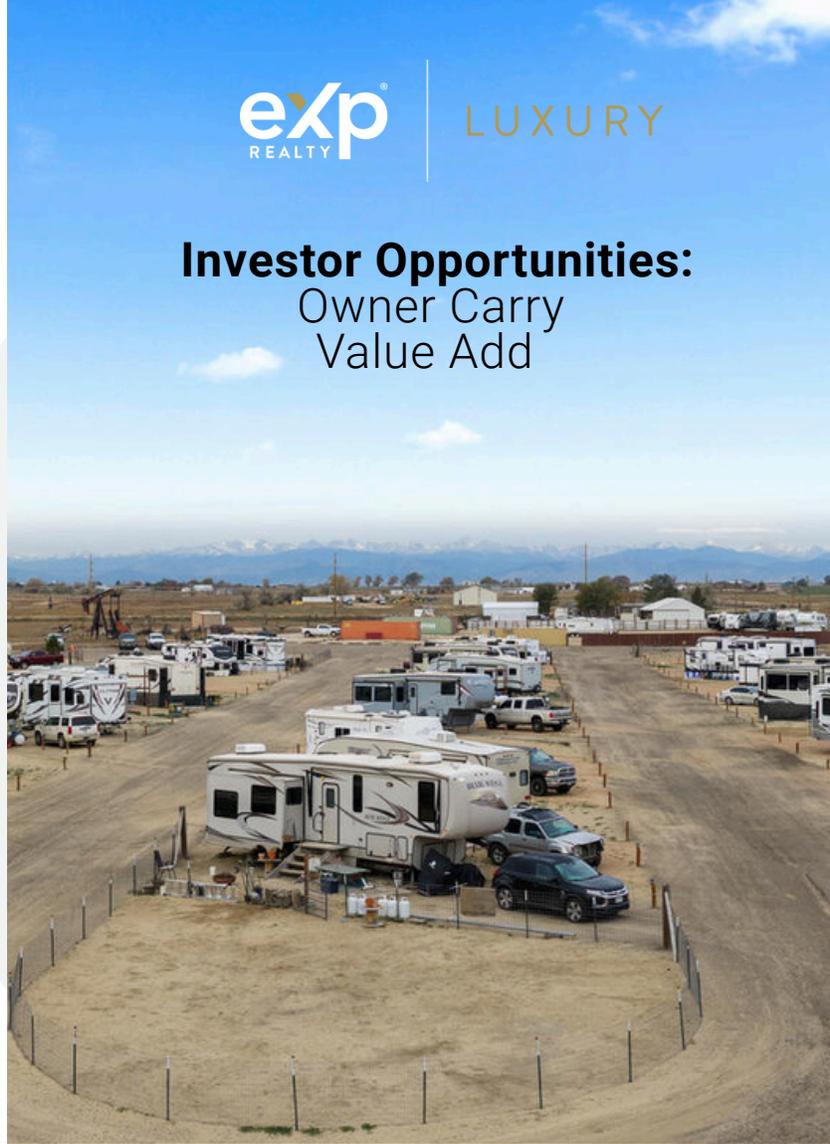
High-Performing RV
Investment with Expansion
Potential

RV Park for Sale

Fort Lupton, Colorado

Discover high-yield potential in this well-established 72-site RV park situated on 23 acres (optional adjoining 70 acres) in the heart of Weld County, Colorado. Built in 2018 and maintained with pride, B Bold RV Park offers a rare combination of consistent cash flow, modern infrastructure, and long-term tenant stability—all surrounded by open skies and quiet farmland just outside Fort Lupton.

With city water, dual septic systems, secure gated access, and two new laundry facilities, this turn-key property is ideal for investors seeking dependable income and operational ease. Whether you hold as-is or expand onto the optional adjacent 70 acres, B Bold RV Park delivers both immediate performance and long-term upside opportunities...



exp
REALTY

LUXURY

Investor Opportunities:
Owner Carry
Value Add

23
ACRES

72
SITES

8%
CAP RATE

LISTED FOR
\$6,600,000



exp
REALTY

LUXURY

CARA SILVERTHORNE
REALTOR®

Direct: 303.710.0654

Cara@SilverthorneCollective.com

Colorado Lic. # FA.258035148

Florida Lic. # SL 3603493

SilverthorneCollective.com

LESTER COLODNY
REALTOR®

Direct: 719.271.5548

Lester.Colodny@expcommercial.com

Colorado Lic. # IA40036159

Not intended to solicit sellers or buyers
under contract with another REALTOR®

Neighborhood Overview

Convenience

Located just minutes from Fort Lupton's main corridor, the park offers quick access to gas, groceries, hardware, and essential services – all within a short drive.

Regional Access

Positioned near Hwy 85 (9 minutes) and less than 15 minutes to I-25, the location provides seamless access to job hubs in Brighton, Greeley, Longmont, and metro Denver (~40 minutes) – ideal for workforce tenants in construction, utilities, and energy sectors.

Shopping & Services

Local conveniences are available in Fort Lupton, while nearby Brighton offers expanded retail, restaurants, and major stores like Home Depot, Walmart, and King Soopers – all within 10–20 minutes.

Healthcare Access

Nearby Banner Health Clinic in Fort Lupton, with full-service hospitals in Brighton and Greeley, offers peace of mind for both short- and long-term residents.

Lifestyle & Outdoors

Close to Barr Lake State Park and the South Platte River corridor, the area provides open space, fishing, and weekend escapes under wide Colorado skies.

On-Site Living

Secure gated entry, laundry, dog park, and dedicated storage create a comfortable, self-contained environment – ideal for longer stays and repeat tenants.

Workforce Tenant Suitability

Consistent referrals from regional contractors and utility companies – including United Power – reflect the property's strong fit for long-term, stable tenant placement.

Investor Details

📈 Cash Flow & Stability

- Well-established RV park with consistent year-round occupancy
- Strong tenant retention driven by long-term workforce demand in the region
- Predictable monthly income structure supports reliable performance

🏠 Infrastructure Advantage

- Full utility setup including city water, septic systems, and dual electric panels
- Two on-site laundry facilities with 2024 equipment upgrades
- Includes secure storage yard, dog park, maintenance barn, and insulated garage

👛 Low Overhead, Turnkey Staffing

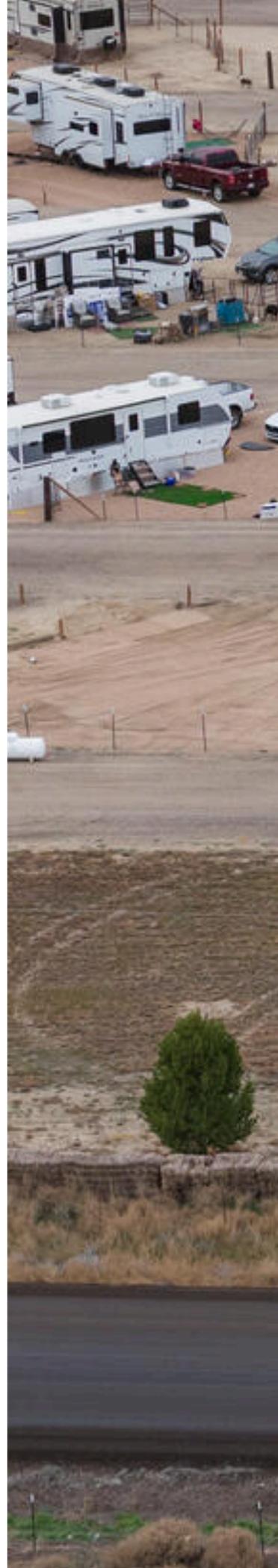
- On-site staffing in place for daily operations and tenant coordination
- Owner available for short transition period after closing
- Modular home will be relocated post-sale, allowing for future site repurpose

🌱 Upside via Expansion

- Adjacent 70-acre parcel available (offered only with RV park +\$2M)
- Flat, contiguous land suitable for RV expansion, storage, or complementary uses
- Seller will sign a tailored non-compete to protect future park value

💰 Flexible Acquisition Terms

- Flexible Seller financing available with negotiable interest and amortization
- Ideal for investors seeking reliable cash flow, low overhead, and long-term upside
- Attractive opportunity for 1031 exchange or strategic portfolio addition





Additional Highlights & Investor Notes

Strategic Location

- Prime location near Hwy 85 with convenient access to Brighton, Greeley, and the greater Denver Metro
- Strong tenant demand from nearby utility, construction, and energy-related employment hubs
- Ideal for workforce housing, long-term RV stays, and recurring contractor referrals

Multiple Income Streams

- Full-hookup RV park infrastructure supporting consistent rental income
- Secure on-site storage yard with current usage and potential for expanded leasing
- Opportunity to add revenue-generating amenities such as propane sales, premium Wi-Fi, or additional storage services

Infrastructure & Expansion-Ready

- Two high pressure city water taps in place
- Dual septic systems with three leach fields for current and future capacity

Low Overhead, Proven Operations

- Two trusted on-site employees manage daily operations and tenant coordination
- Modular home (negotiable) to be removed post-closing – site becomes available for new use
- Owner relocating to adjacent 5 acre parcel and available for short-term transition support

Flexible Exit & Growth Potential

- Agricultural zoning provides extremely low property tax burden (≈\$3,200/year)

Due Diligence Ready

- Full rent roll, P&L, and supporting documentation available upon request
- Tours, site plan, and Offering Memorandum provided with executed NDA