

Investment Opportunity | Sales Summary

Center Point RV Park

1530 Ann St. Nampa, ID

Lincoln Hagood

Brokerage Services

208 472 1667

lincoln.hagood@colliers.com

Jake Fink

Brokerage Services

208 472 1660

jake.fink@colliers.com



View Website



Property Overview

Center Point RV Park is a premier, institutional-quality RV community located in the heart of Idaho's fastest-growing corridor. This newer construction asset offers 126 total sites, comprised of:

- 114 back-in RV sites
- 12 pull-through RV sites
- Sites range from 50 to 75' long

With a modern layout, high-end amenities, and professional on-site management, Center Point caters to long-term tenants, offering investors consistent cash flow with reduced turnover risk.

Investment Highlights

2025 Actual Net Operating Income	\$777,614
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2026 Projected Net Operating Income	\$866,457
	<ul style="list-style-type: none">• New monthly rate minimum of \$700 with average increases of \$25 per stall for others• New weekly rates changed from \$400 per week to \$425 per week• New nightly rates increased \$5 - \$10

Address	1530 Ann St. Nampa, ID 83687
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Sale Price	\$12,500,000
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Land Size	7.61 Acres
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Historical Occupancy	98%+ average annual occupancy
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Zoning	IL_RS_Light Industrial and Single Family Residential
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Parking	126 RV Sites
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Property Access	Call Agent
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Buyer broker commission not offered at this price.

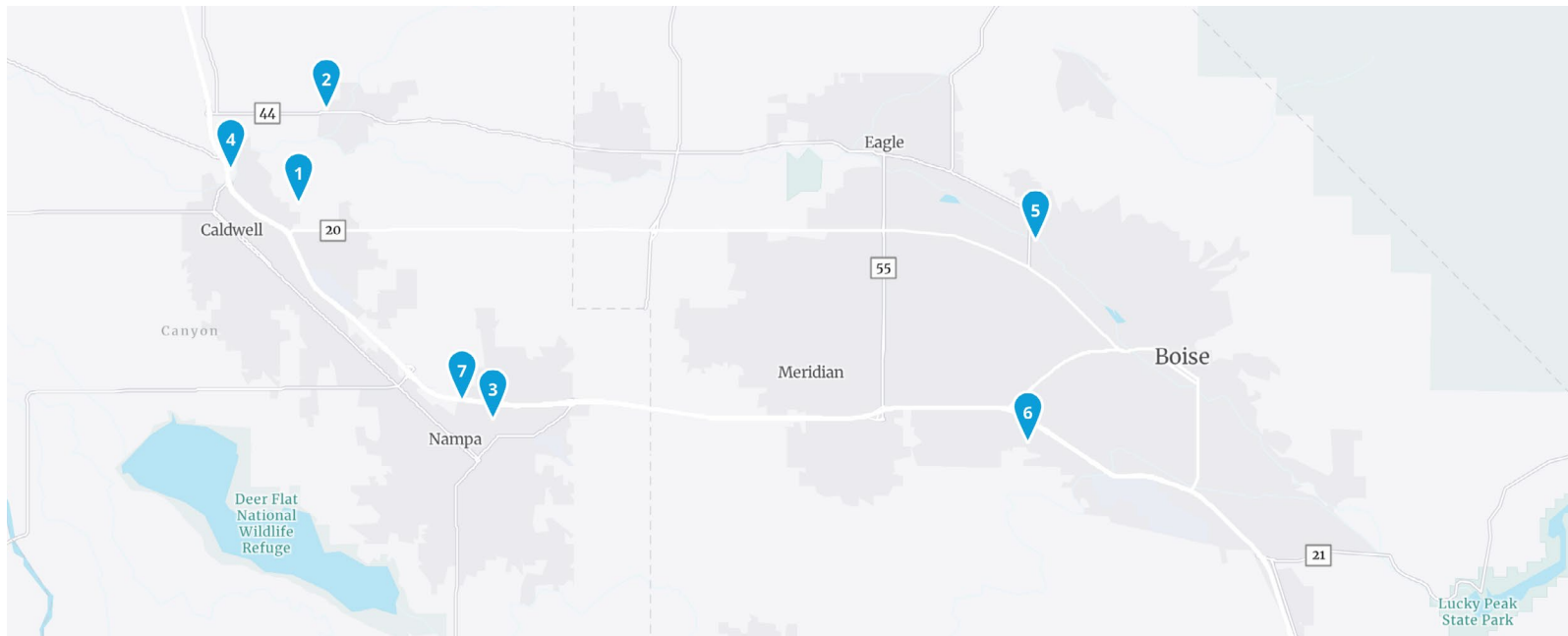


Constructed in 2021

*Contact Listing Agent
for Financials*

Market & Site Analysis

Competing Rates Per Stall		Monthly	Nightly
1	Sun Creek – Caldwell	\$950 – \$1,450	\$79 – \$99
2	Idahome – Middleton	\$875 – \$1,150	\$68
3	Mason Creek – Nampa	\$950	\$49 – \$57
4	Lake Point – Caldwell	\$800 – \$975	\$43
5	Boise Riverside	\$800 – \$1,000	\$61.60
6	Boise Travel Park	\$900 – \$1,250	\$64
7	Center Point – Nampa	\$700 – \$900	\$65





Amenities

Community Amenities

Designed for long-term comfort and convenience, amenities include:

- Clubhouse with kitchen and common-area living room
- Private shower and bathroom suites
- Full-service laundry facility
- Dog park and walking areas
- Playground
- Propane sales on-site
- Professional on-site office and management presence

Center Point RV Park offers a rare opportunity to acquire a high-performing, stabilized asset with strong operating income and upside potential. Its multifamily-style tenancy structure and exceptional location make it an attractive addition to any multifamily, mobile home, or rv park portfolio.



Location Advantages

Excellent Accessibility: Just 1 minute from I-84, offering immediate access to the Treasure Valley, Boise metro area, and regional destinations.

Strategic Growth Area: Situated in Nampa, one of Idaho's fastest-growing cities, this location benefits from increasing demand for both permanent and transitional housing.

On-Site Management

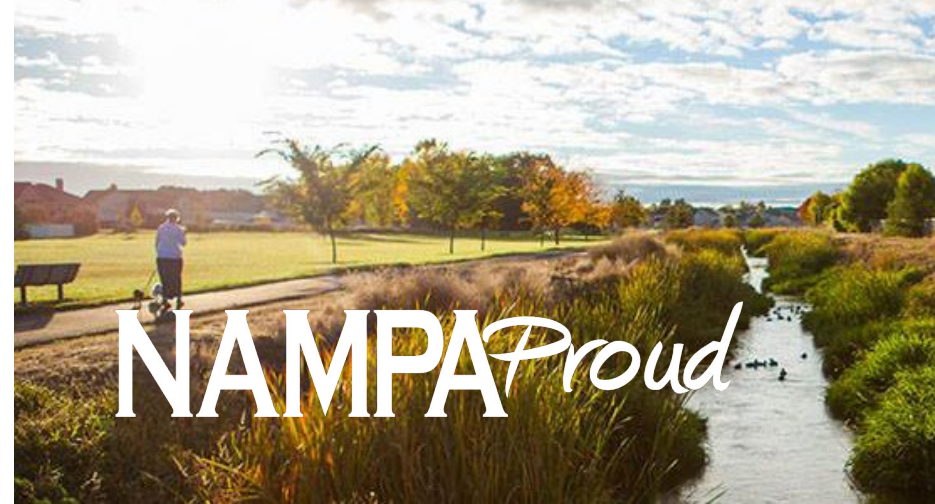
Center Point RV Park is professionally managed by Blue Terra Management, a leading third-party operator specializing in RV park operations. With a proven track record across a growing portfolio of properties, Blue Terra brings a strategic, guest-focused approach to day-to-day operations.

Key advantages of Blue Terra Management include:

- **Cross-marketing capabilities** across multiple parks to drive consistent occupancy.
- **Revenue optimization strategies** focused on dynamic pricing, site utilization, and guest retention.
- **Brand reputation** built on operational excellence and customer satisfaction.

Operators also have the flexibility to work with Blue Terra without requiring full on-site management. Contact us to explore tailored solutions and learn how Blue Terra can support your goals at Center Point RV Park.





Local Area Overview - Nampa

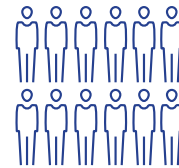
Nampa is Idaho's 3rd largest city and the western anchor of the Treasure Valley where nearly half of Idahoans reside. Nampa's undeniable quality of life, affordability and urban proximity make it one of the most desirable places to live in the West.

Nampa is known for its successful food processing, agribusiness and manufacturing companies, but also has attracted a large mix of retail and restaurants.

The City of Nampa's targeted industries of food processing, agribusiness, technology and manufacturing continue to flourish. Back office/shared services, recreation technology and healthcare are industries that are emerging quickly.

Nampa is also home to two colleges: Northwest Nazarene University, a highly respected four-year college, and College of Western Idaho, the fastest-growing two-year college in the U.S.

Resource: [Idaho Press](#)



2021
population (MSA)

761,680



Best Place to Live

Livability

#1



2021 Average
Household Income

\$64,214



Median
Age

32.7





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1530 Ann Street Nampa, Idaho

5700 E Franklin Rd Suite #205
Nampa, Idaho 83687
+1 208 472 1660
colliers.com/idaho

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