



RV PARK PROPERTY FOR SALE

River Cities RV Park

7213 LA-1, Boyce, LA 71409

Presented By:

Jack Hodges, CCIM

Commercial Sales & Leasing

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Building Name	\$ 2,400,000.00
Name:	River Cities RV Park
Building Size (Laundry & Guest Showers)	650 SF
Lot Size	5 Acres

River Cities RV Park is centrally located in Louisiana right off I-49 (Exit 94 - Rapides Station Road) is a convenient, modern and attractive destination for travelers. The park features 38 full hook-ups, concrete pull-through sites with access to all municipal utilities including AT&T Wi-Fi. The property is 5 acres, completely fenced and secured with cameras ensuring both safety and comfort for guest. On site is a 650 SF building with laundry facilities and guest showers adding additional value and convenience for guest. Strategically positioned to benefit from the surrounding Industrial growth.

Turnkey Investment opportunity. Perfect for someone looking to own a business with strong income potential and limited hands-on management.

For additional information, visit: www.rivercitiesrvpark.com



- 38 full hook-up RV sites with concrete pull-through pads
- Contactless, 24/7 reservation system (online or phone)
- Daily, Weekly and Monthly rental options
- Located in a growing industrial corridor (near Lowe's Distribution Center, Amazon and more)
- Minimal owner involvement required (restroom cleaning and laundry collection)
- Fenced and secured with cameras
- WiFi across the entire park



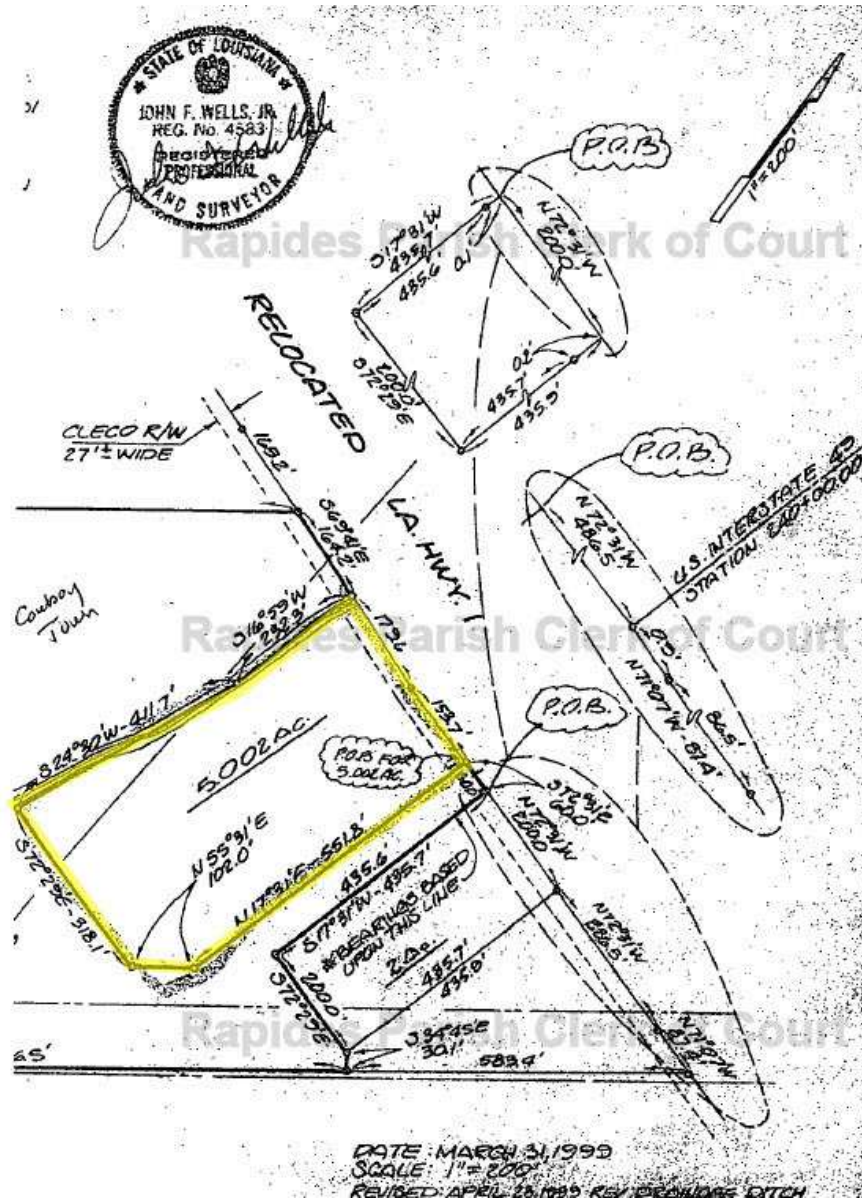
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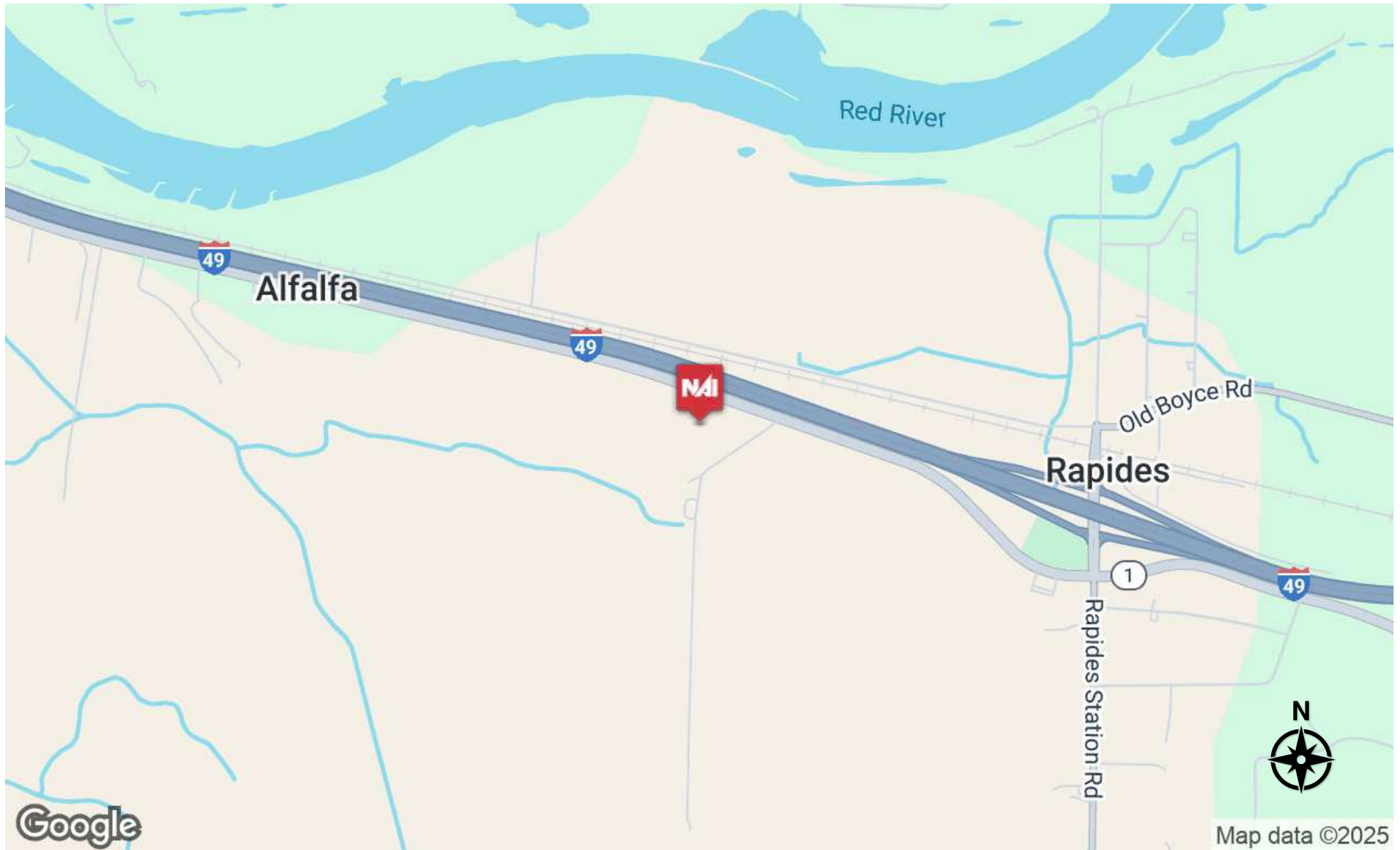


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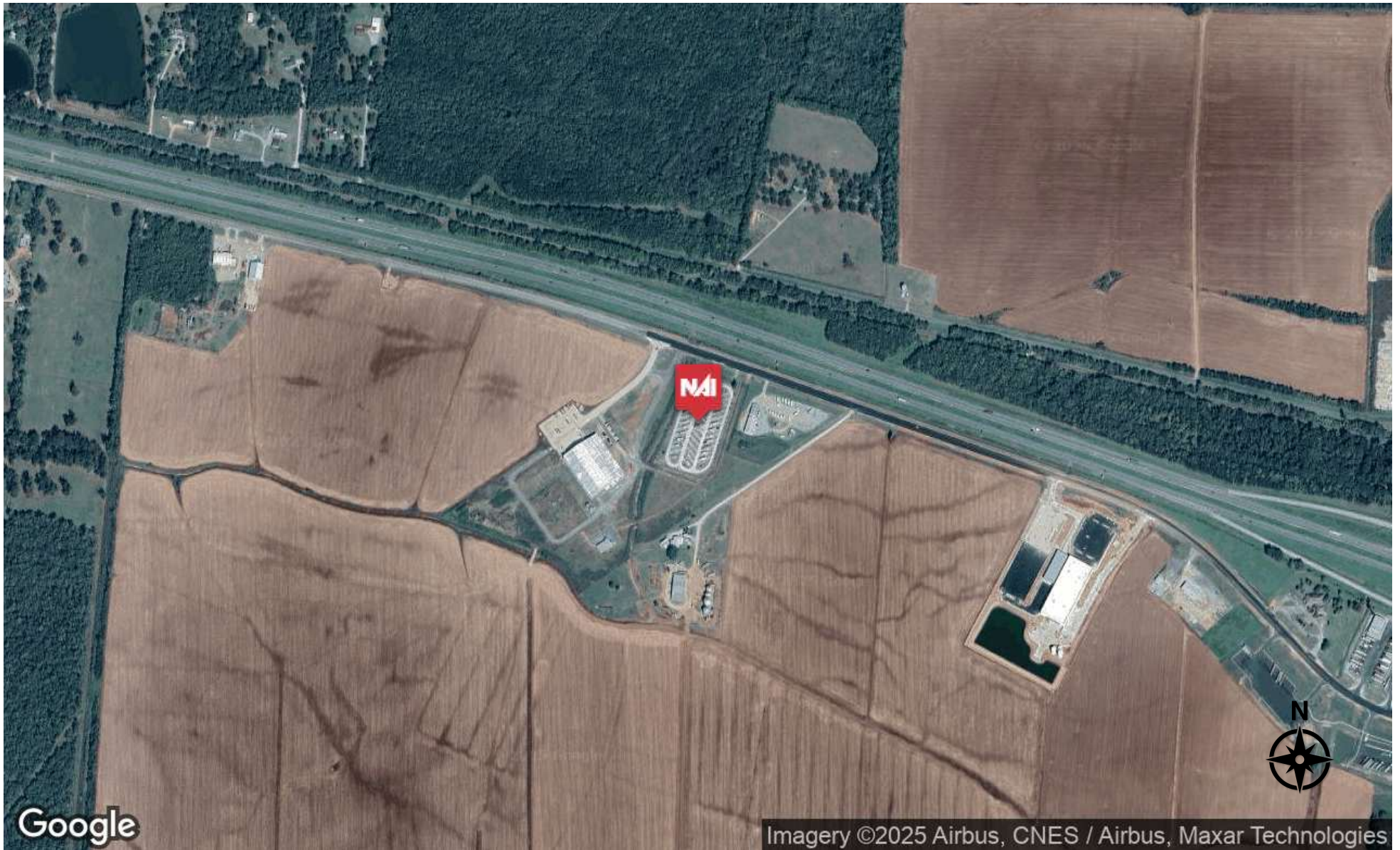




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An aerial photograph of the River Cities RV Park. In the foreground, a large sign on a wooden post reads "River Cities RV PARK" in blue and red lettering, with "All Pull Thru Sites" and "24 Hr Kiosk Check-In" below it. The park features a wide gravel pull-thru road, green grass, and a black chain-link fence. A large bush of pink roses is in the center. In the background, there's a large industrial building, several parked trucks, and a line of trees under a blue sky with scattered clouds.

River Cities
RV PARK
All Pull Thru Sites
24 Hr Kiosk Check-In

For More Information:

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