

1870 RV Resort Development

Summary

The 1870 RV Resort Development represents an uncommon opportunity to acquire a substantially de-risked, fully engineered, permitted, and shovel-ready 116-site RV resort development in North Central Florida.

Located in Interlachen within driving distance of St. Augustine, Gainesville, Ocala, and Orlando, the project has already completed the most difficult and time-consuming phases of RV resort development, including entitlement approvals, engineering, surveys, environmental work, traffic studies, geotechnical review, and permitting.

Ownership successfully secured approvals through a previously undiscovered municipal entitlement pathway that allowed materially higher RV density than is typically achievable in comparable Florida rural markets, creating significant intrinsic value and a difficult-to-replicate competitive advantage.

Unlike many development opportunities that remain speculative or years away from construction, this project is positioned for immediate site mobilization with active contractor engagement and completed infrastructure pricing already obtained.

Ownership is open to:

- Full acquisition of the development site and plans
- Joint venture partner
- Equity Investment Participation
- Construction Capital Partnership

Investment Highlights

Fully Entitled & Shovel Ready

- Fully engineered final site plan approved
- Key permits issued
- Major due diligence completed including: Boundary survey, Topographic survey, Environmental studies, Traffic studies, Geotechnical analysis

Rare Florida RV Density Approval

One of the largest barriers to RV resort development in Florida is entitlement approval and density limitations.

Ownership identified and successfully navigated a little-known municipal zoning framework within the Town of Interlachen ordinances that allowed substantially greater RV density than typically permitted in surrounding county jurisdictions.

This created:

- Enhanced land utilization efficiency
- Improved projected revenue per acre
- Lower infrastructure cost per site
- Stronger long-term project economics
- Significant replacement barrier for competitors
- Unique value of being walking distance to all the town stores and restaurants.

Immediate Construction Readiness

Contractors are prepared and calling on us frequently eager to mobilize quickly with detailed infrastructure pricing already completed for a fully Functional RV Resort including : Civil sitework, Underground utilities, Electrical infrastructure, Septic systems, Concrete pads, Roads and drainage, & Fencing. Initial site preparation work including clearing, root raking, rough grading, and erosion control installation has already been completed.

Strong Florida RV Market Fundamentals

The project benefits from:

- Continued population migration into Florida
- Growth in RV travel and outdoor hospitality
- Increasing campground shortages in many Florida corridors, particularly seasonal winter residency demand
- Rising hotel accommodation costs
- Demand for extended-stay and seasonal lodging options
- Limited availability of entitled development sites

Strategic Location Advantages

The project is centrally positioned within North Florida's growing outdoor recreation corridor while maintaining a substantially lower land basis than many coastal or high-growth metro markets.

Key regional access includes:

- 1 hour to St. Augustine and Atlantic beaches
- 30 minutes to Gainesville
- 45 minutes to Ocala
- 1.5 hours to Universal and Disney
- Proximity to North Florida springs, rivers, fishing, boating, trails, hunting, and outdoor recreation destinations

The project offers a difficult-to-find combination of:

- 5 minute walking access to restaurants, groceries, and everyday needs
- Easy regional access to major Florida destinations
- Proximity to nature, dark skies, and outdoor recreation
- Connectivity to major RV travel corridors
- 15 minutes from a Love's Travel Stop and Tractor Supply. (RV Favorites)

The location is positioned to capture:

- Transient nightly & Weekly RV travelers
- Seasonal Florida visitors
- Extended-stay guests
- Outdoor recreation tourism. (Fishing tournaments, Mud Boggin Events, Race tracks, Sporting events)
- "Basecamp" style regional travel demand. (Big with Fulltime RV Families and seasonals)

Development

Planned Resort Layout

The approved development plan consists of 116 RV sites including:

- 5 premium oversized “super” sites
- 52 pull-through sites
- 59 back-in sites

Phase 1 (Fully Operating RV Resort):

- Full underground utility infrastructure
- Paved internal roads
- Stormwater systems
- Concrete RV pads
- Full hook-up utility connections
- Bathhouse/support facilities
- Renovation of existing 1,400 SF clubhouse building
- Security and perimeter improvements

Phase 2 (Adding Resort Amenities):

Future amenity expansion is planned to include:

- Resort-style pool
- New 4,800 SF two-story clubhouse for additional gathering and recreational amenities

The Phase 2 amenity package remains flexible and may be expanded, reduced, value engineered, and/or phased strategically based on market conditions and capital structure

Development Cost Summary (multiple quotes in hand)

Civil Sitework & Underground Utilities

Preferred Civil Contractor A&R Development Group \$2.22M

Scope includes:

- Earthwork and grading
- Sewer systems
- Potable water systems
- Stormwater systems
- Concrete RV pads
- Asphalt paving
- Limerock base
- Utility testing and infrastructure

Additional Infrastructure Pricing

Electrical infrastructure proposals: \$315K – \$438K

Septic infrastructure proposals: \$225K – \$260K

Perimeter fencing: \$76K

Estimated Development Budget

Category	Estimated Cost
Civil Sitework & Utilities	~\$2.2M
Electrical Infrastructure	~\$315K–\$438K
Septic Infrastructure	~\$225K–\$260K
Fencing & Security	~\$76K
Contingency / Miscellaneous	Variable
Estimated Phase 1 Total	~\$3.0M–\$3.8M
Planned Phase 2 Amenities	~\$1.5M

Ownership has already invested substantial capital and multiple years into engineering, entitlement work, permitting, and project advancement. Land clearing, Root Rake, Rough Grade, and Silt fence are currently completed.

Revenue & Stabilized Operations

The project is intended to operate as a higher-quality destination-style RV resort rather than a lower-end overnight campground product.

Projected revenue streams include:

- Nightly transient stays
- Weekly and monthly rentals
- Seasonal occupancy
- Premium site rentals
- Ancillary guest revenue

Preliminary Stabilized Operating Assumptions

Metric	Conservative	Stabilized
Occupancy	55%	70%
ADR (Average Daily Rate)	\$68	\$82
Annual Gross Revenue	~\$1.7M	~\$2.5M

Comparable positioning references include:

- Keystone Heights RV Resort (higher-end positioning)
- Cooper Lake RV Resort (lower-end positioning)

Estimated Stabilized Valuation Potential

Based on projected stabilized NOI performance and prevailing RV resort market cap rates, ownership believes the project may support a materially higher stabilized valuation upon completion and operational maturity.

Potential future strategies may include:

- Long-term hold for recurring cash flow
- Stabilization and refinance
- Sale to institutional RV operator
- Sale to private equity consolidator
- Partial recapitalization or phased exit

Timeline & Execution

The project is positioned for accelerated execution relative to typical ground-up RV resort developments.

Estimated timeline:

- Immediate site mobilization capability
- Construction commencement upon closing/funding
- Estimated construction duration: approximately 7–10 months
- Stabilization target: approximately 18–24 months after opening

Because entitlement and engineering work are substantially complete, a future owner or capital partner avoids years of municipal, county, state approval risk and engineering delays commonly associated with Florida development projects.

Why This Opportunity Is Difficult To Replicate

This opportunity combines several characteristics that are increasingly rare within Florida's development landscape:

- Fully entitled RV density approvals
- Completed engineering and due diligence
- Immediate construction readiness
- Existing contractor pricing
- Central Florida accessibility
- Lower land basis than many markets
- Growing RV and outdoor hospitality demand
- Flexible phased amenity expansion
- Significant pre-development risk already removed

The project effectively allows an investor or buyer to bypass one of the most uncertain phases of development and move immediately toward construction and revenue generation. Replicating a comparable fully approved RV resort project today would likely require materially greater time and capital.

Available Due Diligence Materials

- Engineering plans
- Surveys
- Environmental reports
- Traffic studies
- Geotechnical reports
- Contractor Quotes
- Permit documentation
- Site plans
- Utility plans
- Additional development materials