

FOR SALE



## DESERT SKIES RESORT

RELAX · EXPLORE · RECHARGE

High-End Resort near Capitol Reef National Park  
199 W 125 S Street | Teasdale, UT 84773

**NAI**Excel  
COMMERCIAL REAL ESTATE SERVICES. WORLDWIDE

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## LISTED BY

**Brandon Price**

435.627.5718

bprice@naixel.com

**Gregg McArthur**

435.627.5740

greggm@naixel.com

**NAIExcel**  
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

This offering, including any related digital marketing, contains selected information pertaining to the Property and does not purport to be a representation of the state of the Property, to be all-inclusive, or to contain all or part of the information which interested parties may require to evaluate a purchase or lease of real property.

Neither the seller or NAI Excel, nor any of their respective directors, officers, Affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents, as to the financial performance of the property, or as to the condition of the Property, malfunctions or mechanical defects on the Property or to any improvements thereon, including but not limited to the material, workmanship or mechanical components of the structures, foundations, roof, heating, plumbing, electrical or sewage system, drainage or moisture conditions, air conditioning, or damage by the presence of pests, mold or other organisms, environmental condition, soils conditions, the zoning of the Property, the suitability of the Property for Interested parties intended use or purpose, or for any other use or purpose. ARTI Terms of Service | <https://brokerstechnology.com/terms-of-use/> ARTI Privacy Policy | <https://brokerstechnology.com/privacy-policy/>

# EXECUTIVE SUMMARY



01

## EXECUTIVE SUMMARY

# High-End Resort Camp near Capitol Reef National Park

TOTAL AVAILABLE	± 5,386 SF
LOT SIZE	± 15 Ac
ZONING	Resort Recreation
YEAR BUILT	2024
TYPE	Retail   Hotel/Motel
TAX ID	0-797-0

- Includes 6 Bedroom 5 Bath Cabin Configured for Nightly Rental.
- Property Includes six (6) climate-controlled glamping sites with plenty of room for more. Property is entitled for 12 additional units.
- Each site has its own climate-controlled bath house.
- 12 minutes from Capitol Reef National Park.

±5,386  
TOTAL RENTABLE SF

±15  
TOTAL ACREAGE

\$1,950,000  
ASKING PRICE

2024  
YEAR BUILT



OR TEXT 22851 TO 39200

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## EXECUTIVE SUMMARY

# INVESTMENT HIGHLIGHTS

### CABIN

Built in 1994: 6 bedrooms, 7 bathrooms each w/ ensuite bathrooms (this includes the 1b1bath adjoined apt unit). There is a kitchen, dining room, living room. I added the 7th bathroom, separated the side apt, and built out the basement to have a 2nd living room (finished), and added a laundry room in the basement with 3 washer/dryers and 5x total capacity. Bringing the total SQFT from 2,844 to 3,244. Remodel Cost \$80k.



## RENTAL RATES

**\$750.00**

CABIN | PER NIGHT

**\$1,800.00**

FULL CAPACITY CABIN + GLAMPING  
PER NIGHT

**\$180.00**

GLAMPING | PER NIGHT

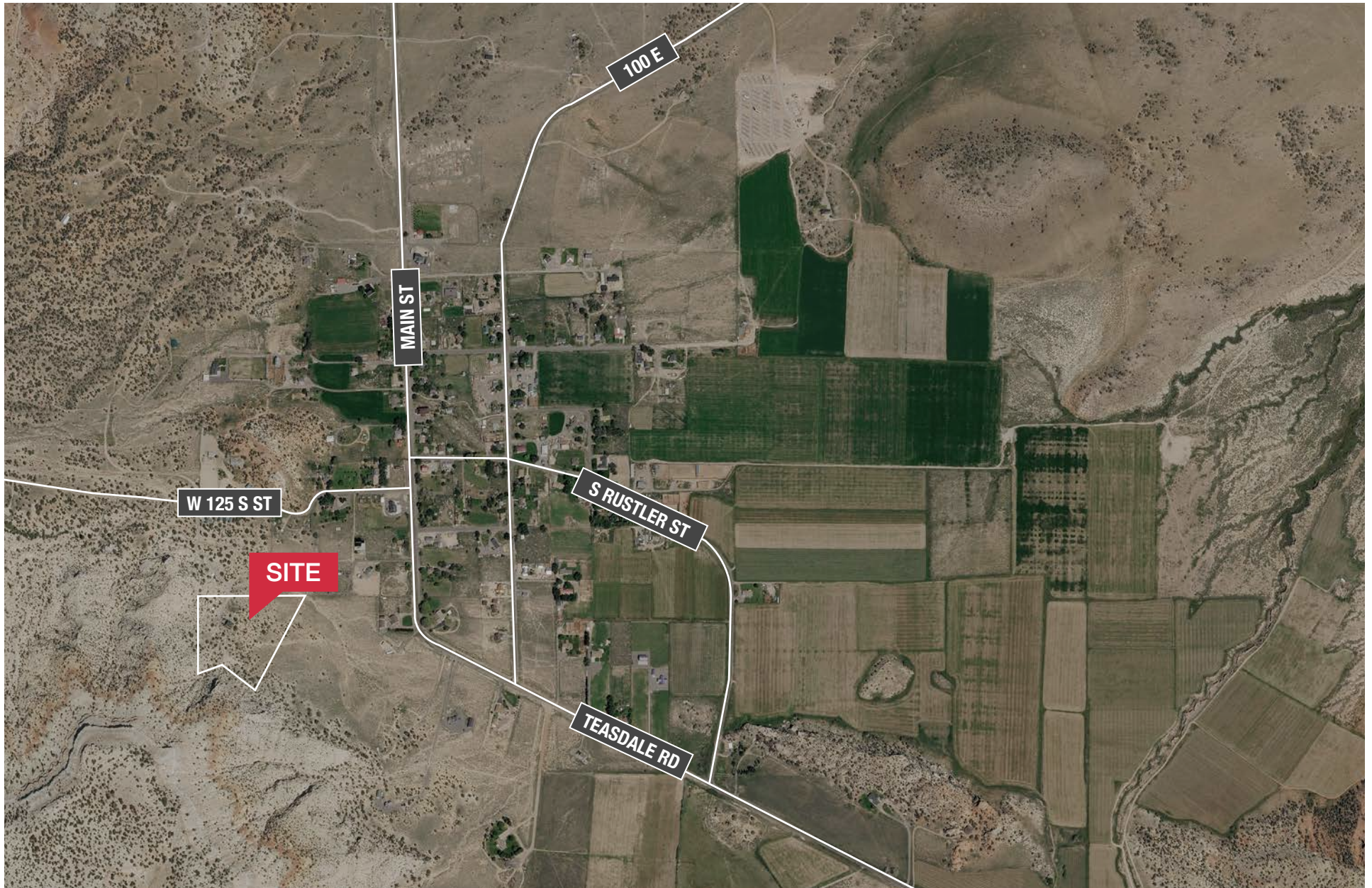
### GLAMPING

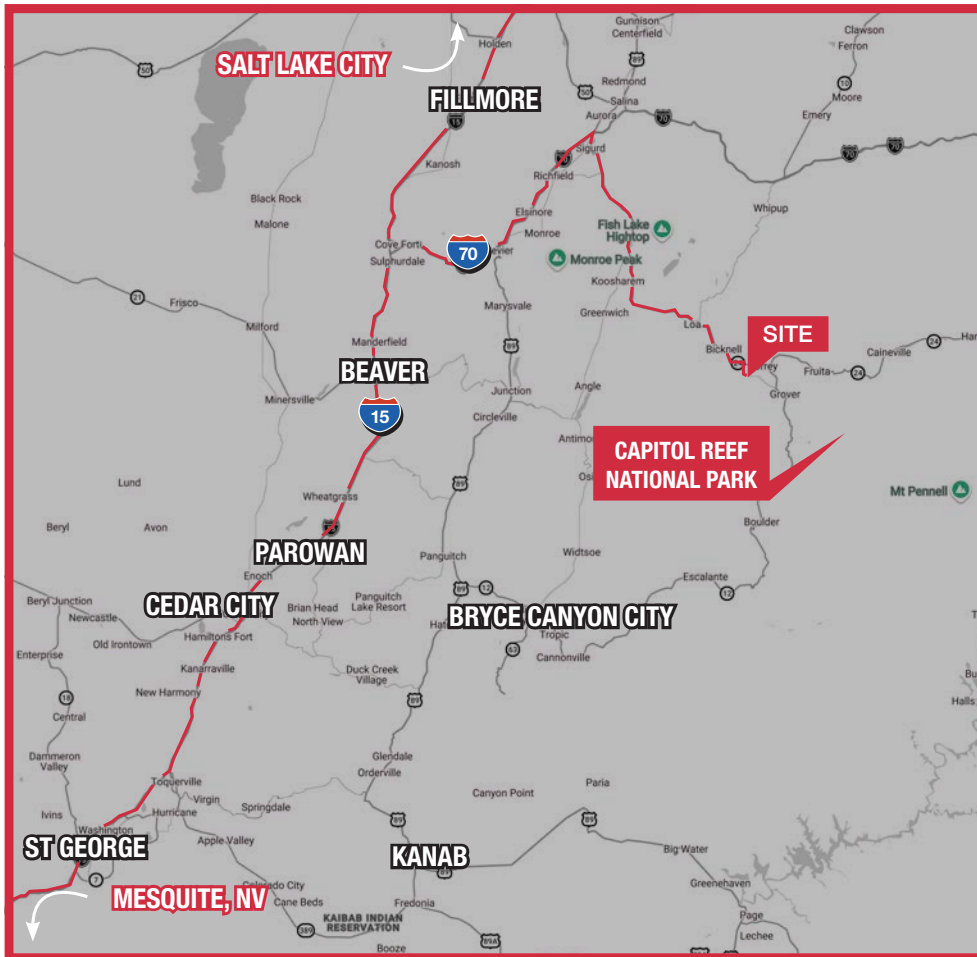
- Glamping: Three (3) Native American Tipis, One (1) Geodesic Dome, Two (2) Mongolian Yurts, each on a circular 20ft concrete pad or 314sqft ea = 1,884 sqft. Each Unit has full electrical connections (lighting, plugs, etc), Heating / AC, and is well furnished. Each Unit cost ~25k = \$150k
- Each Glamping unit has a corresponding Bathroom with its own locking door to a shower / toilet / sink. These are clustered within 2x bath-house buildings with 3 bath units each (128 sqft each).



# EXECUTIVE SUMMARY

- Shops/Tenants
- Schools
- Public Parks
- Govt. Buildings
- Airport





## TEASDALE, UTAH



**±1.2 MILLION**  
VISITORS ANNUALLY



**9 MI / 12MINS**  
TO CAPITOL REEF NATIONAL PARK

## CAPITOL REEF NATIONAL PARK

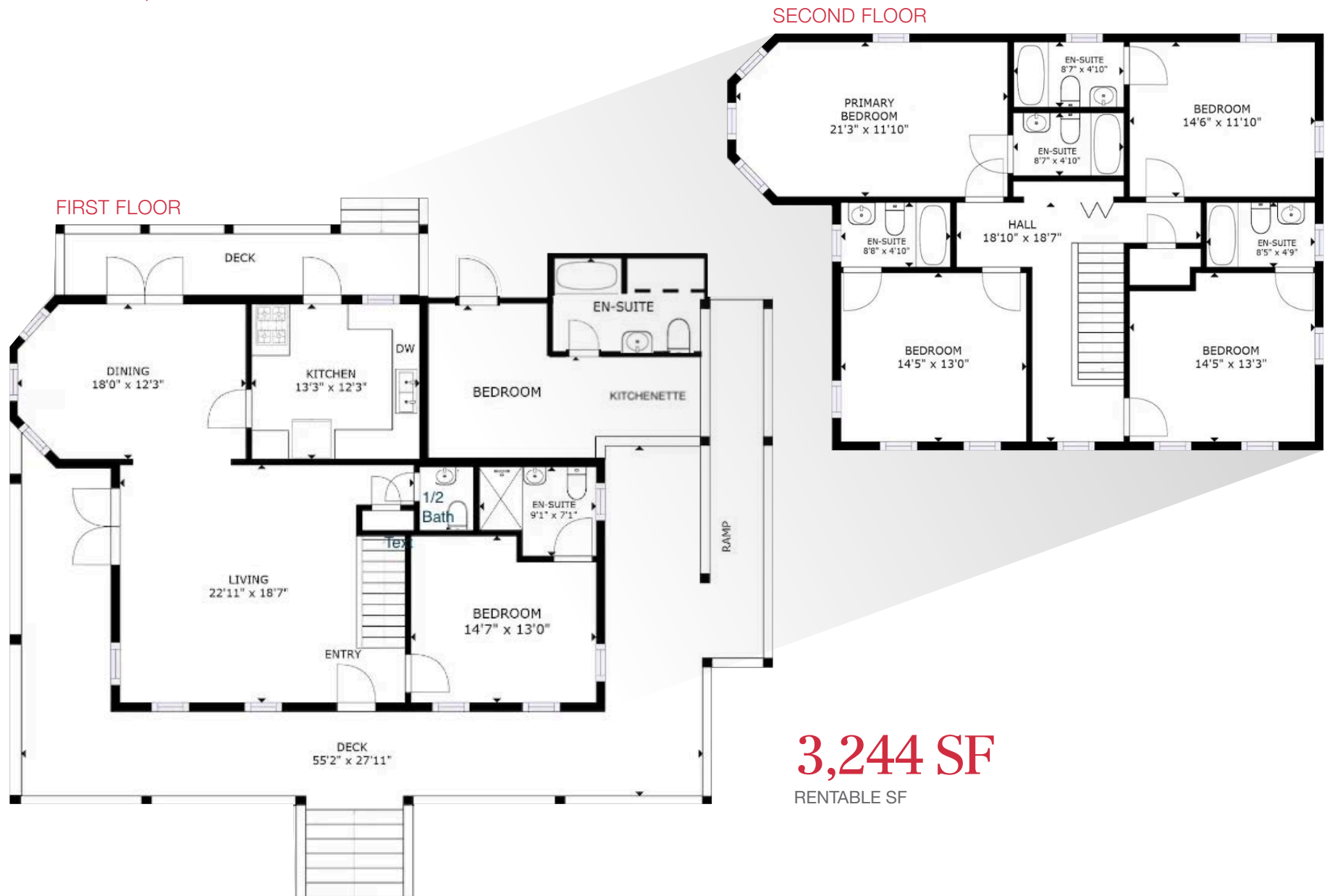
Known for its main attraction: the **Waterpocket Fold** – a 100-mile long geological wrinkle in the Earth's crust.

Capitol Reef National Park is also known for its scenic routes, hiking trails, stargazing hotspots, and other unique geological features.



CITY	MILES	TIME
Salt Lake City	212	3 hr 20 min
Fillmore	116	2 hr
Beaver	123	2 hr 4 min
Parowan	133	2 hr 21 min
Bryce Canyon City	104	2 hr 1 min
Cedar City	153	2 hr 37 min
Kanab	172	3 hr 3 min
St. George Blvd	203	3 hr 18 min
Mesquite, NV	241	3 hr 50 min

# FLOOR PLAN | CABIN



**3,244 SF**

RENTABLE SF

PHOTOS | CABIN



PHOTOS | CABIN



PHOTOS | TIPI



PHOTOS | YURT



PHOTOS | DOME



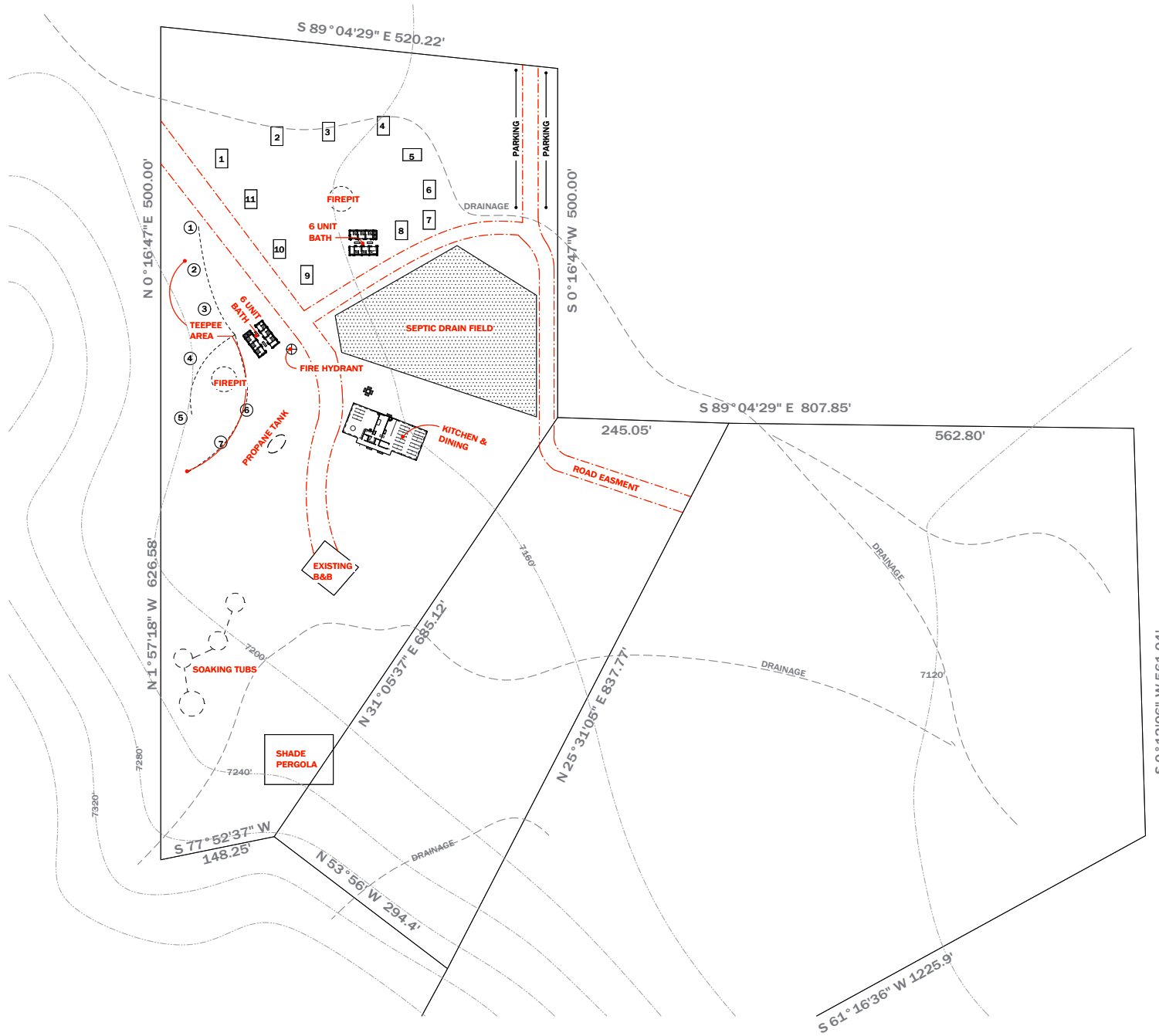
PHOTOS | BATH HOUSE



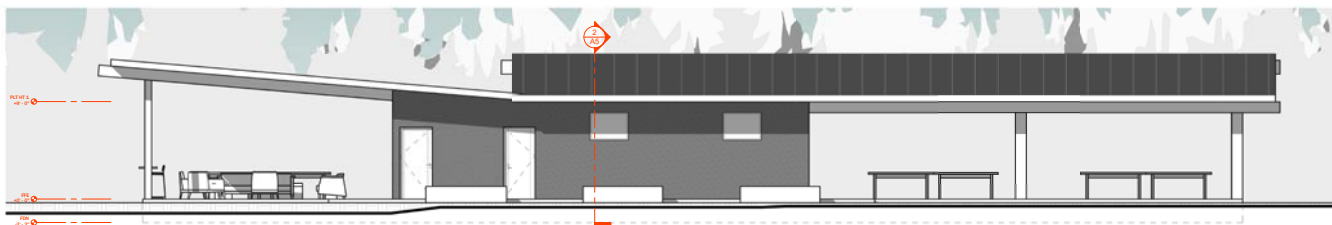
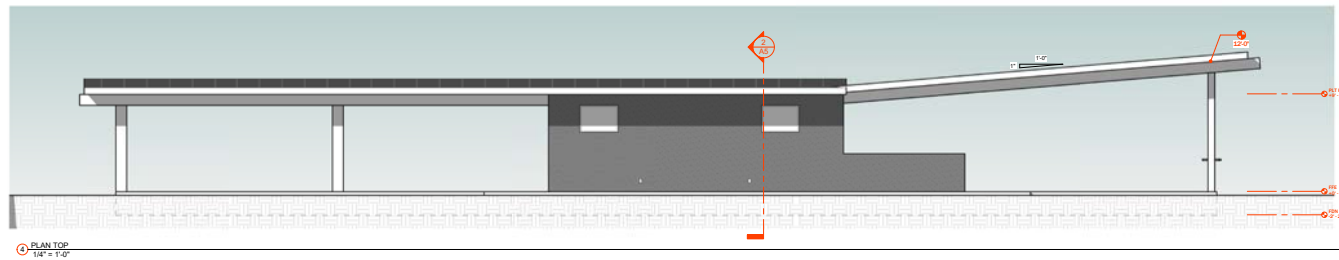
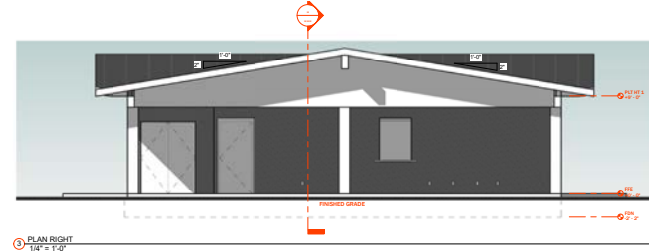
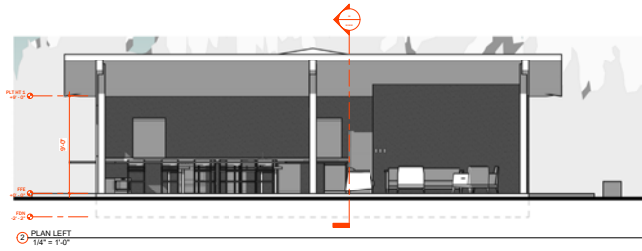
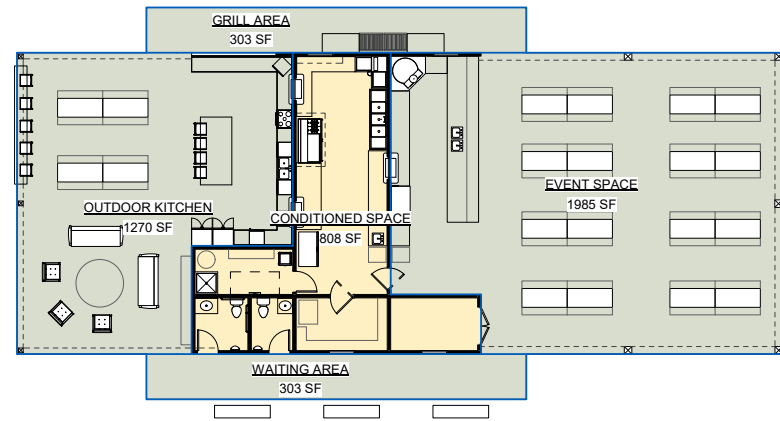
# EXPANSION PLANS

02

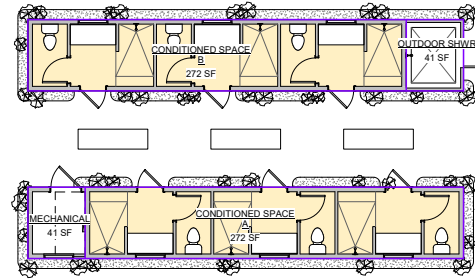
# SITE PLAN



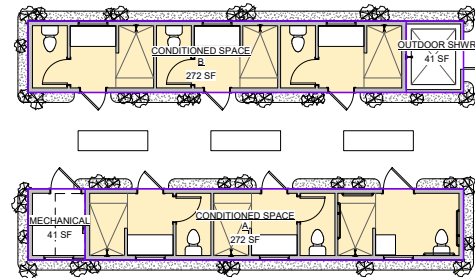
# PLAN | KITCHEN



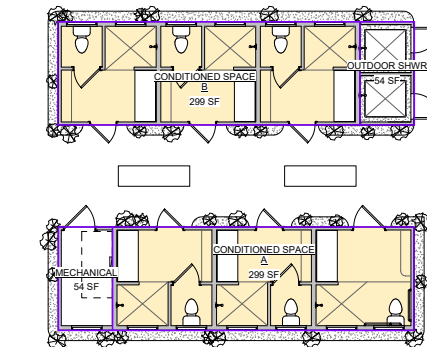
# PLAN | BATH HOUSES



1 AREA PLAN  
3/16" = 1'-0"



1 AREA PLAN  
3/16" = 1'-0"



1 AREA PLAN  
3/16" = 1'-0"

# TRANSACTION GUIDELINES

03

## TRANSACTION GUIDELINES

# TRANSACTION REQUIREMENTS

The offering of this Property is being distributed exclusively by NAI Excel to a select group of qualified investors.

The Seller will consider offers for the acquisition of 100% of the fee-simple interest in the Property. The purchaser will be selected by the Seller in its sole and absolute discretion based on a variety of factors, including, but not limited to, price, certainty of closing, timing, and overall terms.

### ALL OFFERS MUST BE SUBMITTED IN WRITING THROUGH NAI EXCEL AND SHOULD INCLUDE:

- Total purchase price and proposed pricing basis/assumptions
- Source of funds (equity and debt) and proof of capital/financing plan
- Proposed earnest money deposit amount and timing
- Transaction structure and any requested seller concessions
- Proposed allocation of closing costs
- Due diligence period and scope, including any third-party reports already completed
- Closing timeline (and ability to close expeditiously)

- List of contingencies (financing, committee approvals, etc.) and preferred contingency-free structure
- Required approvals (investment committee, partners, lender, etc.) and estimated timing
- Name of purchasing entity, ownership structure, and contact information for decision-makers
- Any material assumptions reflected in the offer (lease-up/renewal assumptions, capex assumptions, prorations, etc.)

NAI Excel will coordinate property tours and inspections for qualified purchasers and will respond to questions regarding information contained in this Offering Memorandum and the due diligence materials.

NAI Excel will provide notice of a formal call for offers and any applicable submission deadlines.



# TERMS & CONDITIONS

## **Terms and Conditions**

This offering, including any related digital marketing, contains selected information pertaining to the Property and does not purport to be a representation of the state of the Property, to be all-inclusive, or to contain all or part of the information which interested parties may require to evaluate a purchase or lease of real property.

## **Financial Information**

Any and all financial projections and information are provided for general reference purposes only and have been gathered from sources deemed reliable. Certain assumptions have been made relating to the general economy, market conditions, competition and other factors beyond the control of seller and NAI Excel. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation.

## **Summary Documents**

Additionally, all references to acreage, square feet, and other measurements are approximations. Any demographics, geographic information systems(GIS), maps, photography, zoning, site plan, survey, engineering, architectural drawings, and any other information are without assurance of their accuracy, time sensitivity, completeness, or status of approval. Documents presented may be preliminary, have no assurance of being "as built", and may not reflect actual property boundaries or improvements. Additional information and an opportunity to inspect the Property can be made available to qualified parties. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full documents referenced herein. Interested parties are expected to review and confirm all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

## **Non-Warranty**

Neither the seller or NAI Excel, nor any of their respective directors, officers, Affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents, as to the financial performance of the property, or as to the condition of the Property, malfunctions or mechanical defects on the Property or to any improvements thereon, including but not limited to the material, workmanship or mechanical components of the structures, foundations, roof, heating, plumbing, electrical or sewage system, drainage or moisture conditions, air conditioning, or damage by the presence of pests, mold or other organisms, environmental condition, soils conditions, the zoning of the Property, the suitability of the Property for Interested parties intended use or purpose, or for any other use or purpose.

## **No Obligation**

No legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; Interested Parties are to rely solely on its investigations and inspections of the Property in evaluating a possible purchase or lease of the real property. The seller expressly reserves the right, at its sole discretion, to reject any or all offers to purchase or lease the Property, and/or to terminate discussions with any entity at any time, with or without notice, which may arise as a result of review of this Memorandum.

## **Confidentiality**

By receipt of this Memorandum, you agree that this Memorandum and its contents are confidential in nature, that you will hold and treat such in the strictest confidence and that you will not disclose this Memorandum, or any of its contents, to any other entity without the prior written authorization of the seller or NAI Vegas. If after reviewing this Memorandum, you have no further interest in purchasing or leasing the Property, please delete or return this Memorandum to NAI Excel.

● **SAN ANTONIO & AUSTIN**  
1390 East Bitters Rd.  
San Antonio, Texas 78216  
210.366.1400

● **BELL COUNTY**  
777 Indian Trail Ste 2  
Harker Heights, Texas 76548  
210.366.1400

● **LAS VEGAS**  
6064 South Durango Dr.  
Las Vegas, Nevada 89113  
702.383.3383

● **SOUTHERN UTAH**  
243 E St. George Blvd. Ste 200  
St. George, Utah 84770  
435.628.1609

427 S Main St. Ste 204  
Cedar City, Utah 84720  
435.627.5757

● **NORTHERN UTAH**  
2901 Ashton Blvd. Ste 102  
Lehi, Utah 84043  
801.341.0900

7455 Union Park Ave. Ste A  
Midvale, Utah 84047  
801.255.333

215 Historic 25th St.  
Ogden, Utah 84403  
801.627.6500

[www.naiexcel.com](http://www.naiexcel.com)

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**Brandon Price**  
435.627.5718  
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