▲ 114-UNIT RV & CABIN RESORT
▲ US-191 · SOUTHEAST UTAH

ASKING PRICE

CONTACT FOR PRICE



OFFERING MEMORANDUM

LOOK RV & GLAMPING RESORT

A newly built resort on 22.09 acres with 90 full-hookup RV sites, 18 cabins and 6 tent sites, opened July 2026 on the US-191 corridor.

BLANDING, UTAH 84511

22.09 ACRES · 1512 N GRAYSON PKWY

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CONFIDENTIAL

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SECTION 01

EXECUTIVE SUMMARY

114 rentable units. Built 2025. Opened July 2026 on 22.09 acres.

1512 N GRAYSON PKWY · BLANDING, UT

Property Summary

Look RV and Glamping Resort is a newly built outdoor-hospitality resort on 22.09 acres at 1512 N Grayson Parkway, on US-191 at mile marker 53, about a mile and a half north of Blanding. Construction began in late 2024, the resort was completed in 2025 and it opened to guests in July 2026. It offers 90 full-hookup RV sites, including 37 XL 80-foot pull-throughs, 18 furnished cabins in Family and Studio layouts, and 6 tent sites with power and water. Guests share an indoor pool, outdoor hot tub, three pickleball courts, fitness center, game room, conference room, marketplace and three ADA bath houses with laundry. Reservations run through Campspot, and the resort operates year-round.

Contact for Price ASKING PRICE	**22.09 Acres** SITE AREA	**114 Units** RENTABLE INVENTORY	**2025 / July 2026** BUILT / OPENED
90 RV Sites FULL HOOKUP · 50-AMP	**18 Cabins** 12 FAMILY · 6 STUDIO	**6 Tent Sites** POWER & WATER	**C-1** COMMERCIAL ZONING



San Juan County parcel 36S22E230003. Zoning per the project overview filed with San Juan County; buyer to verify.

Investment Highlights

01

Brand-new resort, built 2025

Cabins, bath houses, clubhouse and site infrastructure are all new. Cabin furnishings, linens and mini-split HVAC units went into service in 2025.

02

Resort-grade amenity package

Indoor pool, outdoor hot tub, three pickleball courts, fitness center, game room, conference room and marketplace. The county project filing describes it as the only RV property in San Juan County planned with a pool, hot tub and pickleball.

03

Built for big rigs

37 XL 80-foot pull-throughs (3 with a second 50-amp service for EV charging) and 18 Signature 60-foot pull-throughs, all with 50-amp, water and sewer.

04

Three revenue streams

90 RV sites, 18 cabins and 6 tent sites. The cabins capture travelers without an RV, and published nightly rates run from $30 to $159 by site type.

05

Basecamp for the Four Corners

On US-191 north of Blanding, within about 80 driving miles of Natural Bridges, Hovenweep, Canyonlands' Needles District, Moab, Four Corners and Monument Valley.

06

Ramp-up and expansion upside

The resort opened during the 2026 Babylon Fire closures, so its first full season is still ahead. The site plan reserves an area for future glamping.

The Offering

Asking price	**Contact for Price**	Property type	**RV & cabin resort**
Address	**1512 N Grayson Pkwy**	City / county	**Blanding · San Juan County**
Parcel	**36S22E230003**	Site area	**22.09 acres**
Zoning	**C-1 Commercial**	Rentable units	**114**
Year built / opened	**2025 / July 2026**	Operating season	**Year-round, 365 days**
Booking platform	**Campspot**	Frontage	**US-191 · mile marker 53**

OFFERING PROCESS

The property is offered without a list price. Offers will be reviewed as received. Please submit a letter of intent to the listing agents with price, deposit, due-diligence period and closing timeline.

TOURS

Site tours by appointment only through Tyler Carlisle or Sheri Osborne. Do not contact resort staff or guests.





SECTION 02

THE RESORT

90 RV sites · 18 cabins · 6 tent sites · resort amenities

Accommodations

90
FULL-HOOKUP RV SITES

18
FURNISHED CABINS

6
TENT SITES

RV SITE TYPES LISTED FOR BOOKING

SITE TYPE	SITES	FEATURES
XL Pull-Through	34	80-ft pull-through, 50-amp, full hookups
XL Pull-Through with EV charging	3	80-ft, second 50-amp service for an electric car
Signature Pull-Through	18	60-ft pull-through, 50-amp, water and sewer
Premium Pull-Through	3	Up to 60 ft, extra parking for toys or a tent
Short Pull-Through	2	50-amp, extra parking and tent site
Premium Back-In	1	Extra parking for toys or a tent
Remaining RV sites	29	Type mix provided in due diligence

Every RV site has a picnic table, shade and fire ring. Site types and counts from the resort's booking pages, September 2026.





Cabins

FAMILY CABIN — 12

Private queen bedroom with 55" TV
Built-in bunk beds in the main room
Second 55" TV and loveseat
Kitchenette with cooktop · dining area
Private bath with tub/shower

STUDIO CABIN — 6

King bed with 55" TV
Kitchenette with cooktop
Full-size refrigerator
Dining area
Private bath with tub/shower

All 18 cabins have mini-split heating and air conditioning, a shaded sitting area and full use of resort amenities. Mattresses, linens, furniture, flooring and paint were all new in 2025.







RV & Tent Sites

RV sites sit on level concrete or gravel pads with generous spacing, and many premium sites face open mesa views. Every site has 50-amp power, water and sewer, a picnic table, shade and a fire ring. Separate RV and car check-in lanes with temporary parking keep arrivals off the highway.

The six tent sites at Tent City have power, a water spigot and picnic tables, with bath houses nearby.

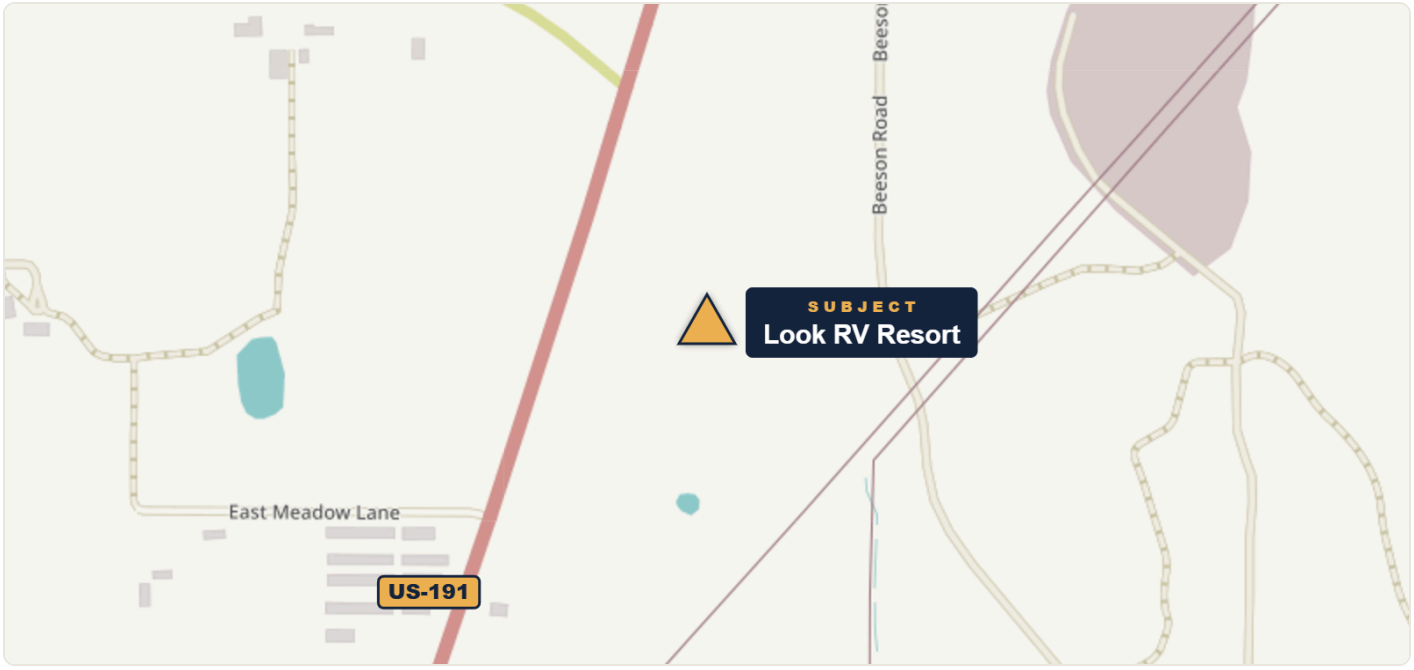
Pull-through, 80 ft	**37**
Pull-through, up to 60 ft	**23**
EV-charging sites	**3**
Tent sites with power	**6**







Site & Layout



ARRIVAL

Park entrance on Base Camp Road with separate RV and car check-in lanes and temporary parking.

SITES & CABINS

Cabins C1–C18, RV sites RV1–RV90 and tent sites Camp 1–6 on mining-named lanes: Motherload, Powder Keg Hill, Smelter Way, Tailings, Pay Dirt.

MAIN BUILDING

Front office, indoor pool, fitness center, game room and conference room under the headframe tower.

SUPPORT & RECREATION

Three bath houses, maintenance building, pickleball courts with court parking, playground and two dog runs.

▲ **Future Glamping area** is reserved on the current site plan. The full site plan is available to qualified buyers.

Map © OpenStreetMap contributors. Subject location approximate. Layout from the resort's site map.

Resort Amenities

Indoor pool
Glass walls and doors, open year-round

Outdoor hot tub
Seating areas and desert views

3 pickleball courts
Outdoor, equipment for guests

Fitness center
Treadmills, elliptical, spin bike, weights

Game room
Pool table, ping pong, air hockey, foosball, arcade

Conference room
Meetings, reunions and events

Marketplace & gift shop
Essentials, snacks, souvenirs, free coffee

3 ADA bath houses
Private showers, restrooms, laundry

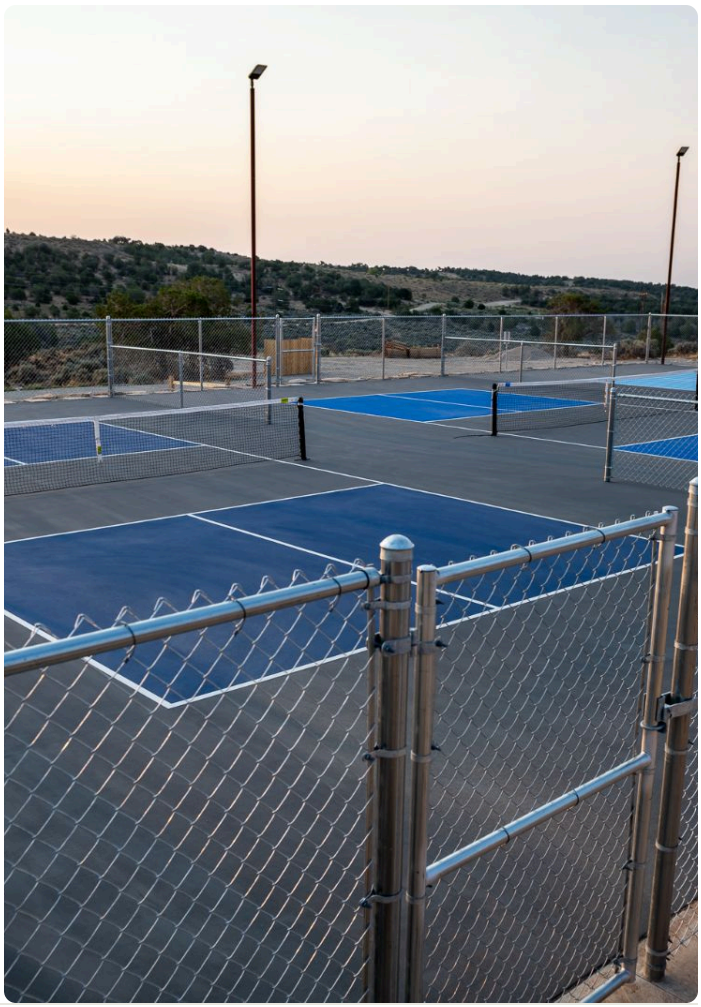
Playground
With an observation patio for parents

2 firepit areas
Evening gathering and stargazing

Dog runs
Two designated areas, pet-friendly stays

Zipline
On-site, for guests of all ages





PROPERTY PHOTOS

Clubhouse & Pool











PROPERTY PHOTOS

Sites & Recreation













SECTION 03

OPENING & DEVELOPMENT

Built on the site of the Look uranium mine.

A Mining Story, Rebuilt as a Resort

The 22-acre site north of Blanding was once home to the Look uranium mine, and the resort takes its name from it. The mining theme runs through the property: a headframe-style tower rises over the main building, and the lanes carry names like Motherload, Powder Keg Hill, Smelter Way, Tailings and Pay Dirt. The design gives the resort a story guests remember and a brand that sets it apart from the region's standard RV parks.

TIMELINE

Nov 2024	Construction underway at mile marker 53 on US-191, as reported by the San Juan Record.
2025	Construction completed. Cabins, HVAC and all furnishings placed in service.
Jun 26, 2026	Lightning starts the Babylon Fire in the Manti-La Sal National Forest; Canyonlands' Needles District closes temporarily.
July 2026	**Look RV and Glamping Resort opens to guests.**
Aug 2026	Press launch and professional photo shoot. The resort offers 40% off RV sites to bring travelers back. The fire is fully contained on August 12 at 107,189 acres.
Next	First full operating year, and the future glamping area reserved on the site plan.





Sources: San Juan Record (Nov 26, 2024); InciWeb and Utah news coverage of the Babylon Fire; resort press release (Aug 2026).

Ramp-Up & Expansion Upside

01

A first full season ahead

The resort opened in July 2026, while wildfire closures cut regional travel. A new owner takes over before the first full spring and summer.

02

Future glamping

An area on the current site plan is reserved for glamping units. Earlier plans for the property included six glamping sites.

03

Groups and events

A conference room, clubhouse and outdoor gathering areas support reunions, rallies, retreats and corporate groups.

04

Year-round demand

The indoor pool and heated, air-conditioned cabins support stays outside peak season. The resort is open 365 days a year.



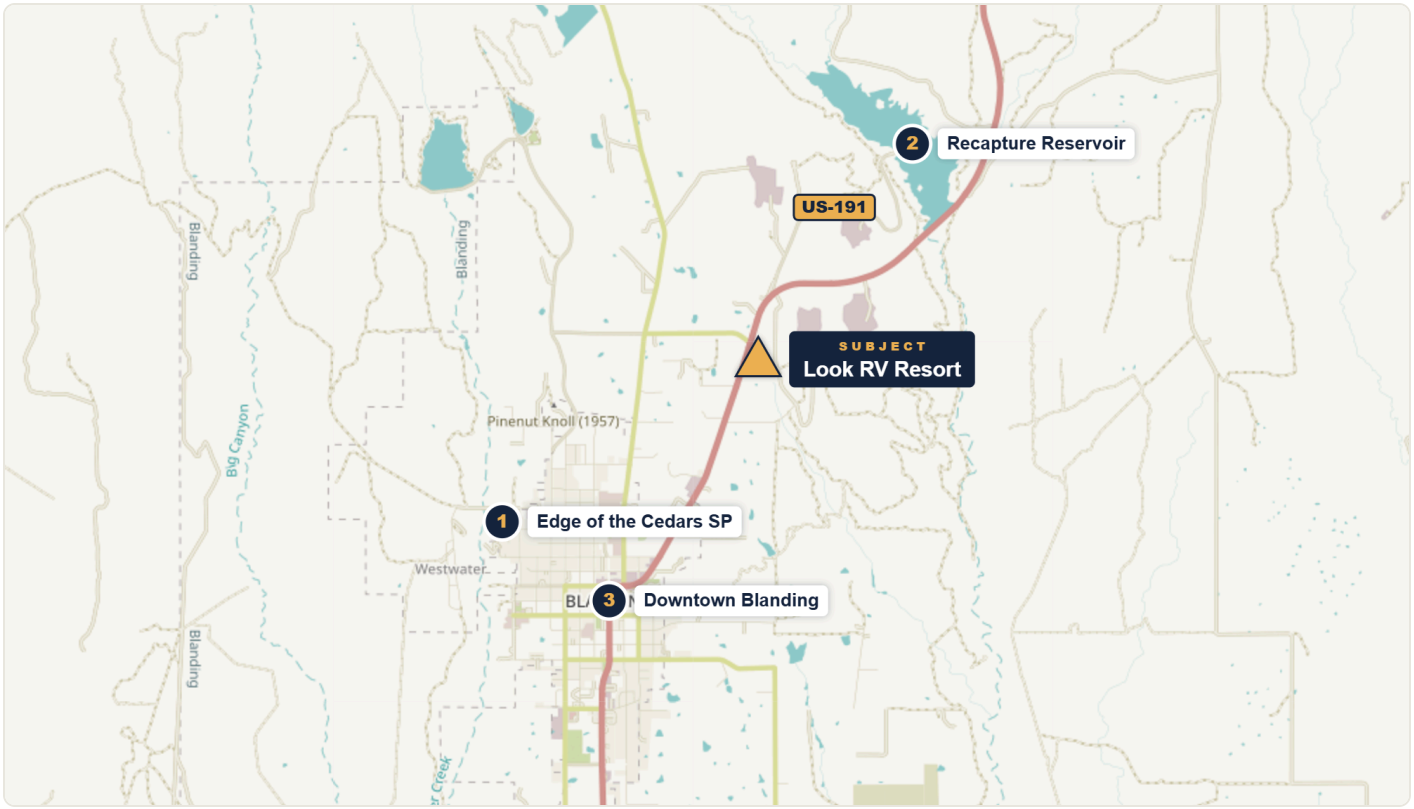
SECTION 04

MARKET & LOCATION

Blanding, San Juan County · the Four Corners region

Location

The resort sits on US-191 at mile marker 53, about a mile and a half north of Blanding, the largest city in San Juan County. US-191 is the main north–south route through southeast Utah, linking Moab and Monticello to Bluff and the Navajo Nation. In Blanding, SR-95 heads west toward Natural Bridges and Lake Powell. Recapture Reservoir lies just to the northeast.



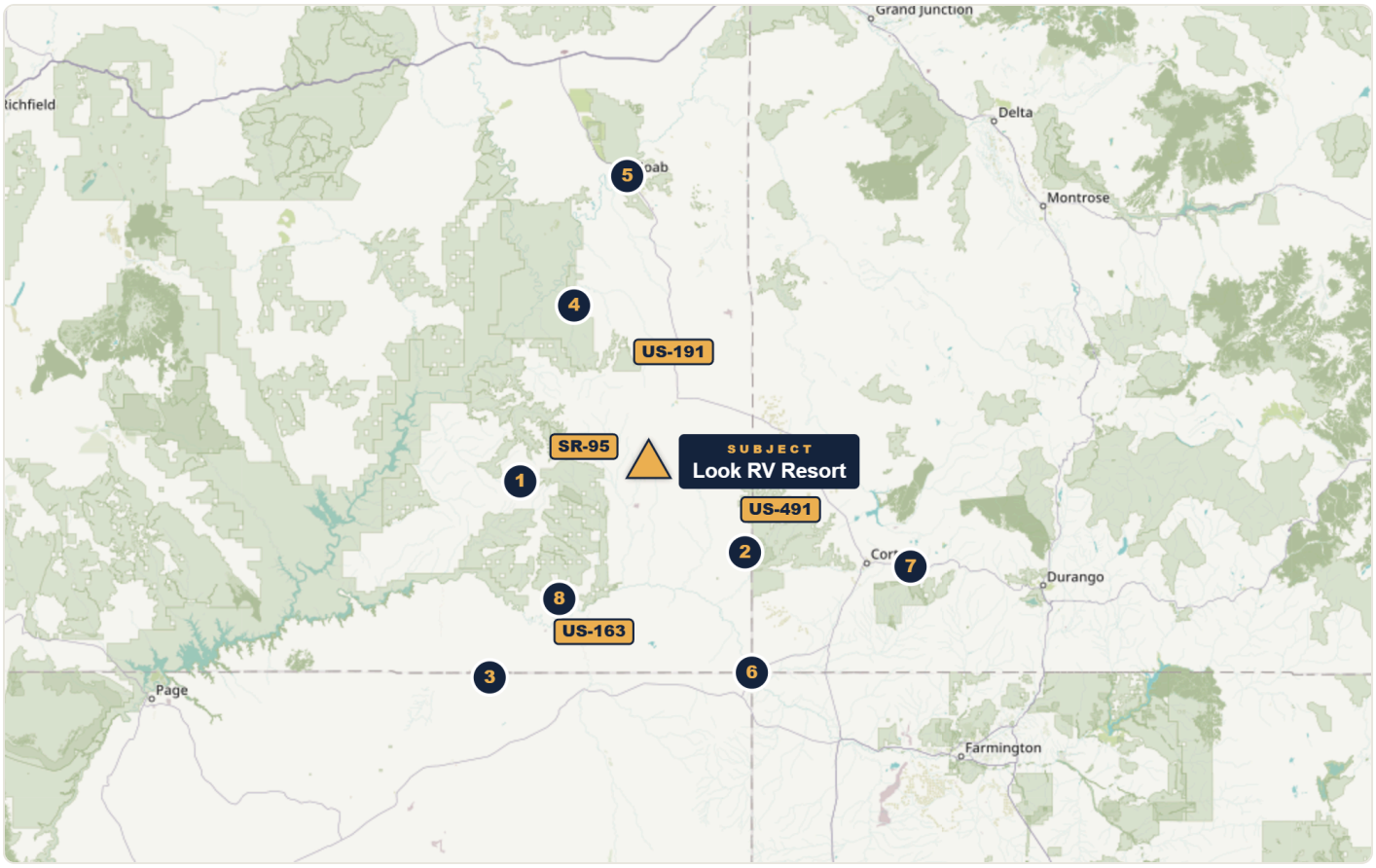
2.6 mi
EDGE OF THE CEDARS SP

3.1 mi
RECAPTURE RESERVOIR

19.7 mi
MONTICELLO

Map © OpenStreetMap contributors. Driving distances from OSM routing, September 2026; subject location approximate.

Regional Attractions



1	Natural Bridges NM	**40.9 mi**	5	Moab · Arches NP	**73.7 mi**
8	Valley of the Gods	**45.5 mi**	6	Four Corners Monument	**73.1 mi**
2	Hovenweep NM	**48.8 mi**	3	Monument Valley	**78.7 mi**
4	Canyonlands · Needles District	**68.3 mi**	7	Mesa Verde NP	**90.0 mi**

Driving distances from the resort via OSM routing, September 2026. Map © OpenStreetMap contributors.

Demand Drivers

Blanding calls itself the "Basecamp to Adventure." Southeast Utah's national parks and monuments draw visitors from across the country, and most reach them by car on US-191. Bears Ears National Monument, Cedar Mesa's cliff dwellings and some of the darkest night skies in the country sit a short drive from the resort.

SOUTHEAST UTAH GROUP RECREATION VISITS, 2019



Source: National Park Service, Southeast Utah Group (released March 4, 2021). 2019 is the last pre-pandemic year published in that release.

HIGHWAY ACCESS

US-191 · Moab, Monticello, Blanding, Bluff

SR-95 · Natural Bridges, Lake Powell, Hanksville

US-163 · via Bluff to Monument Valley

US-491 · via Monticello to Cortez and Mesa Verde



Demographics & Employers

	BLANDING	SAN JUAN COUNTY	UTAH
Population	3,275	14,542 (2025 est.)	—
Median household income	$71,797	$64,481	$95,166
Per capita income	$32,160	$26,850	$40,873
Median age	30.8	35	32
Elevation	6,099 ft	—	—

U.S. Census Bureau, ACS 2024 5-year estimates (via Census Reporter); county population estimate via Wikipedia/Census.

MAJOR LOCAL EMPLOYERS

San Juan School District
Headquartered in Blanding · 12 schools · 3,017 students (2023)

Utah State University Blanding
Statewide campus in Blanding

Blue Mountain Hospital
Regional hospital in Blanding

Energy Fuels · White Mesa Mill
About 6 mi south; the only conventional uranium mill operating in the U.S.

City of Blanding
Municipal government

Four Corners Regional Care Center
Long-term care in Blanding

Blanding residents hold about 1,400 jobs, led by education (300), health care (266) and retail (152).

Employment by sector: Data USA (ACS 2024). Employer list from public sources; no headcounts published.

EXCLUSIVELY LISTED BY

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Disclaimer

This Offering Memorandum has been prepared by APEX Commercial Real Estate and KW South Valley Keller Williams solely to help prospective purchasers decide whether to pursue an acquisition of Look RV and Glamping Resort. It does not purport to be all-inclusive or to contain all the information a prospective purchaser may require.

The information has been obtained from the owner, the resort's published materials and public sources believed to be reliable, but it has not been independently verified. Neither the owner nor the brokers make any representation or warranty, express or implied, as to its accuracy or completeness. Site counts, amenity descriptions, rates, distances, zoning and demographic figures are provided for general reference and must be verified by the purchaser.

The resort opened in July 2026 and has no full-year operating history. No income, expense or valuation figures are presented or implied in this memorandum. Prospective purchasers should conduct their own due diligence, including review of permits, utilities, water rights, environmental conditions (including the site's former mining use), title, survey and operating records.

The owner reserves the right to reject any or all offers, to negotiate with any party at any time and to modify or withdraw the offering without notice. No contract is binding until a purchase agreement has been fully executed and delivered.

Photographs are of the property, taken May–August 2026. Maps © OpenStreetMap contributors; subject location approximate.

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