

OFFERING MEMORANDUM  
**COPPER RIDGE RV PARK**  
14440 SW BUSINESS CIRCLE RD, TERREBONNE OR  
**\$1,600,000**



**EXCLUSIVELY LISTED BY**

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REALTY, INC.



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By accepting this Memorandum, you agree to the above terms and conditions.

## EXECUTIVE SUMMARY

PRICE: \$1,600,000

ACREAGE: 3.21 Acres

ZONING: CRRC- Crooked River Ranch Commercial

UNITS: 23 Units

OPPORTUNITY: First time ever on the market, this established 23-unit RV park in Crooked River Ranch offers stable income with both seasonal and long-term tenants in place. Established in 2018, the park has proven consistent cash flow and strong operational stability. The additional 1-acre lot with 10 partially completed spaces provides valuable upside for future expansion and increased revenue, making this an excellent opportunity for investors seeking both immediate income and long-term growth.

## INVESTMENT HIGHLIGHTS

- 3.21-acre income-producing RV park
- 23 established RV spaces with a mix of seasonal and long-term tenants
- Includes 1-acre lot with 10 partially completed RV spaces for future expansion
- Proven operational stability and consistent cash flow since 2018
- First time on the market
- Strong upside potential through additional spaces and rental growth
- Located in desirable Crooked River Ranch, a high-demand Central Oregon resort and golfing destination
- Turnkey investment with immediate income and long-term growth potential





## PROPERTY OVERVIEW

Copper Ridge RV Park is a 23-unit, income-producing RV park located in the heart of Crooked River Ranch, a highly desirable destination resort community in Central Oregon. Established in 2018, the park offers strong occupancy, proven cash flow, and a mix of seasonal and long-term tenants. The 3.21-acre property features full hook-up RV spaces, on-site amenities including laundry, showers, manager housing, propane sales, and vending income. The additional 1-acre lot with 10 partially completed RV spaces provides excellent upside for future expansion and increased revenue, making this a rare turnkey investment opportunity with both immediate income and long-term growth potential.

### *KEY FEATURES*

- Newer RV park developed in 2018
- Full RV hookups throughout the park
- 10 additional units easily upgradeable for added income
- Desirable Central Oregon location with strong guest demand

## *LOCATION & ACCESS*

Prime location in Central Oregon with access to resort amenities, recreation, dining, and the golf course.



## *AREA OVERVIEW*

Located in the heart of Crooked River Ranch in Terrebonne, Copper Ridge RV Park is positioned within one of Central Oregon's highly desirable destination resort communities. Known for its scenic canyon views, golf course, and strong outdoor recreation appeal, the area attracts both long-term residents and seasonal visitors year-round.

The property is conveniently located near the canyon, Crooked River Ranch Golf Course, local restaurants, and a wide range of resort-style amenities including a swimming pool, disc golf, pickleball, tennis, hiking trails, baseball fields, putt-putt golf, the Trading Post Convenience Store, propane services, Over The Edge Tap House, the local saloon, restaurants, and the Snack Shack.

With easy access to recreation, dining, and community amenities, this prime location supports strong occupancy and makes Copper Ridge RV Park a strong investment opportunity in a true destination market.

## ***EXPANSION POTENTIAL***

Strong expandability with part of the groundwork already completed, creating excellent potential for near-term development and increased returns.



## **DEVELOPMENT POTENTIAL**

The 1-acre parcel included with the property offers significant upside for future expansion and increased revenue. With 10 partially completed RV spaces already in place and utilities available to the sites, a new owner has the opportunity to further develop and maximize the park's income potential.

This expansion area creates flexibility for phased growth, allowing ownership to increase occupancy over time without starting from scratch. Whether completed as additional full hook-up RV spaces, premium long-term sites, or short-term destination rentals, the added acreage provides valuable options to meet market demand.

Located within a high-demand destination community like Crooked River Ranch, additional rentable spaces can significantly strengthen long-term cash flow and overall asset value. The combination of existing income and built-in expansion potential makes Copper Ridge RV Park a rare investment opportunity with both immediate returns and future scalability.



## PROPERTY IMPROVEMENTS

The property features a separate cabin with sleeping quarters that is currently being utilized as the on-site manager's quarters, while also offering excellent flexibility for nightly rental income or dedicated manager housing. Additional improvements include a storage shed for maintenance and operational needs, vending machines for guest convenience, and an on-site laundry facility with a 2025 coin-operated washer and dryer. A commercial propane tank is also available for guest and property use, adding further convenience to the park's amenities. Guests can also enjoy a fire pit with seating, creating a welcoming outdoor space to relax and enjoy Central Oregon evenings.



## *ONSITE BATHROOMS*

Separate men's and women's bathrooms with showers are available on-site, each equipped with multiple sinks and shower stalls. The bathrooms are ADA accessible with ramp access, providing added convenience for guests. These amenities are frequently used and are regularly cleaned and maintained by the on-site manager.



## FINANCIAL OVERVIEW

Current rents average \$800 per space per month, creating strong and stable cash flow in the Central Oregon extended-stay RV market. The park benefits from both a long-term tenant base and seasonal guests, providing consistent year-round income. Long-term tenants also offer the opportunity for utility reimbursements, allowing ownership to charge back power and other services for additional income.

The property includes 9 vending machines, a coin-operated washer and dryer, and strong potential for propane sales, creating multiple additional income streams beyond monthly space rentals. In 2025, the property produced gross income of \$159,658, with reported net income of \$83,617, reflecting strong operational performance. With all 23 spaces rented at current market rates, the park offers potential gross annual income of over \$200,000. The park is projected to perform even stronger in 2026 and is already seeing strong summer bookings.

If the additional 1-acre parcel is fully developed, the park has the potential for an additional \$90,000 in yearly gross income, adding significant long-term upside and expansion value.

A conservative 5% vacancy factor has been applied, which is standard for similar extended-stay RV parks. This accounts for normal turnover and seasonal vacancy while still supporting strong long-term income potential.



**Full financials are available upon execution of a signed NDA.**



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