

## Offering Memorandum

### Walters Campground & RV Park

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### Executive Summary

**Walters Campground & RV Park** offers a rare opportunity to acquire a well-established outdoor hospitality business along the scenic banks of the Colorado River. Set on 18 acres of prime recreational land under a Bureau of Land Management (BLM) lease, Walters Camp is a turnkey operation with tremendous upside potential.

### Property Highlights

- **Size:** 18 acres
- **Lease:** 30-year BLM land lease with 28 years remaining; renewal clause included
- **Location:** 2556 Walters Camp Rd, Palo Verde, CA 92266
- **Contact:** [havefun@walterscamp.com](mailto:havefun@walterscamp.com)

### Current Operations

- **RV Sites:** 52 permanent RV spots currently developed
- **BLM Use Permit:** Allows up to 72 RV sites
- **Expansion Potential:** Ample space for adding RV sites, cabins, or glamping accommodations
- **Rental Rates:** Currently below market rates, offering immediate revenue growth opportunities

## Amenities

- **Direct River Access:** Private boat launch and dock
- **Convenience Store:** Stocked with essentials for guests
- **Fuel Dock:** Onsite fueling station for boats and watercraft
- **Restroom Facilities:** Clean restrooms and showers
- **Owner's Residence:** Spacious three-bedroom home onsite for management or rental income
- **Beer and Wine License:** Permits both onsite sales and carry-out

## Adventure & Recreation

- **Outdoor Activities:** Boating, fishing, water sports, and off-road trail access
- **Scenic Views:** Stunning river and desert landscapes perfect for outdoor enthusiasts
- **Proximity:** Located near popular outdoor recreation areas and accessible from major highways

## Investment Highlights

- **Stable Lease:** Secure long-term land lease with built-in renewal
- **Multiple Growth Avenues:** Raise rents to market rates, expand RV site capacity, introduce new lodging options
- **High Demand:** Strong and growing market for outdoor recreation and riverfront camping
- **Seller Financing:** Partial seller financing may be available

## Offering Terms

- **Offering:** Walters Campground & RV Park business and leasehold interest
- **Price:** Contact us for pricing and details

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## Contact Information

For more information or to schedule a private tour, please contact:

### Walters Camp Inc.

Email: [havefun@walterscamp.com](mailto:havefun@walterscamp.com)

Address: 2556 Walters Camp Rd, Palo Verde, CA 92266

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**Disclaimer:** This Offering Memorandum is intended solely for prospective buyers. Information contained herein is believed to be accurate but is not guaranteed. Prospective purchasers should conduct their own independent due diligence.