

FOR SALE

RV Park & Cabins

29151 US HWY 287 | Lamar, CO 81052

Offered at: \$1,499,000



**Current:
12%+ Cap
Rate &
Growing**

**With
Additional
Room for
Expansion**



Colorado Real Estate
— B R O K E R S —

David Fingerhut
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Stuart Dobson
Managing Broker
303-919-0309

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Property Details

Sundance-High Plains RV Park and Cabins is located in Lamar, Colorado, directly on the US Highway 287, in the southeast corner of Colorado along the Santa Fe Trail. It is an established RV park that has recently been remodeled and updated and still has additional room for expansion. Conveniently located for experiencing a broad range of activities in the surrounding areas, while enjoying western hospitality and ranch-style accommodations as well as serving as a stop for RV travelers on their way to Yellowstone National Park.

- 22 RV Spots (potential to add 12 more - permitted and ready to go)
- 9 cabins each w/ a private bath:
 - 1 2br
 - 3 1br
 - 1 motel room (2 beds)
 - Remote cabin with loft
 - 3 Studios
- On-site clubhouse
- Outdoor event center is equipped with a large covered area with picnic tables and a fire pit as well as 2 new gas grills for outdoor cooking.
- Coin-operated laundromat
- Property manager on-site
- Communal bathrooms and showers for men and women located on the grounds.
- Located in Opportunity Zone
- Water: Local Municipality | One meter and four water shut off valves
- Sewer: City sewer system. No septic to maintain
- Power: Two 400amp drops & One 200amp drop (TBV)
- Approximately 4.5 Acres
- 2025 Property taxes: \$4,867.70
- Equipment included
- Roughly 211 Miles from Denver
- Roughly 185 Miles from Colorado Springs
- Property Website: <https://www.sundance-highplains.com/>
- Equipment included in sales price
- New roof (2026)
- Showing Instructions: Call Broker
- Additional materials such as Asset list, Growth rates, Unit rental rates, Occupancy percentages will be sent to qualified buyers



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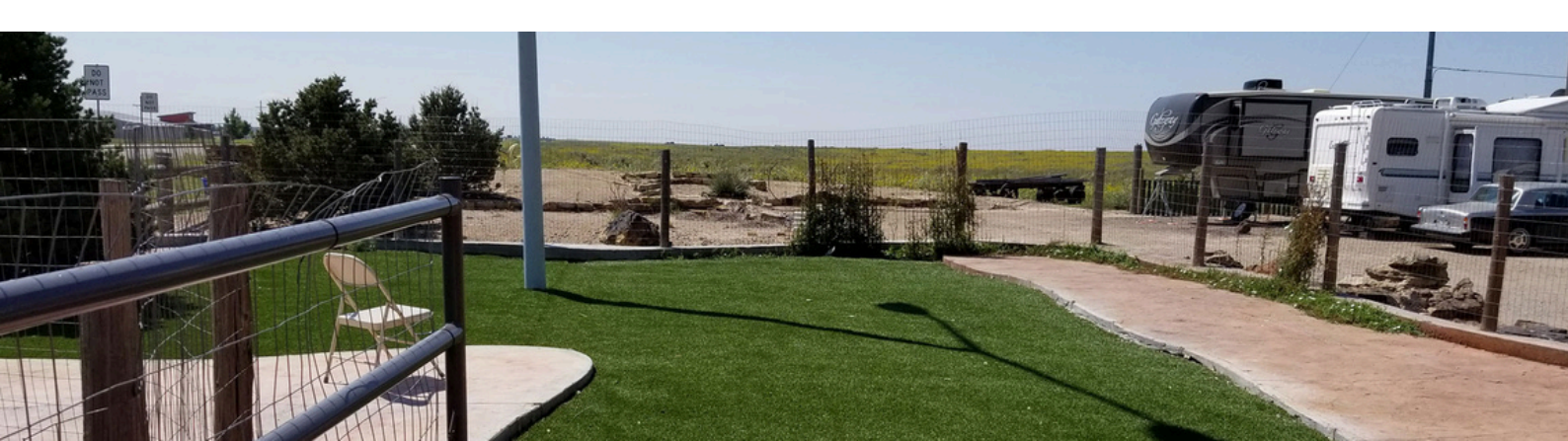
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2025 NET OPERATING INCOME (NOI) SUMMARY










1 REVENUE



GROSS REVENUE

\$254,782.00

2 OPERATING EXPENSES

EXPENSE CATEGORY	AMOUNT
 Utilities	\$27,370.00
 Insurance	\$14,893.00
 Property Manager	\$12,852.00
 Repairs and Maintenance	\$6,500.00
 Supplies	\$5,652.00
 Property Taxes	\$4,867.70
 Telephone	\$4,452.00
 Advertising / Marketing	\$2,230.00
 Janitorial	\$1,856.00
TOTAL EXPENSES	\$80,672.70

3 SUMMARY METRICS



NET OPERATING
INCOME (NOI)

\$174,109.30



CAP RATE

12.00%



ESTIMATED VALUE
AT 12% CAP RATE

\$1,450,910.83



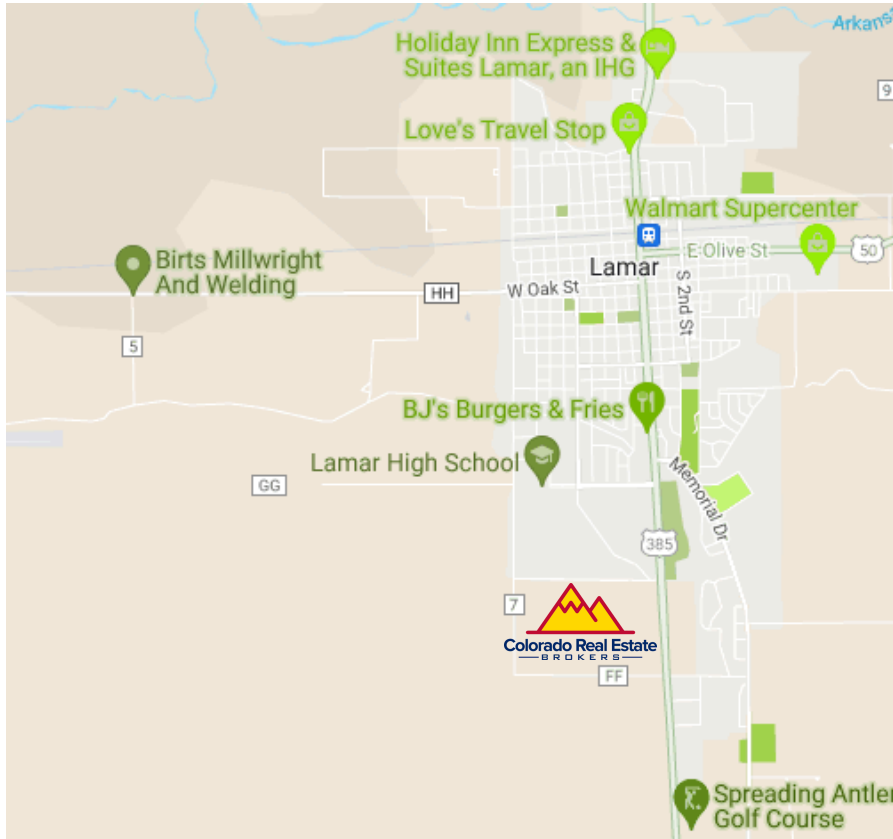
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BROKERS

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Location



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