

TRAILER LANE RV PARK

27535 Edgewood Rd, Weed, CA 96094



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PROPERTY INFORMATION

PURCHASE PRICE
\$1,050,000.00

PROPERTY ADDRESS
*27535 Edgewood Rd
Weed, CA 96094*

PROPERTY SIZE
20 Units

LAND SIZE
15.50 Acres

27535 Edgewood Rd
Weed, CA 96094



PROPERTY OVERVIEW

Discover a premier investment opportunity with Trailer Lane RV Park, nestled in the picturesque town of Weed, CA. This 20-unit RV park is strategically positioned to capitalize on the growing demand for outdoor recreational spaces and is perfectly suited for an Owner/Operator. Located at 27535 Edgewood Rd, just minutes from iconic Mount Shasta, the park offers breathtaking views and easy access to outdoor activities. The property features well-maintained facilities, including full hookups, Wi-Fi, and a communal recreation area, ensuring a comfortable stay for guests. With the increasing popularity of RV travel, this park presents a lucrative income stream and significant appreciation potential.



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PROPERTY DETAILS

Trailer Lane RV Park, located just off I-5 in Weed, includes 20 full hookup pads, 11 tents sites, 3 vacation rental units for increased income and room for approximately 8 more pads and additional tents sites. The property also includes an owner/manager home with a workshop, a bathhouse and laundry facility for guests, a standalone building used as a guest services office and small retail store. Other quest amenities include a fenced dog run, bocce ball courts, BBQ and picnic area, play area and even a small petting zoo! Some of the sites even offer amazing views of Mt Shasta. The park is adjacent to the Weed Golf Club, a beautiful 9-hole course with stunning views, and it's located in a recreational wonderland that draws outdoor enthusiasts from all over. The previous owners have made many improvements to the park and increased guest bookings dramatically through management efficiency and increased marketing. 2025 Gross revenue exceeded \$247,000 and Seller's discretionary earnings were over \$129,000! This is an excellent opportunity to continue expanding and growing the business. Perfect for an owner/operator but could also be operated by an onsite manager.



PROPERTY PHOTOS



TRAILER LANE RV PARK

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Major Improvements Completed

- Complete septic system rebuild (\$45K+)
- Upgraded plumbing and electrical in house and workshop
 - Installed whole house backup generator
- Converted manager apartment into revenue-generating Airbnb with hot tub
 - Added 3 van sites with electrical and water
 - Added vintage trailer Airbnb unit
- Built 2 viewing decks (including glamping cabin with solar power on one – revenue producing Airbnb unit)
 - Added 2-bathroom off-grid bathhouse
 - Developed 6 tent camping sites
 - Built community fire pit / gathering area
 - Added fenced dog park
- Constructed 15x40 store/office with BBQ deck
 - Added petting zoo / small farm
- Created picnic areas, meadow spaces, shelters, and tables
 - Installed bocce and game courts

Trailer Lane RV Park, Weed, CA

Profit & Loss

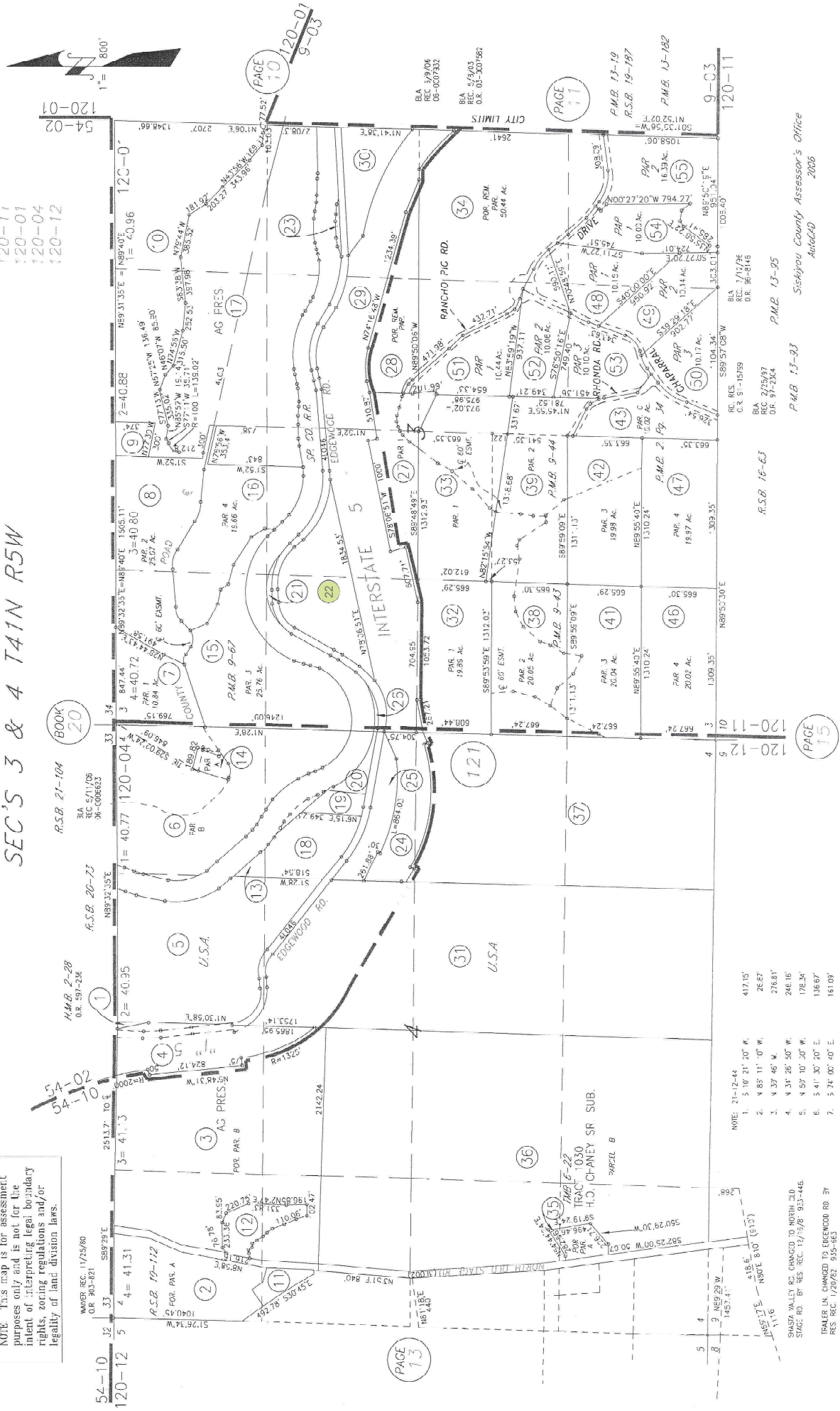
	2023	2024	2025
Gross Income	\$206,017	\$229,609	\$247,764
Expenses			
Insurance	\$4,725		\$4,900
Legal & Accounting	\$2,246		\$2,500
Merchant Fees			\$19,966
Office Expenses/Supplies	\$8,956	\$12,000	\$15,682
Repairs & Maintenance	\$5,235	\$46,000	\$15,242
Utilities	\$58,923	\$43,200	\$46,313
Travel	\$763		\$505
Licenses & Misc.	\$594		\$2,028
Advertising	\$4,730		
Property Tax	\$8,354	\$8,517	\$8,686
Manager Salary (Est.)	\$40,000	\$40,000	\$40,000
New Est Prop Tax (Adjustment)			\$3,414
Total Expenses	\$134,526	\$149,717	\$159,236
Adjusted Net Income	\$71,491	\$79,892	\$88,528
Seller's Discretionary Earnings	\$112,254	\$119,892	\$129,033
(Owner Operator)			

Financial information provided by previous owner and deemed reliable. Buyer to verify.

- 120-11
- 120-01
- 120-04
- 120-12

SEC'S 3 & 4 T41N R5W

NOTE: This map is for assessment purposes only and is not for the intent of interpreting legal boundary rights, zoning regulations and/or legality of land division laws.



MAPS REC. 11/25/80
O.R. 93-581
S.S.B. 19-112
R.S.B. 2-28
H.M.B. 2-28
R.S.B. 20-73
R.S.B. 21-104
BOOK 20
CITY LIMITS
P.M.B. 13-19
R.S.B. 19-197
P.M.B. 13-182
P.M.B. 13-25
R.S.B. 13-25
P.M.B. 13-03
R.S.B. 16-63
P.M.B. 13-03
Siskiyou County Assessor's Office
AutoCAD
2008

- NOTE:
1. 5' 10" 21' 20" W.
 2. N 85' 11" 00" W.
 3. N 37' 46" W.
 4. N 31' 26" 50" W.
 5. N 57' 10" 30" W.
 6. N 41' 30" 20" E.
 7. S 74' 00" 40" E.

SHARPA VALLEY RD. CHANGED TO NOSHIN DLD
STAGG RD. BY RES. REC. 12/13/88 933-448.
TRAILER LN. CHANGED TO EDGEWOOD RD BY
RES. REC. 1/20/82 935-863

54-02
54-10

54-10
120-12

120-04
120-11

120-01
120-02

120-12
120-11

120-04
120-11

120-01
120-02

120-12
120-11

120-04
120-11

120-01
120-02

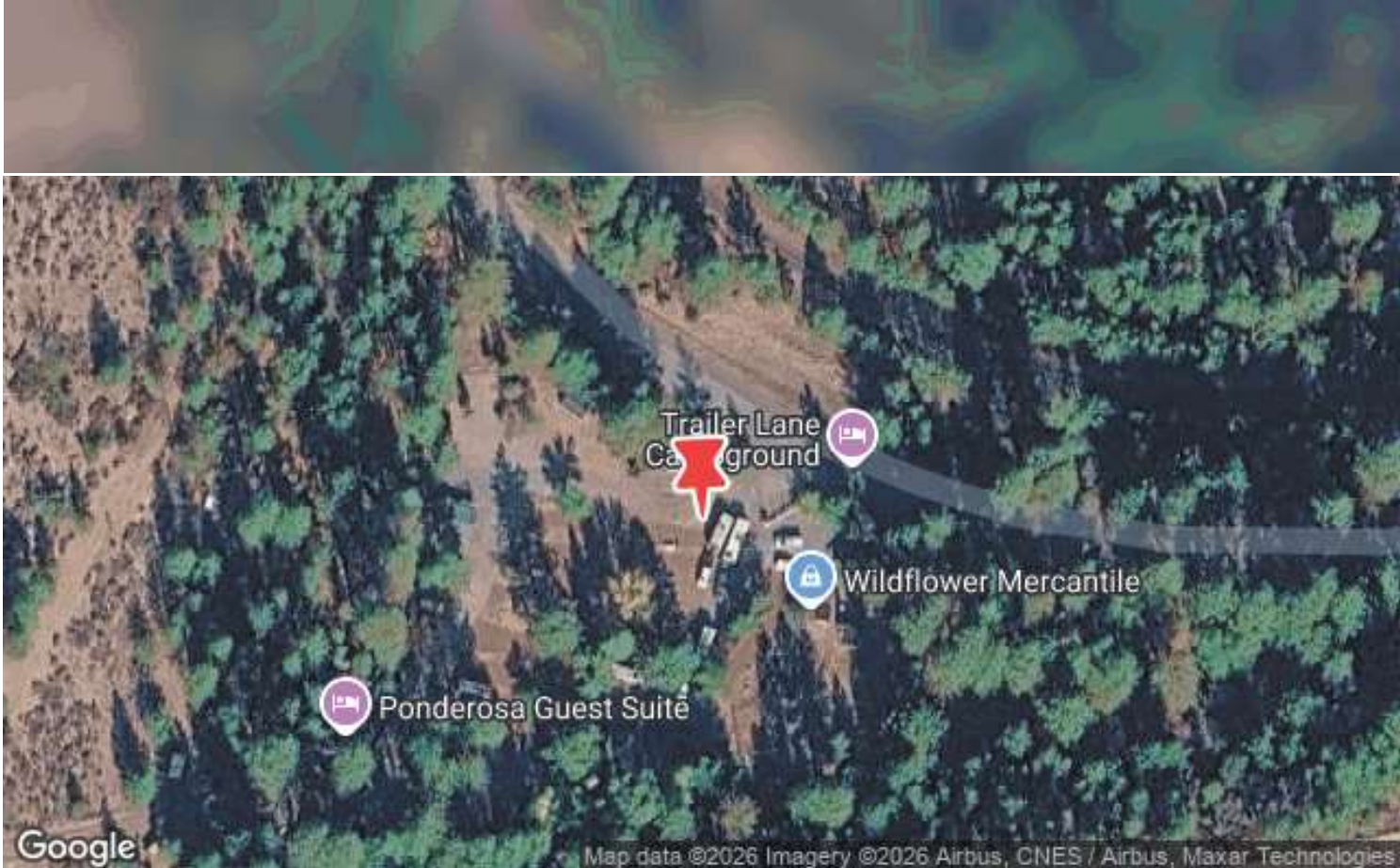
AREA LOCATION MAP



TRAILER LANE RV PARK
27535 EDGEWOOD RD, WEED, CA, 96094



AERIAL ANNOTATION MAP



Trailer Lane RV Park

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1-YEAR PROFORMA CASH FLOW SUMMARY

CASH FLOW

For the Year Ending	Year 1 May-2027
POTENTIAL RENTAL INCOME (PRI)	\$222,000
- Vacancy / Credit Loss	\$0
EFFECTIVE RENTAL INCOME	\$222,000
+ Other Income	\$25,000
GROSS OPERATING INCOME (GOI)	\$247,000
- Operating Expenses	\$158,080
NET OPERATING INCOME (NOI)	\$88,920
- Capital Expenses / Replacement Reserves	\$0
- Annual Debt Service 1st Lien	\$63,497
CASH FLOW BEFORE TAXES	\$25,423

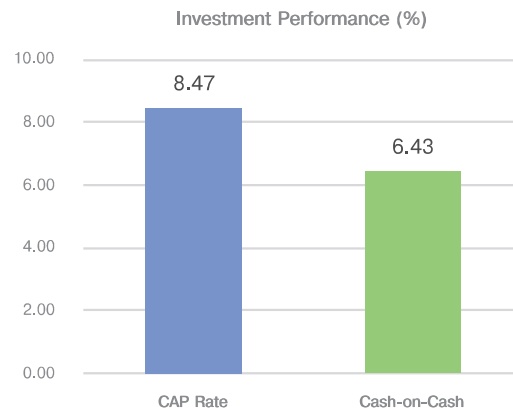
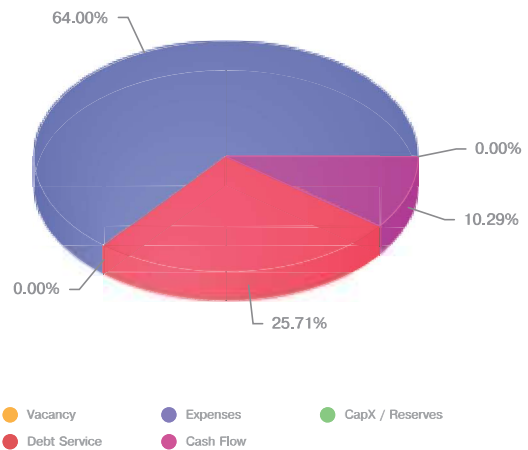
EXPENSE DETAIL

TOTAL OPERATING EXPENSES	\$158,080
NET OPERATING INCOME (NOI)	\$88,920

INITIAL INVESTMENT

Purchase Price	\$1,050,000
+ Acquisition Costs	\$21,000
- Mortgage(s)	\$682,500
+ Loan Fees Points	\$6,825
Initial Investment	\$395,325

INVESTMENT PERFORMANCE



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CONTACT



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