



# RV Park & Cabin Investment Opportunity

74 3rd St, Moran, KS 66755 (MILDRED) — An established RV park with small cabins, ideally located in the heart of Southeast Kansas, only 1 hour south of Kansas City.

# Unlock Your Next Venture in Moran, Kansas

## 📍 Location

74 3rd St, Moran, KS 66755 (MILDRED) — centrally positioned in the community, only 1 hour south of Kansas City.

## 🏠 Property Type

RV Park & Small Cabins — an income-producing hospitality property with existing infrastructure.

## 💡 Opportunity

Own an RV park and cabin rental business in Southeast Kansas with strong tourism and traveler traffic potential.



# Strategic Location, Unbeatable Access



Situated in the heart of Mildred, this property enjoys **high street visibility** and easy access to the roadways connecting the surrounding communities of Allen County and Southeast Kansas.

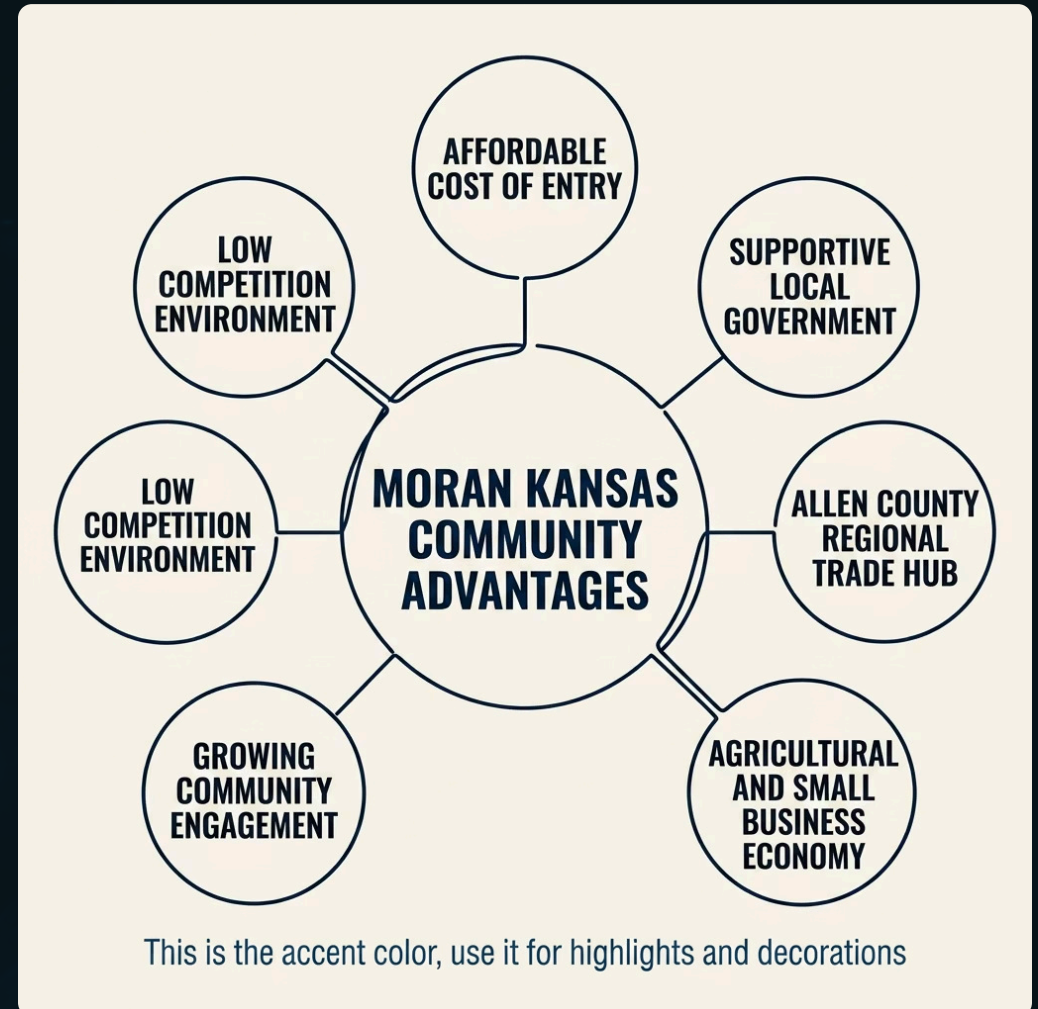
- High-visibility corner presence on 3rd Street
- Connected to regional routes serving Allen County
- Conveniently located next to Mildred Store — groceries, deli, restaurant, and entertainment
- Only 1 hour south of Kansas City — ideal for weekend getaways and regional travelers

# The Moran Advantage

## A Welcoming Community with Real Momentum

Moran, Kansas is a tight-knit community in Allen County with a strong sense of local pride and a supportive environment for new and returning businesses. The region benefits from affordable cost of living, stable agricultural and trade economies, and a community eager to see its commercial corridor thrive.

- ✔ Moran offers lower barriers to entry compared to metro markets — with meaningful upside as the region grows.





# Investment Potential: Secure Your Future

## Strong ROI

Positioned along a developing commercial corridor with favorable acquisition pricing relative to potential income.

## Low Competition

Limited comparable commercial inventory in Moran creates a distinct first-mover advantage.

## Future Growth

Leverage the upward trajectory of Moran's economic landscape and regional connectivity.

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