

Kingston Hospitality For Sale

Sunset View RV
Resort

17578 Keeton Rd. &
17612 Keeton Road,
Kingston, OK 73439

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Property Summary

Property Description

Nestled along Keeton Road in Kingston, Oklahoma, this hospitality property delivers resort-style RV accommodations designed for discerning travelers. Expansive outdoor areas accommodate spacious RV pads with full hook-ups, while thoughtfully arranged amenities provide guests with comfort and convenience. The property's layout promotes effortless access to each site, fostering a peaceful retreat atmosphere in a rural setting. Utilities and infrastructure are tailored for hospitality operations, ensuring reliable service across the property. With a focus on elevated guest experiences, this offering presents a rare opportunity to own a turnkey RV resort destination poised for continued growth.

Property Highlights

- Resort-style RV accommodations crafted for overnight and extended stays
- Multiple RV pads with full utility hookups and electrical service
- Ample outdoor space allowing generous separation between sites
- Thoughtfully designed circulation for easy maneuvering of large vehicles
- On-site recreational amenities enhancing guest experience
- Structured to support high guest turnover without congestion
- Grounds maintained for curb appeal and relaxed ambiance
- Infrastructure supports 24/7 hospitality operations efficiently
- Ideal for investors seeking a turnkey RV resort opportunity
- Well-positioned to capture regional traveler demand
- Blends hospitality comfort with rugged outdoor appeal



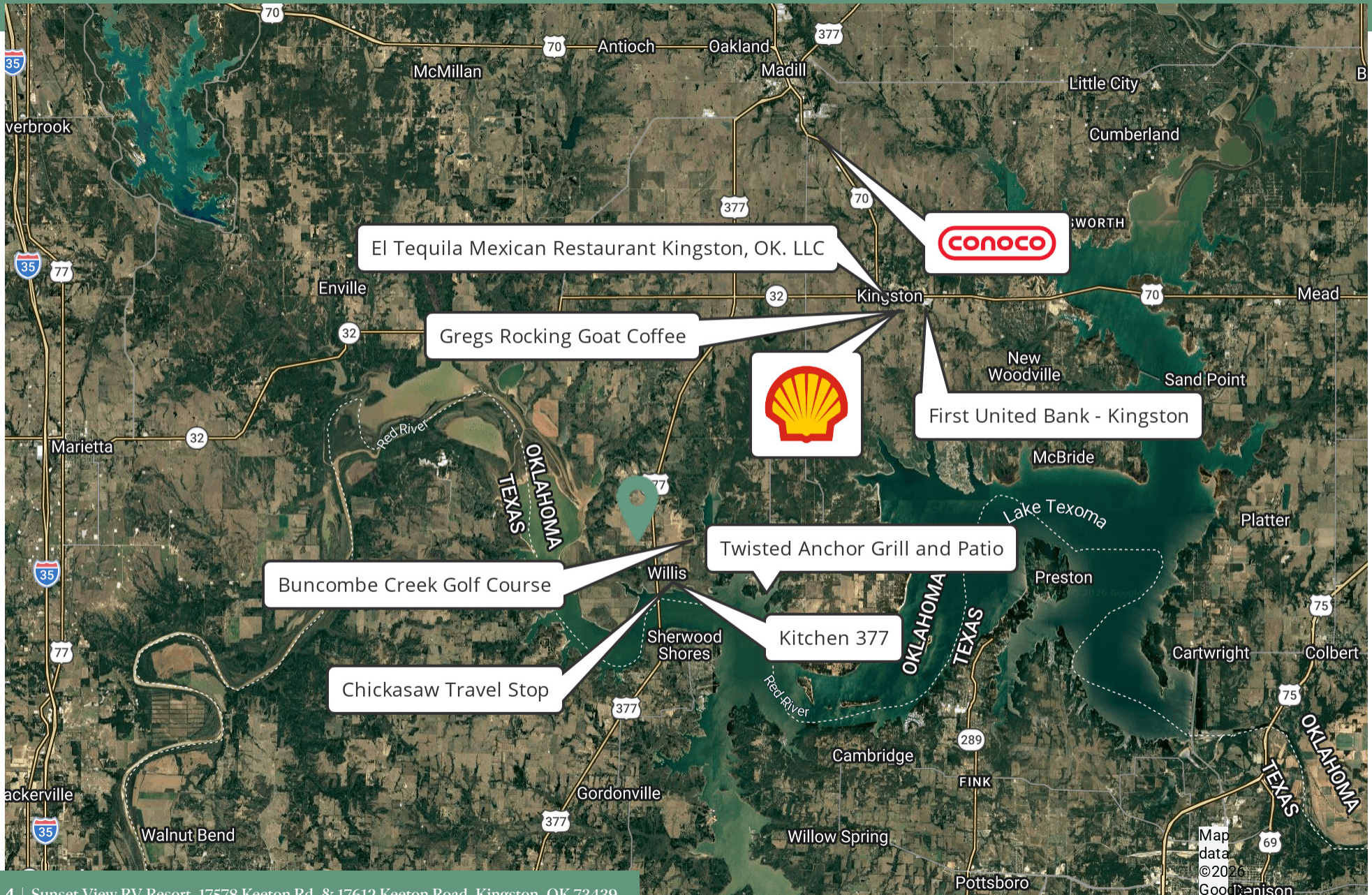
Offering Summary

Sale Price:	\$1,550,000
Number of Rooms:	42
Lot Size:	20 Acres
NOI:	\$184,635.00
Cap Rate:	11.91%

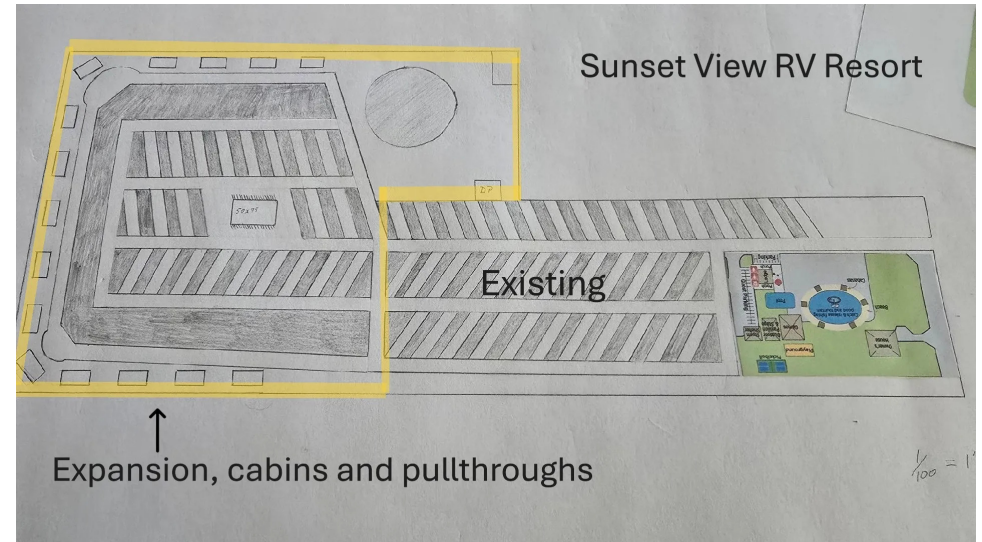
Additional Photos



Location Map



Site Plans

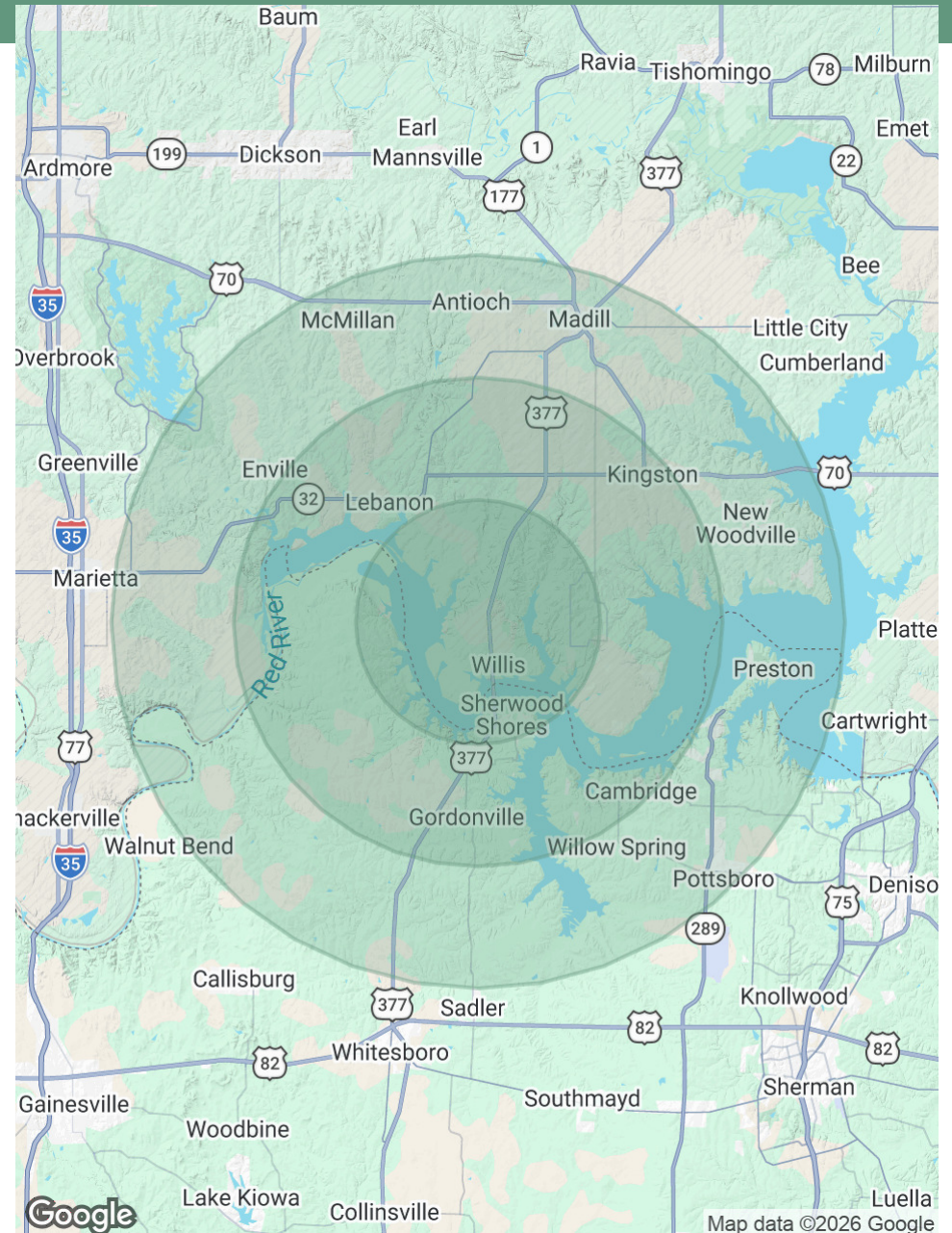


Demographics Map & Report

Population	5 Miles	10 Miles	15 Miles
Total Population	2,635	9,563	29,467
Average Age	49.0	49.9	44.8
Average Age (Male)	46.9	48.6	43.6
Average Age (Female)	49.2	49.4	45.2

Households & Income	5 Miles	10 Miles	15 Miles
Total Households	1,074	3,898	11,407
# of Persons per HH	2.5	2.5	2.6
Average HH Income	\$71,939	\$86,050	\$83,034
Average House Value	\$175,605	\$225,095	\$209,269

2023 American Community Survey (ACS)



Contact

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