



FOR SALE | PREMIER CAMPING RESORT

RACHEL CARSON NWR
CONSERVATION LAND

Selling As A Going Concern
Sealed Bid Deadline: Wed, May 27, 2026

PREVIEW DATES: FRIDAY MAY 1, 15 & 22 FROM 11:00AM-2:00PM

277 MILLS ROAD | KENNEBUNKPORT, ME

SANDY PINES CAMPGROUND



±46.25 Total Acres | ±282 Camp Sites

*An Outlier Drive-To Resort Market
Just 1.5 Hours From Boston*

1.2 Miles **10 Min Drive**
Goose Rocks Beach Dock Square



For Bidding Procedures, Non Disclosure Agreement and Access to Sale Information Online Data Room
Visit Keenanauction.com or call 207-885-5100 and Reference #26-60



SANDY PINES CAMPGROUND

Season: May thru October (~160 days)

Established Sites / Acres: ±282 sites / ±46.25 total acres

Entitled Sites: 300 sites

Rental Types:

- Glamping Units (31)
- Cottages & Houses (33)
- Tent Sites (46)
- Seasonal RV Sites (34)
- Seasonal Park Models (29)

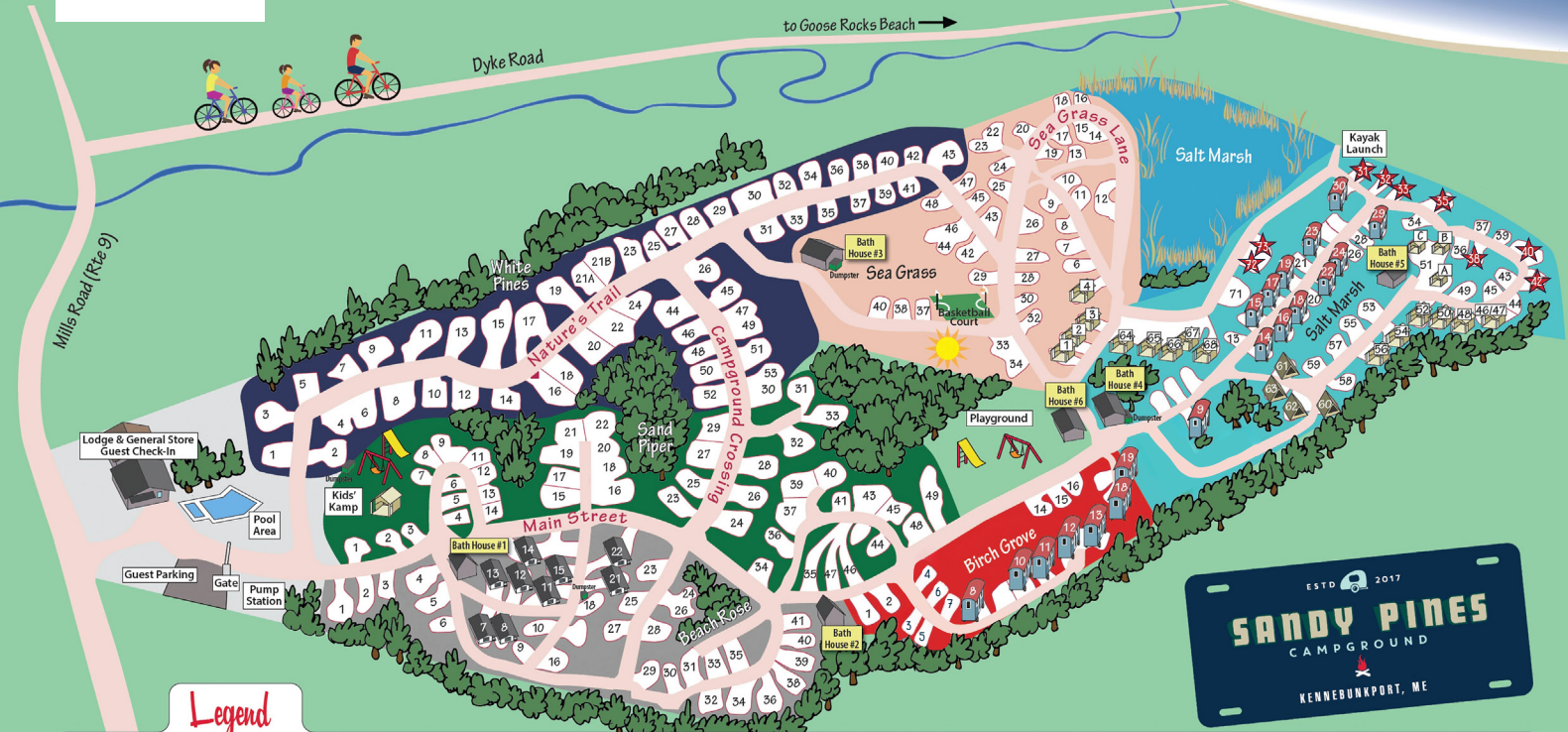
Utility Detail:

- 135 sites have water, sewer, electric
- Whimsical Houses (9) have private bathrooms – 2024

Management: Atlantic Hospitality



SITE MAP



OVERNIGHT RV SITES (Back-In)

- Sand Piper 1-4, 7-22, 34
- Beach Rose 1-6, 23-30, 32, 34, 36-41
- Birch Grove 1 - 7

OVERNIGHT RV SITES (Pull-Through)

- Sand Piper 5, 6, 35, 46, 47
- Beach Rose 31, 33, 35

36' OR LARGER

- Sand Piper 15-20, 35, 46, 47
- Beach Rose 4, 5

OVERNIGHT TENT SITES

- Sea Grass 6-48: No utilities (20 amp electricity at 12 only)
- Birch Grove 14-16: No water. 20 amp electricity
- White Pines 36-42: Water. 30 amp electricity
- White Pines 43: No water. 30 amp electricity

SEASONAL SITES

- White Pines 1-34: Park models
- Sand Piper 23-49: Seasonal RV sites

GLAMPING RENTALS

- Sea Grass 1-4: Family Glamp Tents
- Salt Marsh 64-68: Family Glamp Tents
- Salt Marsh 46/47, 48, 50-56: Couples Glamp Tent
- Salt Marsh 9, 14-19, 22-24, 29, 30: Family Glamp Tents
- Birch Grove 8-13, 18 & 19: Couples Camp Cottages
- Salt Marsh 60-63: Hideaway Huts
- Salt Marsh 31-33, 35, 38, 40, 42, 72, 73: Unique Retreats
- Beach Rose 7, 8, 11-15, 21, 22: Whimsical Retreats



CURRENT AMENITIES



General Store & Snack Bar



Modern Bath Houses (6)



Kayak Launching Point



Bikes, Paddleboard & Kayaks for rent



Laundry Facilities



Kids' Kamp



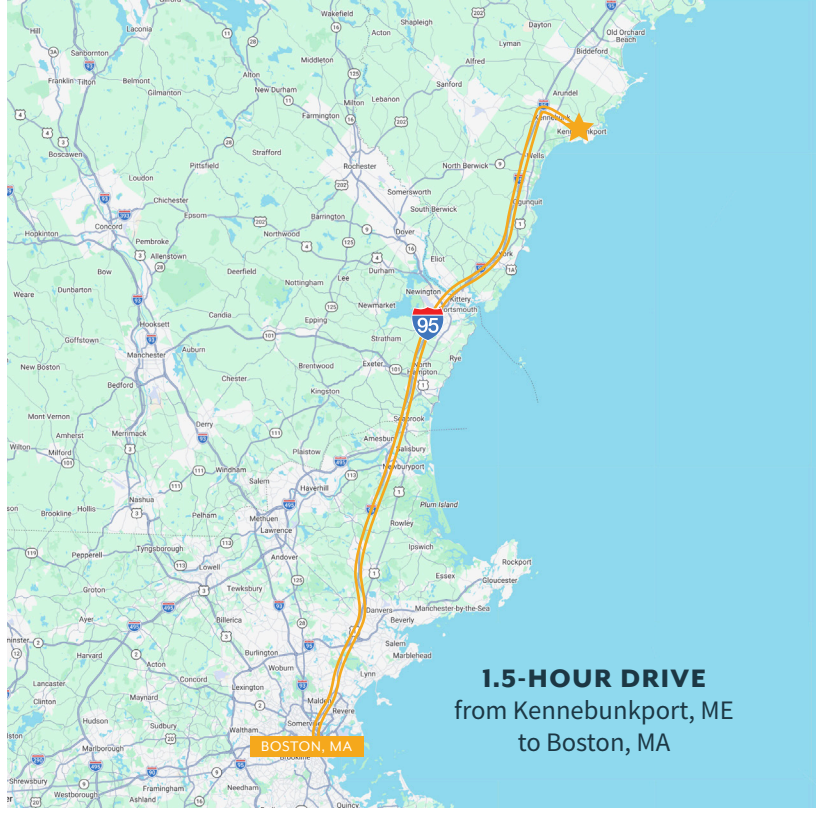
Heated Saltwater Pool



VALUE-ADD OPPORTUNITY

- Unique rental scale in a high-barrier-to-entry market
- Kennebunkport is among the most accessible drive-to resort destinations from Boston.
- One of only three drive-to resort markets within a 1.5-hour drive (alongside Falmouth and Newport).
- Sandy Pines is bordered by approximately 51 acres of protected conservation land within the Rachel Carson National Wildlife Refuge.
- The only campground in Kennebunkport, Sandy Pines features 300 entitled sites that would be extremely difficult to replicate today.
- New ownership presents an opportunity to pursue a re-concepting strategy, including right-sizing and optimizing the rental mix to prioritize higher ADR unit types





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