

# K-RIVER MOTEL & CAMPGROUND

7795 State Route 154 | Baldwin, IL

OFFERING MEMORANDUM



# K-River Motel & Campground

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*Exclusively Marketed by:*



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01

Executive Summary

Investment Summary

Location Summary

## OFFERING SUMMARY

ADDRESS	7795 State Route 154 Baldwin IL 62217
COUNTY	Randolph
MARKET	Randolph County
SUBMARKET	Greater St. Louis
BUILDING SF	1,425 SF
LAND ACRES	4.00
TOTAL ROOMS	11
LAND SF	174,240 SF
YEAR BUILT	1978
YEAR RENOVATED	2009
APN	0901900900
OWNERSHIP TYPE	Fee Simple

## FINANCIAL SUMMARY

OFFERING PRICE	\$1,000,000
PRICE PER KEY	\$90,909
PRICE PSF	\$701.75

## DEMOGRAPHICS

	60 MILE	120 MILE	180 MILE
2021 Population	2,889,288	4,572,128	8,561,752
2021 Median HH Income	\$61,540	\$58,891	\$55,240
2021 Average HH Income	\$86,959	\$82,021	\$76,058



## K-River Motel & Campground

- K-River Motel & Campground is a quaint little investment property located in southern Illinois (near the STL Metro). The property is a combination of a year round 32-pad RV park and a 11-key motel. There are three additional "over-run" hookups that are utilized during peak season or for electric car charging. This is an ideal property for an "owner operator" to own as it also includes a really nice 3 bed/2bath modular house on a poured concrete foundation with a basement (which also acts as the storm shelter for the RV park/motel). The house also has a fireplace. The house is heated by an exterior wood burning fireplace which supplies both the heat and hot water from the property.
- Why is it for sale? This is normally one of the first questions that I receive when listing a commercial property. This property has been owned by the current seller for over 22 years. It has been a profitable business for him. The seller is in his 60's and is a "single grandfather". He has recently taken custody of his 3-year old granddaughter, and he is finding it more difficult to balance his time between his new parenting responsibilities with the day-to-day operation of the park.

## K-River Motel & Campground (Infrastructure)

- The RV park is well laid-out and offers outstanding infrastructure. The RV portion was built in 2011. All of the electrical & plumbing work was installed by local Union workers. The water & sewer lines are both 3-inch copper. The water line was installed 54 inches deep. Tracer wire was installed at this time as well. Each grid of the RV park has its own 1500 gallon septic tank in addition to a 1000 gallon dosing tank. The property utilizes three separate shutoffs for the septic lines which is beneficial during periods of heavy rainfall.

City water. Septic (four separate tanks). Gravel Road through park. Asphalt parking lot in front of motel in great shape. RV park is currently not back-billing electrical to monthly guests. The park utilizes one of the motel rooms as the office. All of the electrical pedestals offer 30 amp, 50 amp, and 110 GFI.

## K-River Motel & Campground (Business)

- All 32 of the RV sites are full-service. The 30-amp service currently runs \$30/day, \$140/week, and \$450/month. The 50-amp service runs \$35/day, \$150/week, and \$475/month. These rates include water, electric, trash, sewer, & internet.

The motel charges \$60/night, \$280/week.

The buyer of this property will also be buying a good portion of "goodwill" and repeat business. K-River Campground currently has a 4.3 rating on Google with nearly 60 reviews.

- So this Motel & Campground has largely catered to work crews in the area to work on the nearby power plants and pipelines. There are also several large infrastructure projects slated to begin in the near future which should increase demand for the rentals:
  - Ameren currently has 22 pipeline projects
  - Baldwin Power Plant has a planned outage starting in May
  - Prairie State Energy has a planned outage starting this coming Fall
  - Kaskaskia River dredging and manufacturing plant construction
  - Sparta airport being expanded

- The seller has ran all of his business interests and his personal business out of the same checking account. Also...a lot of the guests are fans of country music, in particular Johnny CASH. Therefore the financial records are not going to be accepted by virtually any lending institution with regards to underwriting financing. As a result we are not providing any financials on this property as they are not of service, and also don't accurately paint a picture on the income this property is generating.
- The new buyer will need to be a cash buyer, or able to finance this as if it was a "new enterprise"...probably requiring 20% down.

## K-River Motel & Campground (Baldwin, IL)

- Baldwin is a small farming community in Randolph County, Illinois. The population was 730 at the 2020 census.

Baldwin is 42 miles southeast of St. Louis, MO.

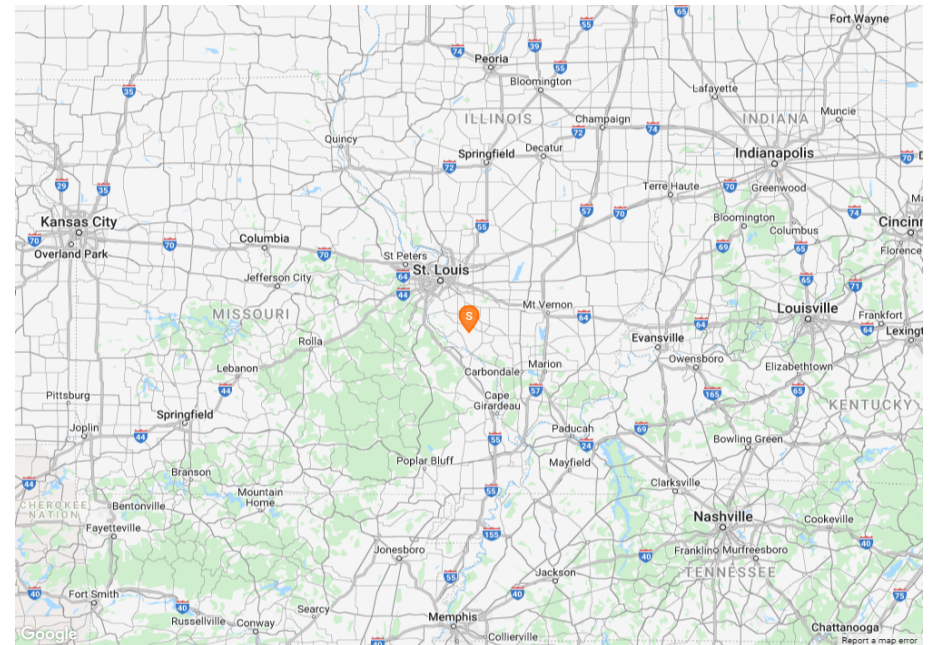
## K-River Motel & Campground (nearby attractions)

- Although Baldwin is a very small village in southern Illinois, it is in close proximity to a number of tourist destinations and major employers.
  - 2 miles from Baldwin Power Plant and lake (seasonal employees)
  - 2 miles from boat dock on the Kaskaskia River (recreational visitors)
  - 4 miles from Baldwin lake conservation area (recreational visitors)
  - 4.5 miles from World Shooting Complex (recreational visitors)
  - 15 miles from Prairie Energy Power Plant (seasonal employees)
  - 20 minute drive to historical Prairie du Rocher (recreational visitors)
  - 20 miles from Chester Illinois (To Mississippi River)
  - 45 minutes from Fairview Heights (St. Clair Mall)
  - Less than an hour drive to downtown St. Louis

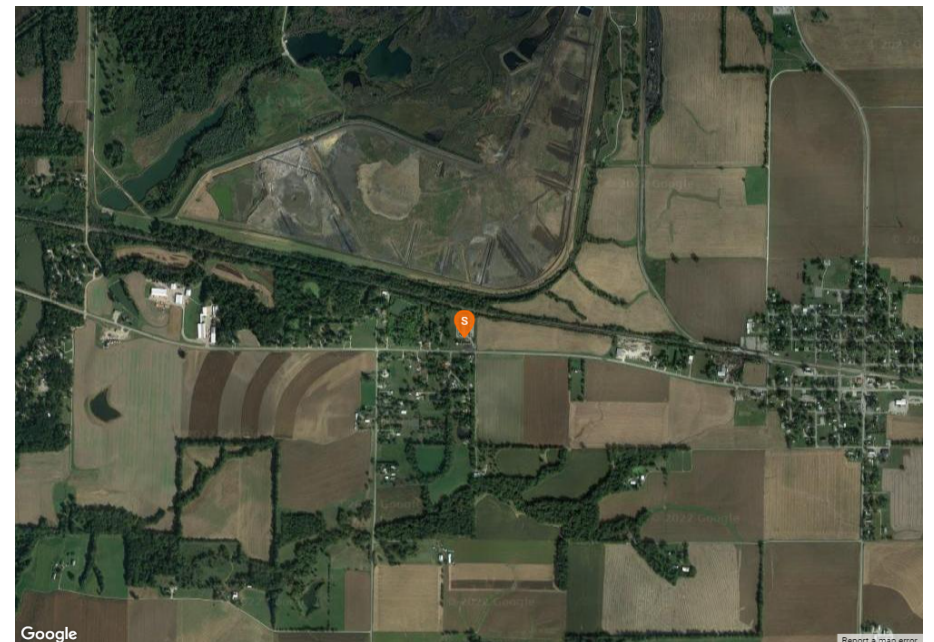
## Nearby Attractions

- Baldwin Lake, located within the Kaskaskia River State Fish and Wildlife Area, is a 2,018-acre perched cooling lake in Randolph and St. Clair Counties near Baldwin, Illinois. The lake is owned by the Illinois Power Company and is leased to the Illinois Department of Natural Resources to manage for public recreational use. Fishing, boating, waterfowl viewing, picnicking, and other activities are currently available.

Regional Map



Locator Map



- The Kaskaskia River State Fish & Wildlife Area is one of the largest state-owned and managed sites in Illinois. Located 35 miles southeast of St. Louis, Missouri, the area comprises more than 20,000 acres and extends along the Kaskaskia River from Fayetteville to the Mississippi River in St. Clair, Monroe and Randolph counties.

The Illinois Department of Transportation owns the land along the river and leases most of the land to the Department of Natural Resources to manage for fish, wildlife and other recreational activities. A few areas are managed by the Kaskaskia River Port District for industrial use and are not available for public use.

- The State of Illinois and the Department of Natural Resources operate the premiere 1,600 acre World Shooting and Recreational Complex (WSRC). This unique site is located in scenic Southern Illinois near the City of Sparta. The World Shooting and Recreational Complex is open for public use and organized events. This \$50,000,000 complex brings in an enormous amount of guests to this area. The complex has 1,001 RV pads that are often booked solid for large shooting competitions.
- Prairie du Rocher is one of the oldest communities in the 21st century United States that was founded as a French settlement. About four miles to the west, closer to the Mississippi River, is Fort de Chartres, site of a French military fortification and colonial headquarters established in 1720. Some buildings were reconstructed after falling into ruins, and the complex is now a state park and historical site. The fort and town were a center of government and commerce at the time when France claimed a vast territory in North America, New France or La Louisiane, which stretched from present-day Louisiana and the Illinois Country to Canada.





02

## Property Description

Property Features

Aerial Map

Parcel Map

Additional Maps

Amenities

Pictures with Captions

## PROPERTY FEATURES

TOTAL ROOMS	11
BUILDING SF	1,425
LAND SF	174,240
LAND ACRES	4.00
YEAR BUILT	1978
YEAR RENOVATED	2009
# OF PARCELS	1
ZONING TYPE	Improved Commercial
BUILDING CLASS	B-
TOPOGRAPHY	Flat
LOCATION CLASS	B
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	1
LOT DIMENSION	325 x 575 x 333 x 500
NUMBER OF PARKING SPACES	80
PARKING RATIO	2:1
TRAFFIC COUNTS	4600
NUMBER OF INGRESSES	2
NUMBER OF EGRESSSES	2
SUBTERRANEAN PARKING	0
NON SMOKING ROOMS	11

## NEIGHBORING PROPERTIES

NORTH	Baldwin Power Plant
SOUTH	Residential
EAST	Farm Ground
WEST	Residential

## MECHANICAL

HVAC	Wall Sleeves
FIRE SPRINKLERS	No

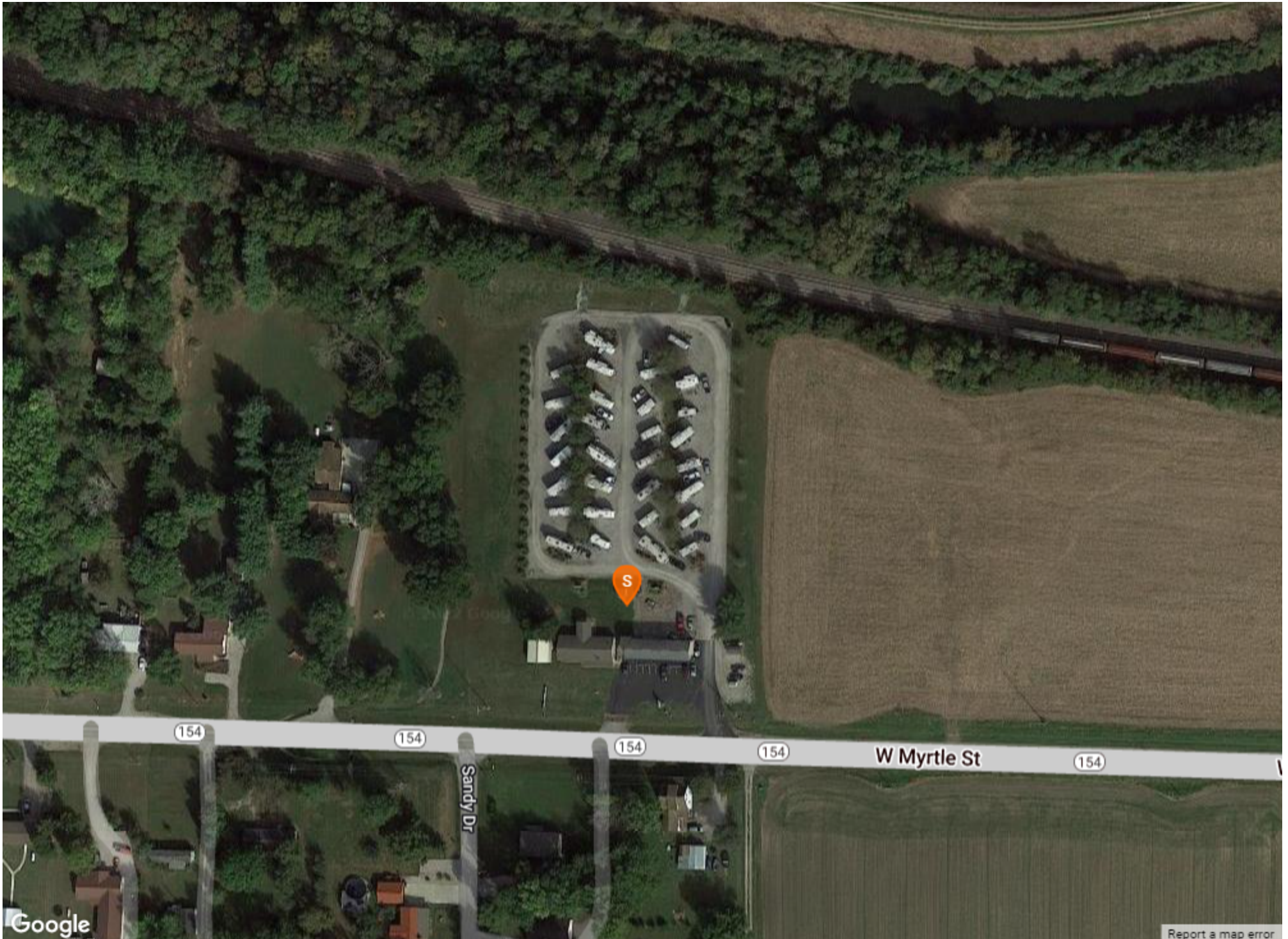
## CONSTRUCTION

FOUNDATION	Concrete
FRAMING	Steel
EXTERIOR	Vinyl Siding
PARKING SURFACE	Asphalt
ROOF	Asphalt Shingles
LANDSCAPING	Yes
FIRE PROTECTION	No
ELEVATOR	No

## AMENITIES

SPA	No
POOL	No
COMPLIMENTARY BREAKFAST	No
ICE/VENDING MACHINES	Yes
BUSINESS CENTER	No
WIFI	Yes
RESTAURANT	No





[Report a map error](#)



02-15-178-005

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02-15-501-001

Property Boundaries.



3 Bed/2 Bath with Basement.



Motel Room Example #1



Motel Room Example #2



Motel Room Example #3



Motel Room Example #4



03

Room Rates

Room Rate Summary

Number Of Units	Units SF	Room Type	In-Season Price	Off-Season Price	Notes
11	140	Standard	\$60	\$60	Rates could probably be raised in 2022. Room square footage is approximate.





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## Demographics

Demographic Details

Demographic Charts

POPULATION	60 MILE	120 MILE	180 MILE
2000 Population	2,843,102	4,395,355	8,129,955
2010 Population	2,881,735	4,536,704	8,453,222
2021 Population	2,889,288	4,572,128	8,561,752
2026 Population	2,899,010	4,588,285	8,592,930
2021 African American	536,859	629,284	982,966
2021 American Indian	7,826	14,098	29,858
2021 Asian	82,007	100,631	179,567
2021 Hispanic	96,863	138,299	305,102
2021 Other Race	32,290	45,839	109,259
2021 White	2,158,108	3,675,155	7,044,354
2021 Multiracial	70,953	105,290	210,712
2021-2026: Population: Growth Rate	0.35 %	0.35 %	0.35 %

2021 HOUSEHOLD INCOME	60 MILE	120 MILE	180 MILE
less than \$15,000	116,402	192,468	391,874
\$15,000-\$24,999	102,190	168,612	340,710
\$25,000-\$34,999	101,467	167,835	331,493
\$35,000-\$49,999	148,549	243,014	470,046
\$50,000-\$74,999	210,056	335,213	635,057
\$75,000-\$99,999	155,363	243,233	441,927
\$100,000-\$149,999	178,158	277,212	480,480
\$150,000-\$199,999	77,409	108,754	172,823
\$200,000 or greater	81,370	108,628	165,589
Median HH Income	\$61,540	\$58,891	\$55,240
Average HH Income	\$86,959	\$82,021	\$76,058

HOUSEHOLDS	60 MILE	120 MILE	180 MILE
2000 Total Housing	1,205,763	1,886,845	3,510,148
2010 Total Households	1,155,471	1,812,592	3,355,827
2021 Total Households	1,170,967	1,844,971	3,430,025
2026 Total Households	1,178,043	1,855,617	3,449,340
2021 Average Household Size	2.40	2.41	2.41
2000 Owner Occupied Housing	787,815	1,249,676	2,275,396
2000 Renter Occupied Housing	323,787	472,046	901,598
2021 Owner Occupied Housing	808,151	1,312,423	2,385,280
2021 Renter Occupied Housing	362,816	532,548	1,044,745
2021 Vacant Housing	146,070	243,776	491,804
2021 Total Housing	1,317,037	2,088,747	3,921,829
2026 Owner Occupied Housing	823,196	1,335,789	2,425,995
2026 Renter Occupied Housing	354,847	519,828	1,023,345
2026 Vacant Housing	160,847	270,660	548,812
2026 Total Housing	1,338,890	2,126,277	3,998,152
2021-2026: Households: Growth Rate	0.60 %	0.60 %	0.55 %



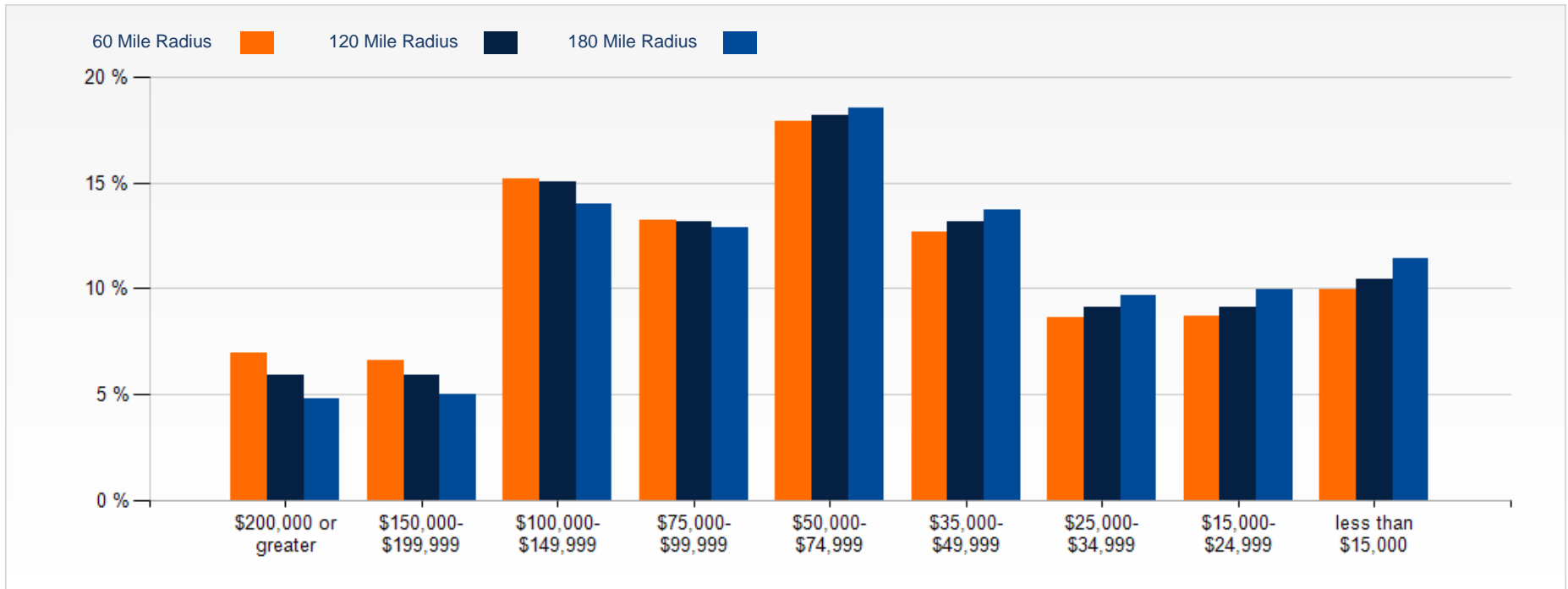
2021 POPULATION BY AGE	60 MILE	120 MILE	180 MILE
2021 Population Age 30-34	197,094	304,504	567,691
2021 Population Age 35-39	194,086	301,188	552,933
2021 Population Age 40-44	176,096	276,597	507,608
2021 Population Age 45-49	169,650	269,098	492,048
2021 Population Age 50-54	176,892	280,313	508,456
2021 Population Age 55-59	202,183	320,367	577,860
2021 Population Age 60-64	199,498	317,789	577,957
2021 Population Age 65-69	169,622	274,414	508,632
2021 Population Age 70-74	136,392	223,488	419,385
2021 Population Age 75-79	92,895	153,639	286,732
2021 Population Age 80-84	62,045	101,141	187,658
2021 Population Age 85+	68,640	108,570	197,981
2021 Population Age 18+	2,291,754	3,616,790	6,768,978
2021 Median Age	40	41	40

2021 INCOME BY AGE	60 MILE	120 MILE	180 MILE
Median Household Income 25-34	\$61,437	\$60,190	\$57,123
Average Household Income 25-34	\$80,149	\$77,960	\$73,664
Median Household Income 35-44	\$78,287	\$76,551	\$71,687
Average Household Income 35-44	\$98,530	\$94,588	\$88,911
Median Household Income 45-54	\$80,157	\$76,972	\$71,306
Average Household Income 45-54	\$106,720	\$99,881	\$92,427
Median Household Income 55-64	\$71,596	\$66,631	\$61,571
Average Household Income 55-64	\$98,346	\$90,915	\$83,562
Median Household Income 65-74	\$55,746	\$53,084	\$50,569
Average Household Income 65-74	\$81,081	\$76,009	\$71,097
Average Household Income 75+	\$57,022	\$53,612	\$50,899

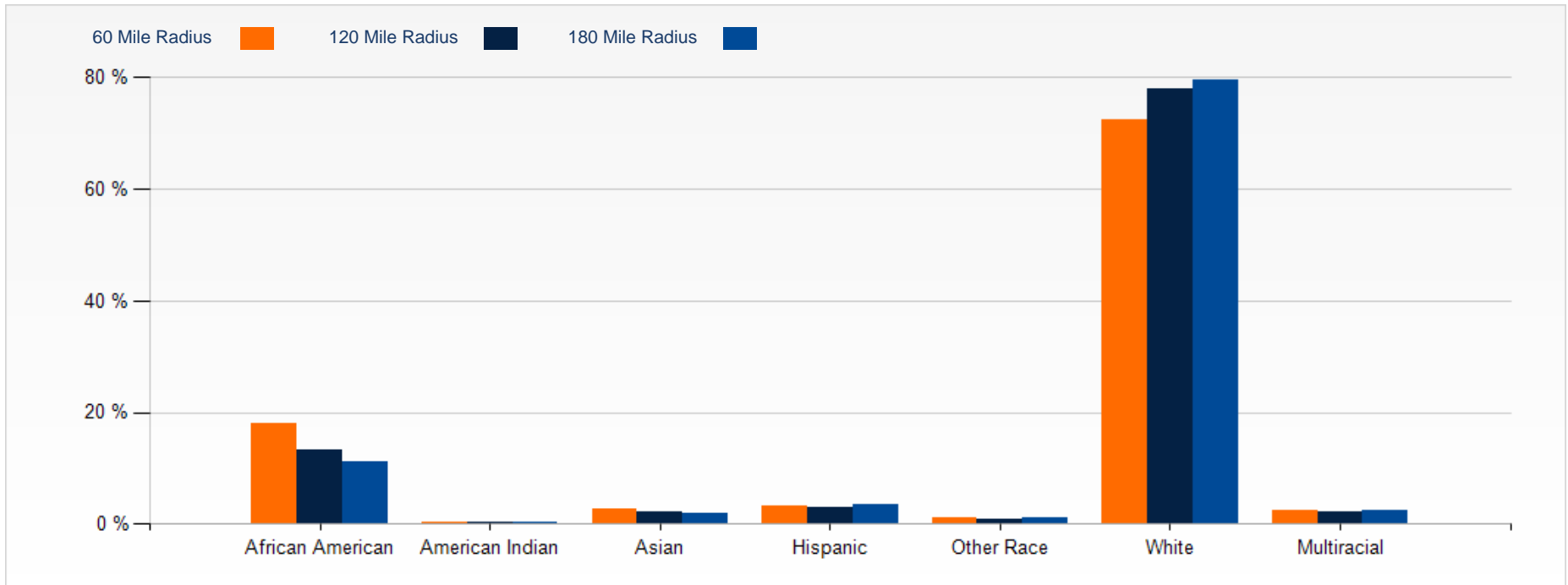
2026 POPULATION BY AGE	60 MILE	120 MILE	180 MILE
2026 Population Age 30-34	194,404	301,240	556,207
2026 Population Age 35-39	198,684	309,080	565,487
2026 Population Age 40-44	192,650	300,230	546,294
2026 Population Age 45-49	177,592	279,594	510,233
2026 Population Age 50-54	166,487	263,802	482,001
2026 Population Age 55-59	173,217	275,806	501,848
2026 Population Age 60-64	189,791	303,676	551,412
2026 Population Age 65-69	184,936	298,094	543,943
2026 Population Age 70-74	151,996	246,536	457,179
2026 Population Age 75-79	118,094	192,749	359,573
2026 Population Age 80-84	74,103	121,486	225,084
2026 Population Age 85+	71,917	114,031	208,367
2026 Population Age 18+	2,306,329	3,634,431	6,794,267
2026 Median Age	41	42	41

2026 INCOME BY AGE	60 MILE	120 MILE	180 MILE
Median Household Income 25-34	\$69,074	\$67,090	\$62,753
Average Household Income 25-34	\$90,405	\$87,667	\$82,422
Median Household Income 35-44	\$85,953	\$83,243	\$78,499
Average Household Income 35-44	\$110,339	\$105,430	\$98,813
Median Household Income 45-54	\$87,792	\$83,843	\$78,758
Average Household Income 45-54	\$118,087	\$110,894	\$103,103
Median Household Income 55-64	\$79,851	\$75,820	\$69,210
Average Household Income 55-64	\$111,005	\$102,745	\$94,388
Median Household Income 65-74	\$62,540	\$58,876	\$55,497
Average Household Income 65-74	\$93,003	\$86,990	\$81,190
Average Household Income 75+	\$67,215	\$62,689	\$59,121

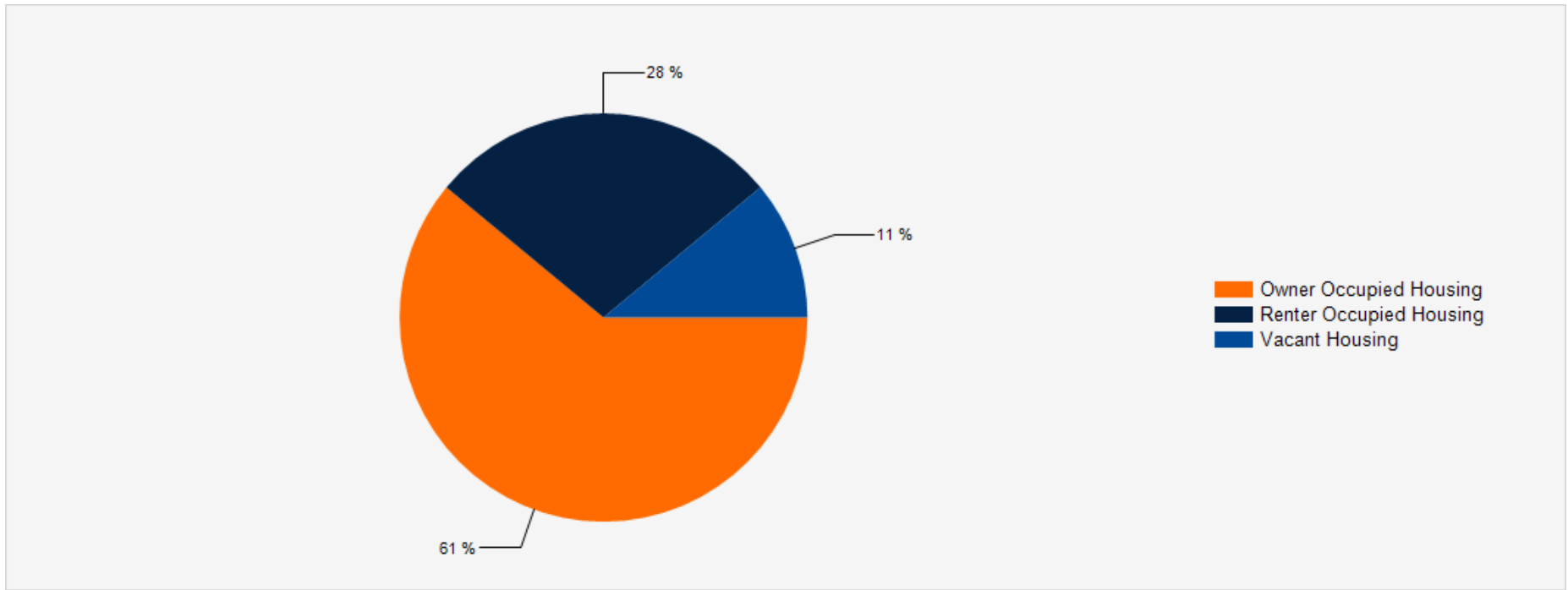
## 2021 Household Income



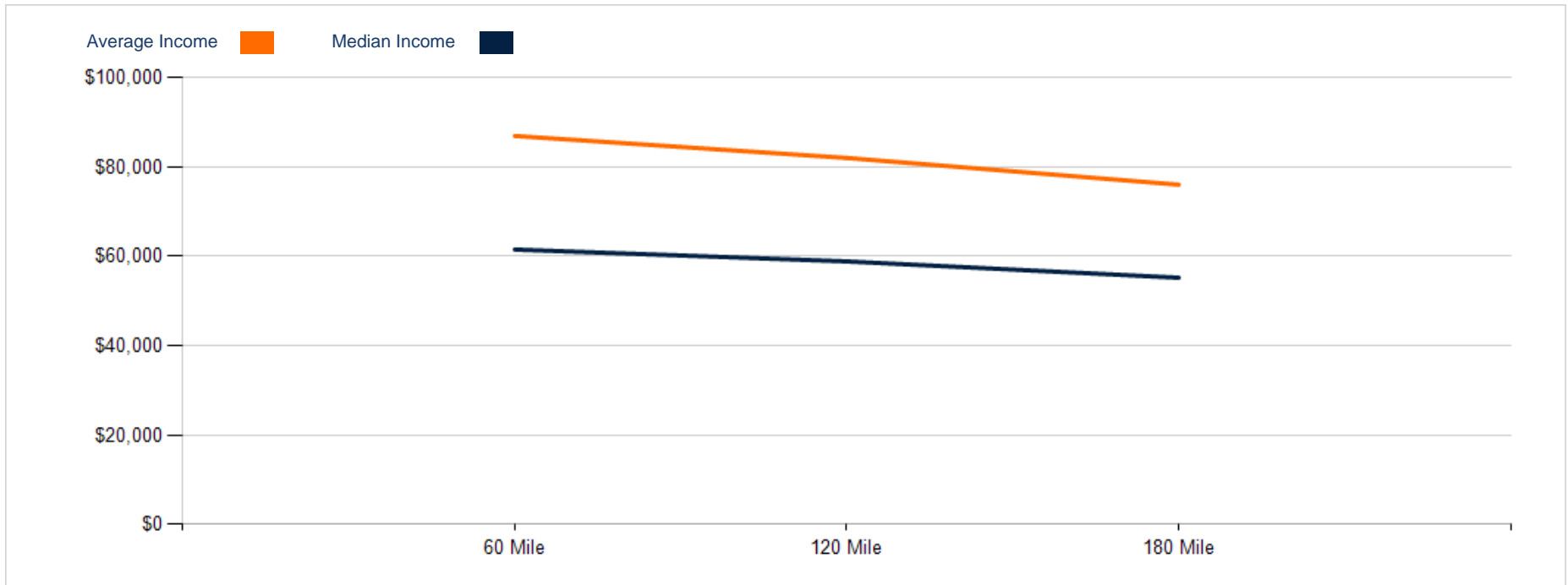
## 2021 Population by Race



## 2021 Household Occupancy - 60 Mile Radius



## 2021 Household Income Average and Median





**Jon Fisher**

Designated Managing Broker

I was born and raised on the original family farm that was settled back in the mid-1860's. I graduated from Unity High School in 1991 where I served as the class president. I attended the University of Illinois where I graduated with a degree in agricultural economics in 1995. After graduating college, I started my own agri-business and grew it into an international enterprise that had customers in all 50 states and 15 foreign countries. I was honored to have been named the 2015 Illinois Friend of Agriculture Award Winner by the Illinois Department of Agriculture.

I am a blessed single dad to two amazing children. My oldest son, Jonathon, is 22 and attending Illinois State University. My youngest daughter, Reagan, is 12 and is in Jr. High. My hobbies include watching sports & going to church. In addition to my job as a realtor, I am also the radio play by play announcer for the University of Illinois-Springfield men's basketball team (D2). Go Prairie Stars!!!

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# K-River Motel & Campground

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