

RED ROCK CANYON ADVENTURE PARK

116 Red Rock Canyon Road | Hinton, OK
OFFERING MEMORANDUM



Red Rock Canyon Adventure Park

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Red Rock Canyon Adventure Park Market
Analysis

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www.mrlandman.com



01

Executive Summary

Investment Summary

OFFERING SUMMARY

ADDRESS	116 Red Rock Canyon Road Hinton OK 73047
COUNTY	Caddo
MARKET	Oklahoma City metropolitan area
LAND SF	13,590,720 SF
LAND ACRES	312
NUMBER OF UNITS	120
YEAR BUILT	1948
YEAR RENOVATED	2024
APN	0000-03-11N-11W-3-025-00
OWNERSHIP TYPE	Leasehold

FINANCIAL SUMMARY

PRICE	\$3,600,000
PRICE PER UNIT	\$30,000
OCCUPANCY	100.00%
NOI (CURRENT)	\$268,063
NOI (Pro Forma)	\$447,410
CAP RATE (CURRENT)	7.45%
CAP RATE (Pro Forma)	12.43%
GRM (CURRENT)	7.86
GRM (Pro Forma)	5.59

DEMOGRAPHICS

	75 MILE	150 MILE	200 MILE
2024 Population	1,834,596	3,547,034	10,330,162
2024 Median HH Income	\$67,612	\$63,218	\$77,670
2024 Average HH Income	\$95,172	\$90,467	\$110,210



Red Rock Canyon Adventure Park (Leasehold Estate)

- This is a once-in-a-lifetime opportunity to acquire an established RV park business by purchasing the LLC, complete with a FREE lease and ZERO property taxes on 312 acres for the next 44 years (conditions apply)! Alternatively, you can invest in the property and become a partner. The lessor is the Oklahoma Tourism and recreation Department (OTRD). Any and all acquisitions of an interest in the park land that is the subject of the lease must be approved by OTRD. Currently, only 118 of the 312 acres are utilized for the park's daily operations, leaving significant potential to increase revenue with the remaining acreage!

OTRD released its managing interest in Red Rock Canyon State Park on November 1, 2018, as part of a broader effort to reduce financial strain on its park system. Subsequently, the property was leased to the Hinton Recreation and Tourism Trust (HRTT). Shortly thereafter, HRTT assigned its lease, with the approval of OTRD, to Red Rock Canyon Adventure Park, LLC.

Red Rock Canyon Adventure Park (Site info)

- Red Rock Canyon Adventure Park (RRCAP) offers a diverse range of accommodations with 120 sites, including tent and glamping options. The park features:
 - Three full-service RV sites.
 - 41 sites with 30-amp electrical service.
 - 11 sites with 50-amp electrical service.
 - 63 sites with water, sourced from what was considered the highest-quality well in the Oklahoma State Park System, according to the owners.
 - Eight pull-through sites.
 - Primitive tent sites for a more rugged outdoor experience.
 - Five full "glamping" tents, furnished like hotel rooms.
 - Large cabin.
 - Two full Service RV Glampers and two Premium Tent Sites (on platform with power & lighting)
 - 63 tent sites equipped with a table, fire ring, and grill.
 - Four pavilions are available to rent for events.
 - The park also provides excellent amenities for guests, including four 35x35 bathhouses for convenience.

Additionally, the former ranger house has been beautifully renovated into modern living quarters for the owner or manager. The on-site store is gaining popularity as its selection continues to grow and evolve, enhancing the overall guest experience. The store has recently added a UPS shipping station and is also a propane distributor.

Red Rock Canyon Adventure Park (Infrastructure)

- Red Rock Canyon Adventure Park (RRCAP) has undergone significant renovations since transitioning from a State Park to a privately operated park. The roads throughout the park are largely paved and are considered to be in fair to good condition.

The park operates on a well and septic system, both of which are in good standing. All sites are fully functional and ready to accommodate guests.

The underground water pipes consist of a combination of PVC and PEX, while the sewer lines are made of PVC, ensuring durability and reliability.

Red Rock Canyon Adventure Park (Amenities)

- One of the greatest strengths of Red Rock Canyon Adventure Park (RRCAP) is its diverse array of amenities, offering something for nearly everyone. Guests can enjoy a variety of activities and features, including:

- Overland camping for adventurers seeking off-the-grid experiences.
- 12 miles of hiking trails, perfect for exploration and connecting with nature.
- 23 acres for overlanding vehicles.
- A swimming pool located at the stunning base of the canyon wall.
- Wedding Pavilion.
- Designated hammock locations for relaxation.
- Catch-and-release fishing opportunities for anglers.
- Four volleyball courts for group fun and recreation.
- Two tetherball locations for lighthearted competition.
- Bird watching, with a variety of species to observe.
- Creek access, ideal for wading or peaceful moments by the water.
- A land navigation course for outdoor enthusiasts.
- Rappelling the canyon, for thrill-seekers (waiver required; guests must bring their own equipment).

With such a wide range of amenities, RRCA truly offers an unforgettable experience for all visitors. The owners estimate that approximately 99% of guests at Red Rock Canyon Adventure (RRCA) are overnight or weekend guests, while the remaining 1% are monthly guests.

Red Rock Canyon Adventures (Future)

- So obviously with 312 acres you have a virtual blank canvas on improvements to the property. This property has several good things going for it with respect to tourism & traffic:
 1. It is located just three miles south of Route 66! (Park is on the Oklahoma official Route 66 list). This brings a lot of potential tourists into the area.
 2. The property is part of the California Trail!
 3. The casino in Hinton also brings in a lot of tourists! (Casino is the #1 casino in OK for concerts & events)

The current owners have plans to bring in four large Conestoga Wagons for a "camping" experience (plays on the California Trail theme). They would also like to add 18-cabins for guests to rent at a premium rate. Again, with so much acreage the property is a blank canvas.

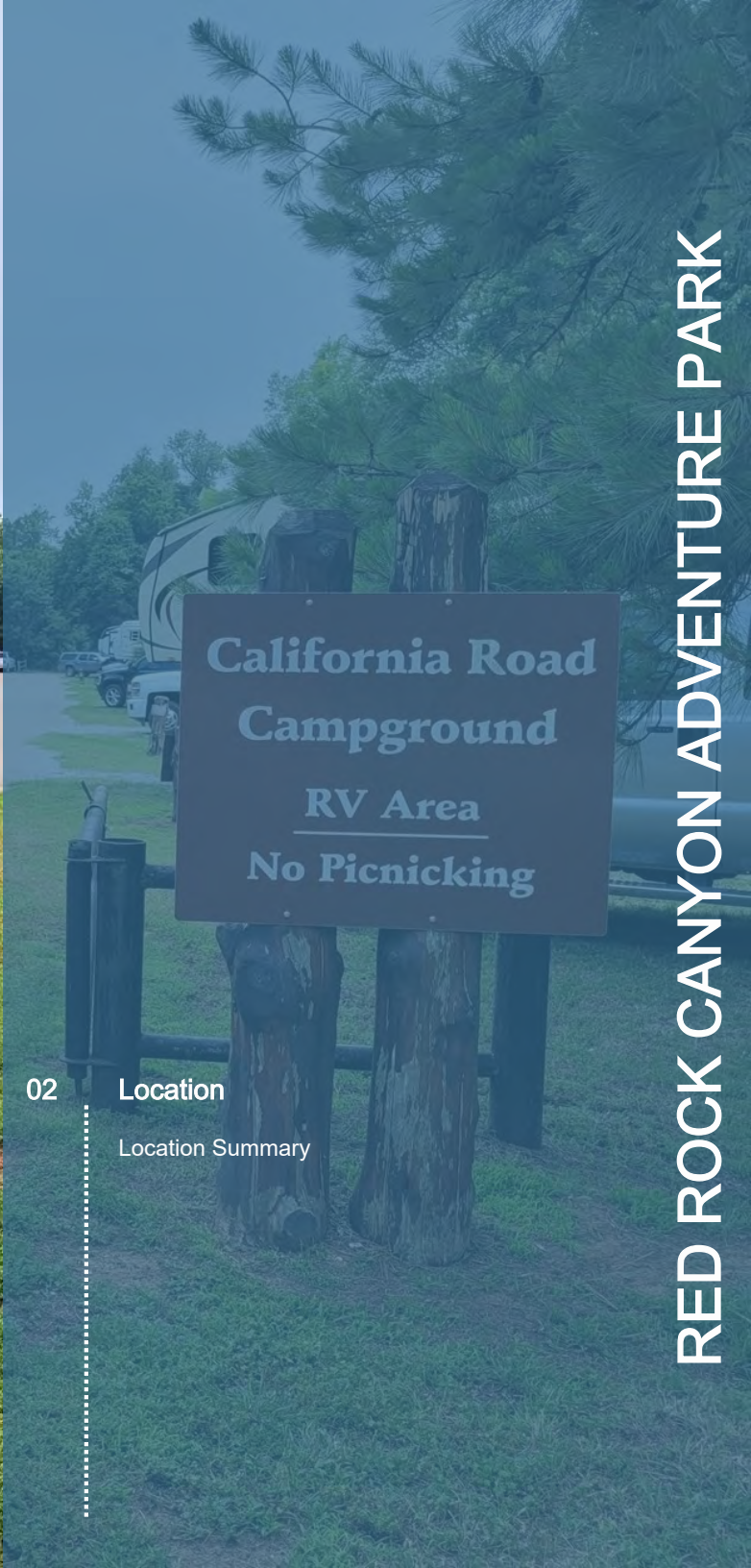




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Location

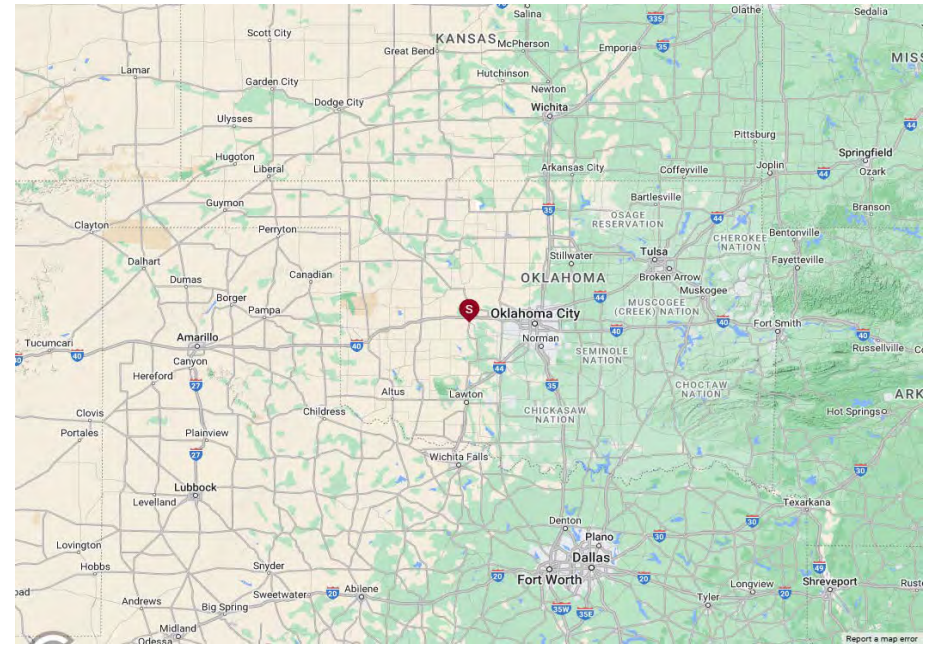
Location Summary



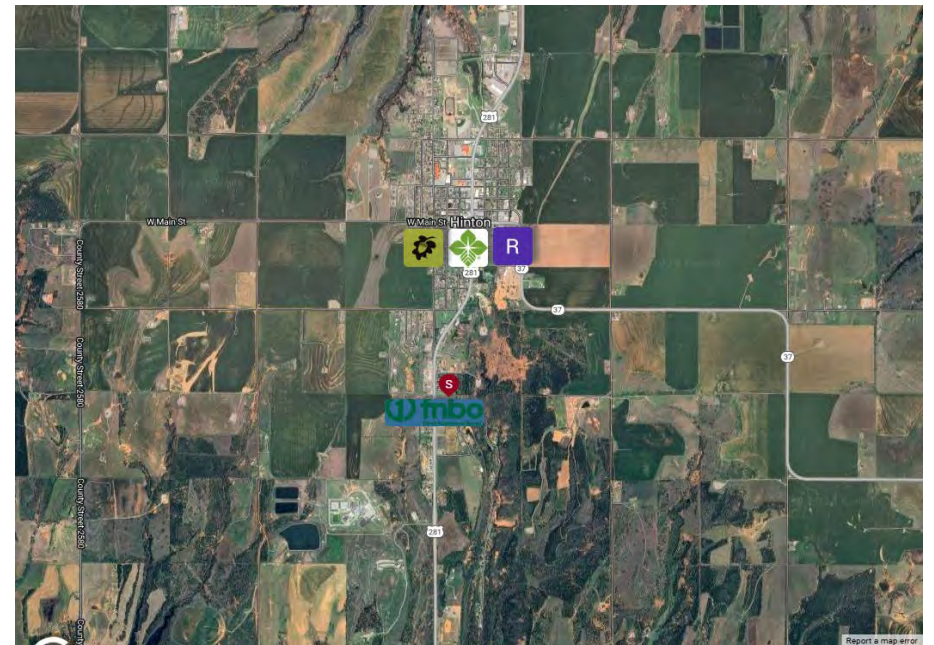
Hinton, OK

- Hinton is a town in Caddo County, Oklahoma, United States. The population was 3,196 as of the 2010 census, up from 2,175 in 2000. Located approximately 45 miles west of Oklahoma City, Hinton is home to Red Rock Canyon Adventure Park, a popular destination for hiking, camping, and rock climbing. The town is also known for Sugar Creek Casino, which offers gaming, dining, and live entertainment.
- Hinton violent crime is 5.8. (The US average is 22.7)
Hinton property crime is 14.0. (The US average is 35.4)
- The annual BestPlaces "Comfort Index" for the Hinton area is 6.4 (10=best), which means it is more comfortable than most places in Oklahoma. A higher score indicates a more comfortable year-round climate. The US average for the comfort index is 7.8. Our index is based on the total number of days annually within the comfort range of 70-80 degrees, and we also applied a penalty for days of excessive humidity.
- Hinton, Oklahoma gets 32 inches of rain, on average, per year. The US average is 38 inches of rain per year. Hinton averages 6 inches of snow per year. The US average is 28 inches of snow per year. On average, there are 236 sunny days per year in Hinton. The US average is 205 sunny days. Hinton gets some kind of precipitation, on average, 63 days per year. Precipitation is rain, snow, sleet, or hail that falls to the ground. In order for precipitation to be counted you have to get at least .01 inches on the ground to measure.
- Hinton has an unemployment rate of 3.9%. The US average is 6.0%.

Regional Map



Locator Map



- Hinton, Oklahoma, is centrally located in the state, making it reasonably accessible to several metro areas. Here are approximate distances to nearby metropolitan centers:
 - Oklahoma City, OK: About 45 miles east, roughly a 40-minute drive.
 - Lawton, OK: Approximately 65 miles south, around a 1.5-hour drive.
 - Wichita Falls, TX: About 125 miles south, approximately a 2-hour drive.
 - Tulsa, OK: Roughly 130 miles northeast, about a 2-hour drive.
 - Dallas-Fort Worth, TX: Around 200 miles south, a 3 to 3.5-hour drive.

Hinton's proximity to Oklahoma City makes it most closely tied to that metro area for business, shopping, and services.

Caddo County, OK

- Caddo County is a county located in the U.S. state of Oklahoma. As of the 2020 census, the population was 26,945. Its county seat is Anadarko. Created in 1901 as part of Oklahoma Territory, the county is named for the Caddo tribe who were settled here on a reservation in the 1870s. Caddo County is immediately west of the seven-county Greater Oklahoma City metro area, and although is not officially in the metro area, it has many economic ties in this region.





03

Property Description

- Property Features
- Aerial Map
- Property Images

PROPERTY FEATURES

NUMBER OF UNITS	120
LAND SF	13,590,720
LAND ACRES	312
YEAR BUILT	1948
YEAR RENOVATED	2024
# OF PARCELS	1
ZONING TYPE	RV Park
BUILDING CLASS	A
TOPOGRAPHY	Flat to rolling
LOCATION CLASS	A
NUMBER OF PARKING SPACES	200+
POOL / JACUZZI	Pool

UTILITIES

WATER	Well
TRASH	Paid by park
ELECTRIC	Paid by park
SEWER	Septic

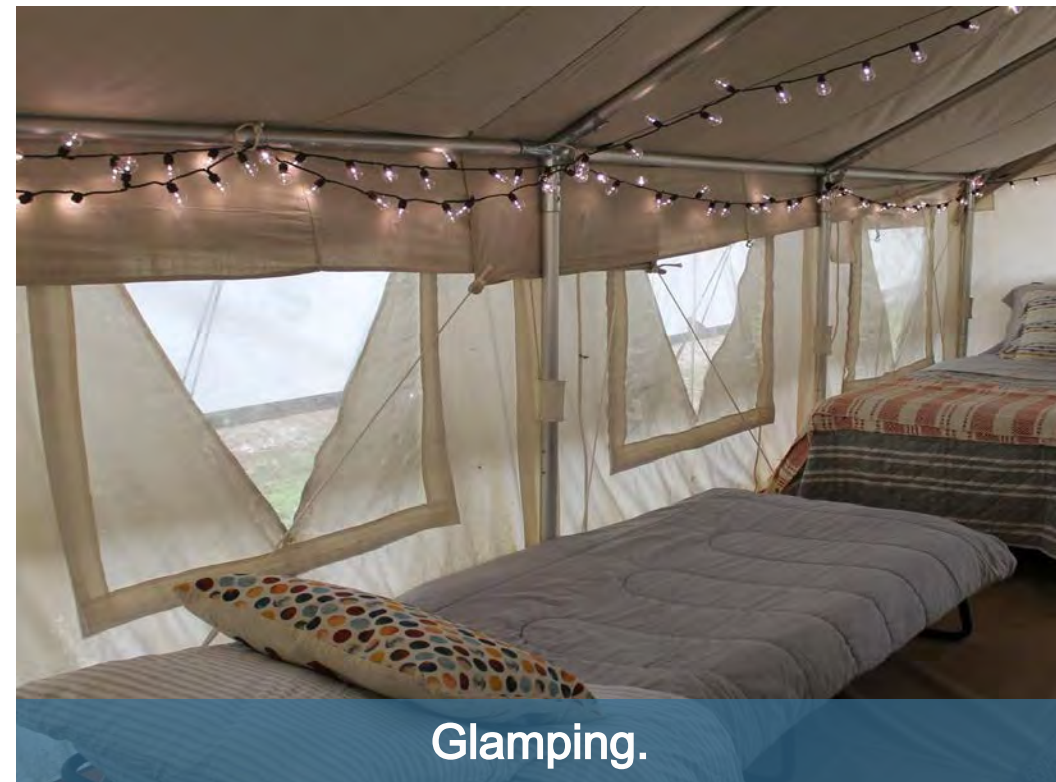




[Report a map error](#)



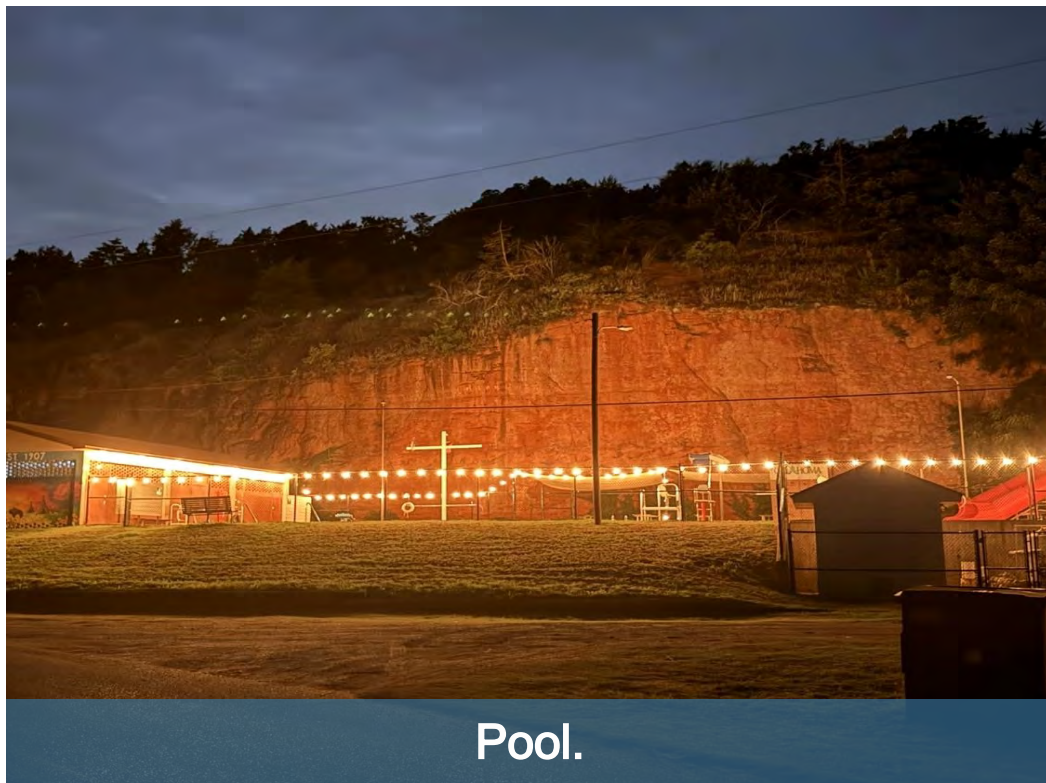
Playground.



Glamping.



RV Rental.



Pool.



Wedding Venue.









Overland Campground.



Sycamore Pavillion.



Walnut Grove Pavillion.

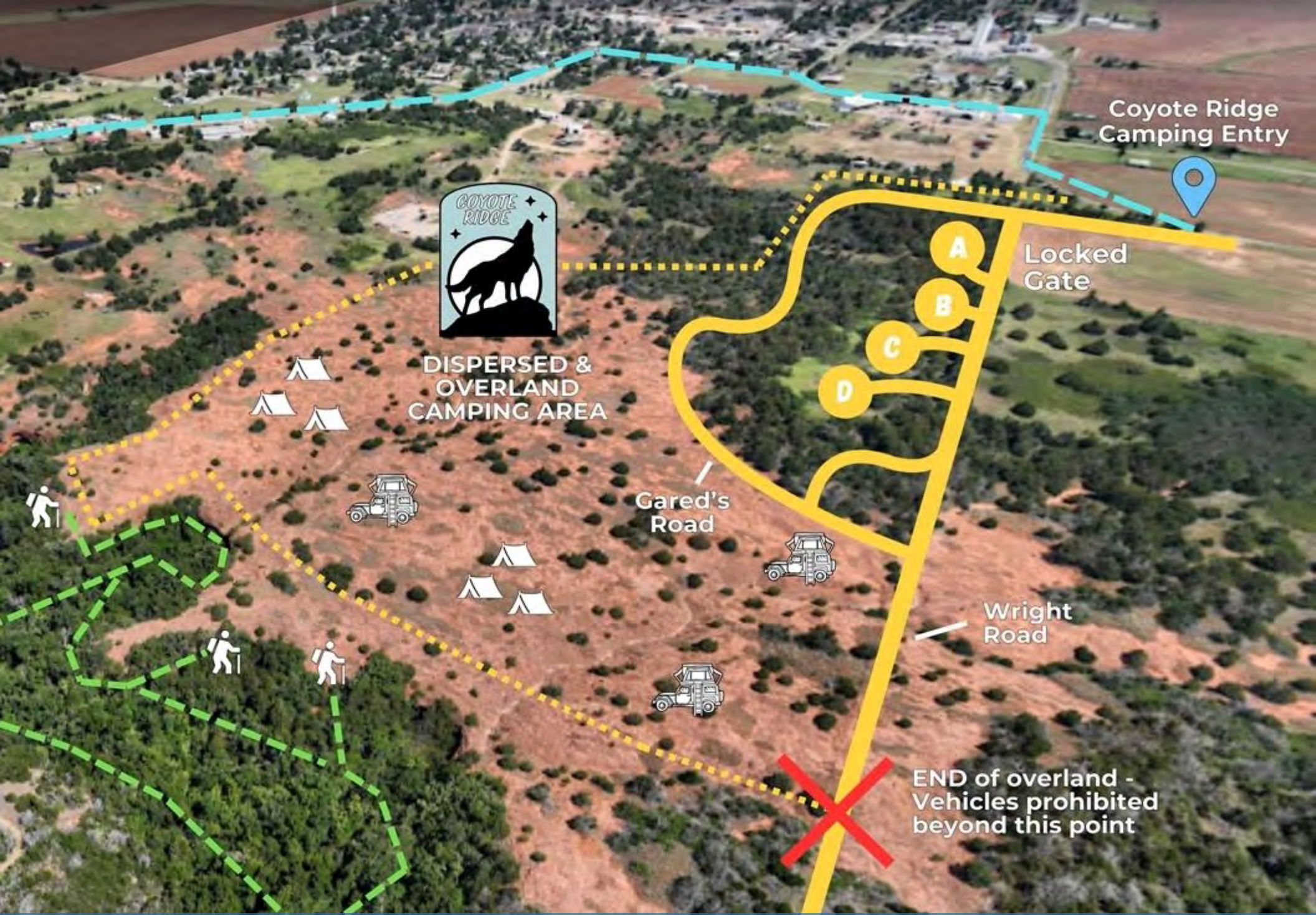
-  Road
-  Dispersed Camping
-  Overland Camping
-  Coyote Ridge Perimeter
-  Rough Horsetail Parking
-  Trail Acces
-  North Rough Horsetail Nature Trail | Coyote Ridge Entry



Gate Entry

North Rough Horsetail Nature Trail | Foot Traffic

Red Rock Canyon.



Coyote Ridge
Camping Entry



DISPERSED &
OVERLAND
CAMPING AREA

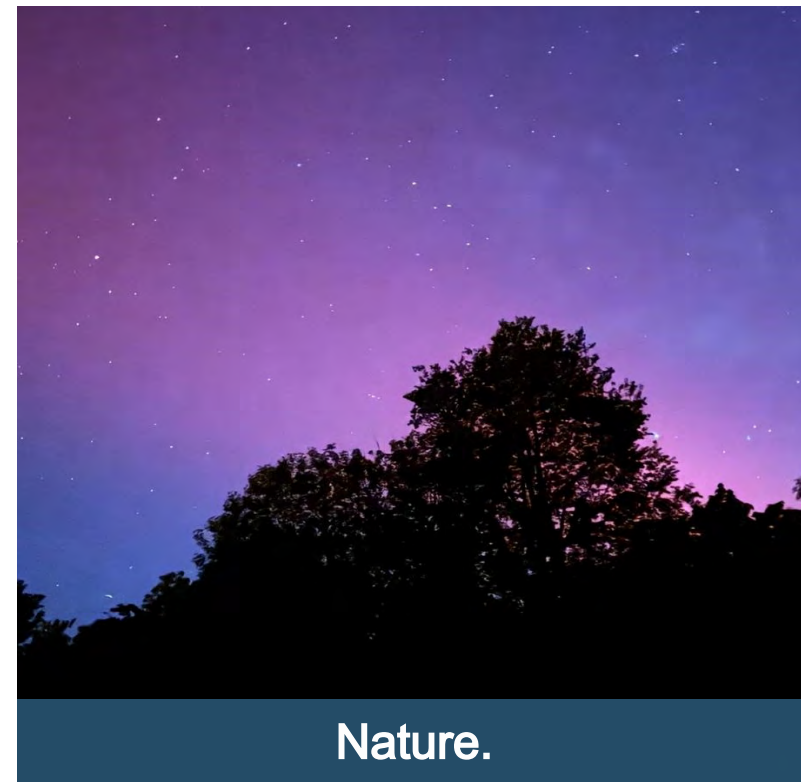
Locked
Gate

Gared's
Road

Wright
Road

END of overland -
Vehicles prohibited
beyond this point

Coyote Ridge.



Nature.



04

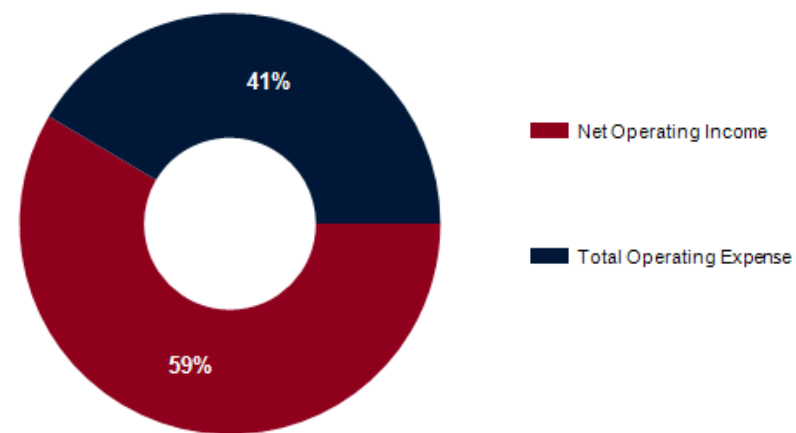
Financial Analysis

Income & Expense Analysis

REVENUE ALLOCATION
CURRENT

INCOME	CURRENT	PRO FORMA
Gross Scheduled Rent	\$458,086	\$643,598
Effective Gross Income	\$458,086	\$643,598
Less Expenses	\$190,023 41.48%	\$196,188 30.48%
Net Operating Income	\$268,063	\$447,410

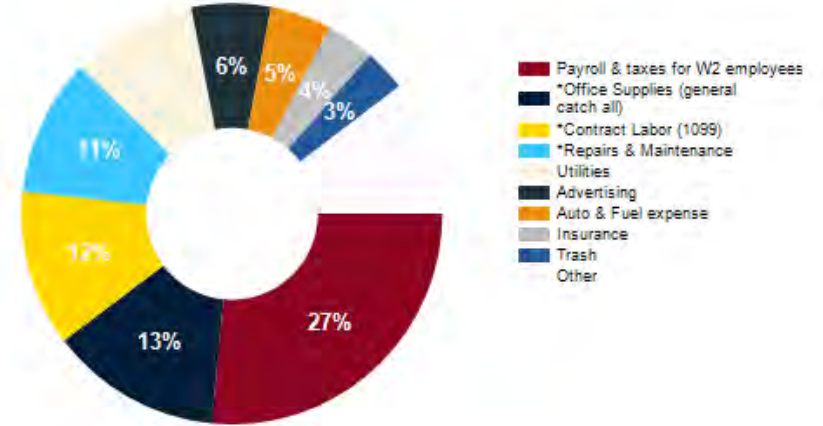
Income Notes: Income is based on 2024 YTD financials from November 20th being annualized. Pro Forma reflects a 15% increase in business in 2025 as well as the four Conestoga wagons being rented at an average of \$200/night with 40% occupancy for the year.



EXPENSES	CURRENT	Per Unit	PRO FORMA	Per Unit
Insurance	\$6,993	\$58	\$7,342	\$61
Advertising	\$11,549	\$96	\$12,126	\$101
Auto & Fuel expense	\$9,000	\$75	\$9,450	\$79
*Repairs & Maintenance	\$20,000	\$167	\$20,000	\$167
*Office Supplies (general catch all)	\$25,000	\$208	\$25,000	\$208
Payroll & taxes for W2 employees	\$50,462	\$421	\$52,985	\$442
*Contract Labor (1099)	\$22,786	\$190	\$23,925	\$199
Utilities	\$18,367	\$153	\$19,285	\$161
Trash	\$6,179	\$51	\$6,487	\$54
Bank Service Charge	\$258	\$2	\$289	\$2
Misc Expense	\$603	\$5	\$633	\$5
CC fees	\$1,327	\$11	\$1,393	\$12
Contributions	\$1,178	\$10	\$1,236	\$10
Mgmt (video editing)	\$1,800	\$15	\$1,000	\$8
Meals (staff meetings)	\$4,124	\$34	\$4,124	\$34
Point of sale system	\$4,635	\$39	\$4,866	\$41
Equipment Rental	\$968	\$8	\$1,016	\$8
Sales Tax	\$309	\$3	\$324	\$3
Supplies	\$113	\$1	\$118	\$1
Telephone	\$3,897	\$32	\$4,091	\$34
Training	\$475	\$4	\$498	\$4
Total Operating Expense	\$190,023	\$1,584	\$196,188	\$1,635
% of EGI	41.48%		30.48%	

DISTRIBUTION OF EXPENSES

CURRENT



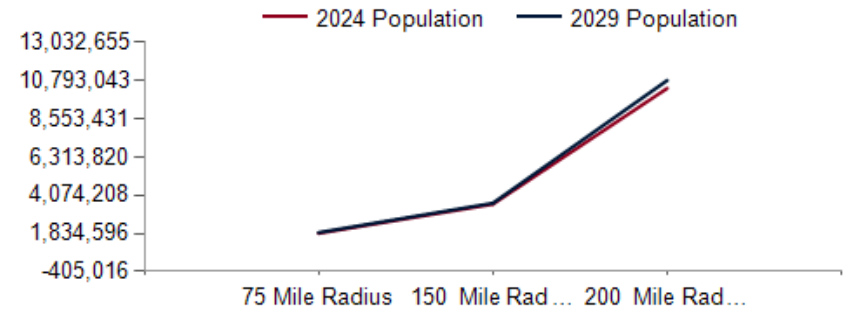
Expense Notes: YTD expenses were provided as of 11-20-2024. The figures in the P & L represent them being annualized to EOY 2024. Pro Forma denotes a 5% increase in almost all categories. Current expenses in repairs/maintenance, contract labor, & office supplies have been recast to reflect a large amount of capex in 2024. Auto expense was also recast due to a one-time transmission replacement.



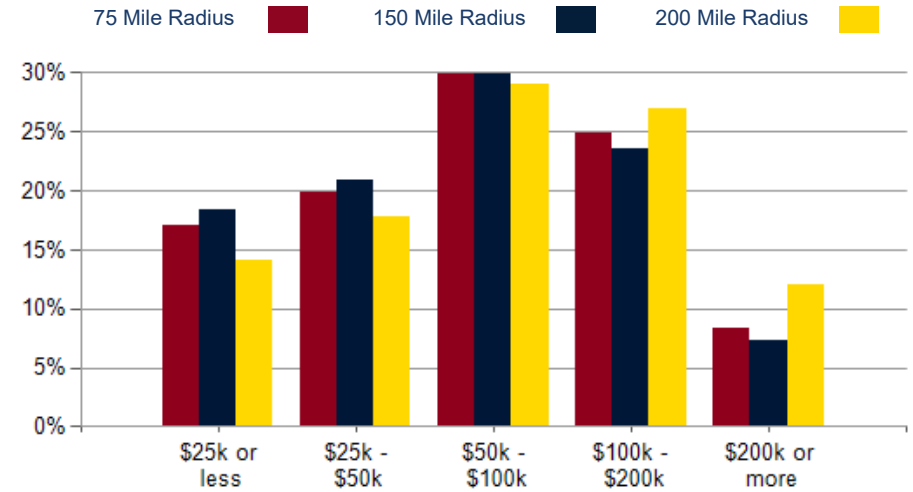
POPULATION	75 MILE	150 MILE	200 MILE
2000 Population	1,437,923	3,058,054	7,594,253
2010 Population	1,611,806	3,279,790	8,741,329
2024 Population	1,834,596	3,547,034	10,330,162
2029 Population	1,883,834	3,606,834	10,793,043
2024-2029: Population: Growth Rate	2.65%	1.65%	4.40%

2024 HOUSEHOLD INCOME	75 MILE	150 MILE	200 MILE
less than \$15,000	68,728	142,091	307,910
\$15,000-\$24,999	52,771	112,418	245,663
\$25,000-\$34,999	53,119	112,637	278,529
\$35,000-\$49,999	87,712	175,963	422,628
\$50,000-\$74,999	119,897	241,315	644,726
\$75,000-\$99,999	92,125	172,882	499,877
\$100,000-\$149,999	117,981	222,180	682,093
\$150,000-\$199,999	58,819	103,596	380,583
\$200,000 or greater	58,891	101,986	474,035
Median HH Income	\$67,612	\$63,218	\$77,670
Average HH Income	\$95,172	\$90,467	\$110,210

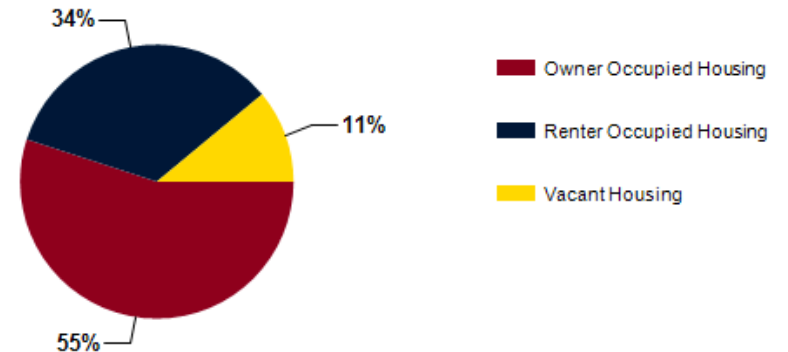
HOUSEHOLDS	75 MILE	150 MILE	200 MILE
2000 Total Housing	619,832	1,338,252	3,209,727
2010 Total Households	624,782	1,279,774	3,330,208
2024 Total Households	710,107	1,385,141	3,936,176
2029 Total Households	734,766	1,418,612	4,139,131
2024 Average Household Size	2.50	2.48	2.57
2024-2029: Households: Growth Rate	3.45%	2.40%	5.05%



2024 Household Income

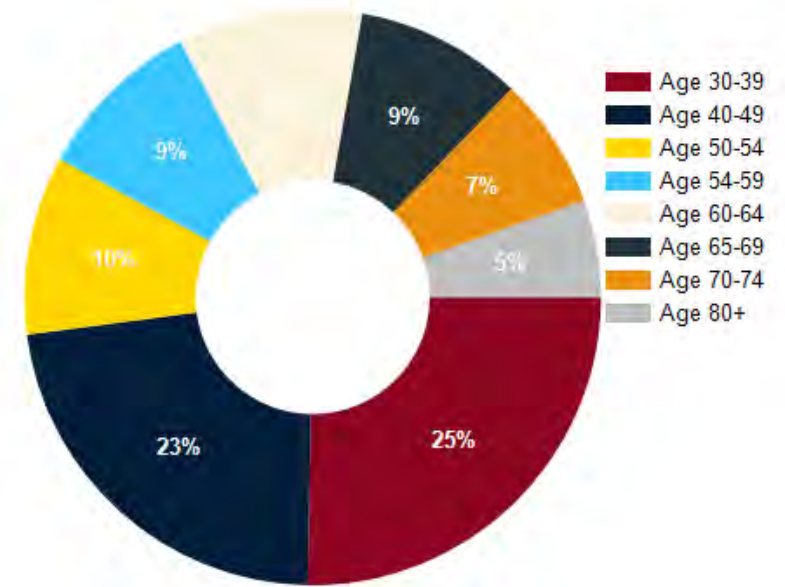


2024 Own vs. Rent - 75 Mile Radius

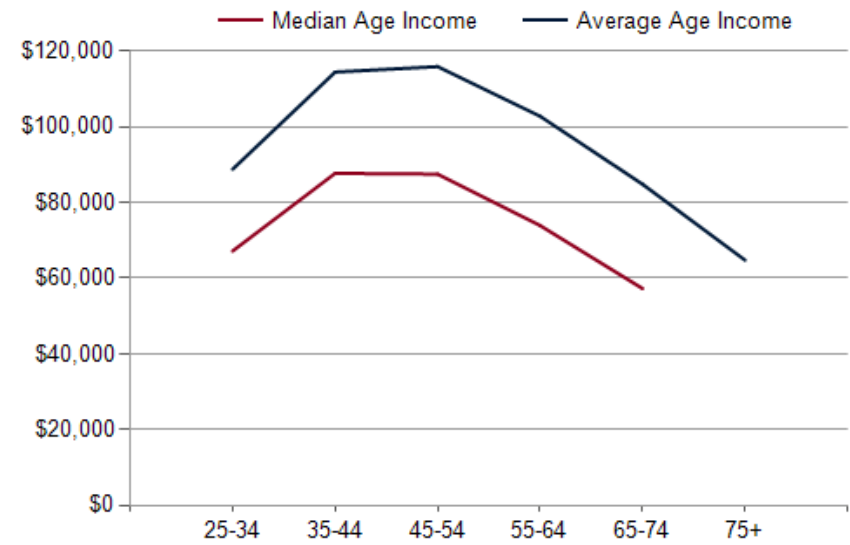


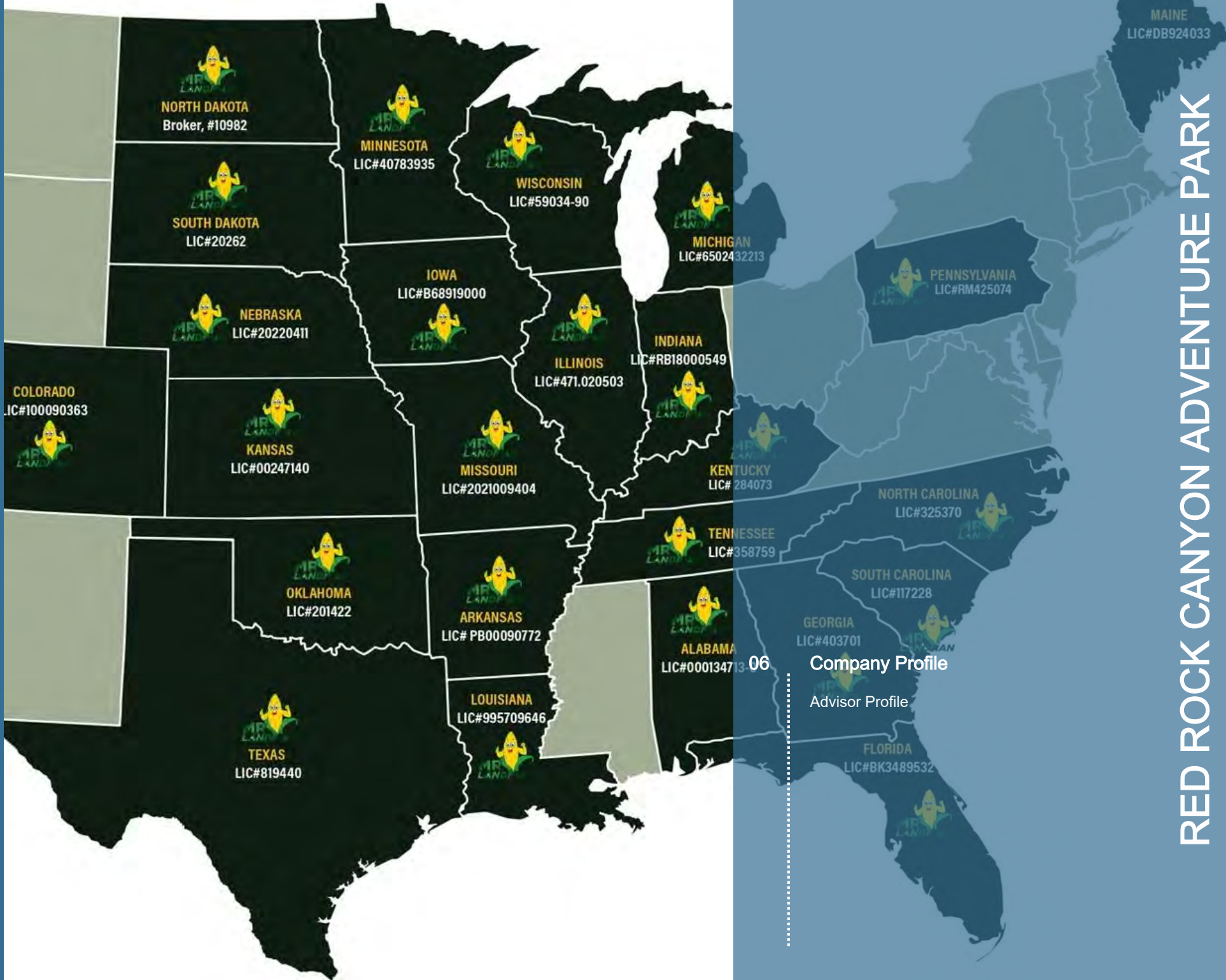
Source: esri

2024 POPULATION BY AGE	75 MILE	150 MILE	200 MILE
2024 Population Age 30-34	130,692	242,210	724,508
2024 Population Age 35-39	127,979	236,346	720,914
2024 Population Age 40-44	125,796	234,235	723,169
2024 Population Age 45-49	105,938	201,935	635,493
2024 Population Age 50-54	102,746	200,152	630,445
2024 Population Age 55-59	96,828	193,774	579,611
2024 Population Age 60-64	105,721	213,883	598,235
2024 Population Age 65-69	95,902	197,009	525,303
2024 Population Age 70-74	75,887	157,820	412,947
2024 Population Age 75-79	55,776	117,798	308,998
2024 Population Age 80-84	33,978	72,749	186,177
2024 Population Age 85+	31,380	67,052	167,962
2024 Population Age 18+	1,406,149	2,735,356	7,921,201
2024 Median Age	37	38	37
2029 Median Age	38	39	38



2024 INCOME BY AGE	75 MILE	150 MILE	200 MILE
Median Household Income 25-34	\$67,162	\$64,267	\$75,498
Average Household Income 25-34	\$88,788	\$86,300	\$99,410
Median Household Income 35-44	\$87,694	\$83,293	\$98,041
Average Household Income 35-44	\$114,464	\$109,762	\$129,610
Median Household Income 45-54	\$87,503	\$82,447	\$102,833
Average Household Income 45-54	\$115,920	\$110,250	\$137,633
Median Household Income 55-64	\$73,912	\$68,734	\$85,308
Average Household Income 55-64	\$102,803	\$97,039	\$121,802
Median Household Income 65-74	\$57,248	\$54,399	\$62,738
Average Household Income 65-74	\$84,830	\$80,655	\$94,557
Average Household Income 75+	\$64,752	\$62,031	\$70,871





[Company Profile](#)

[Advisor Profile](#)



Jon Fisher
Designated Managing Broker

I was 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 24 and works for State Farm Corporate. My daughter, Reagan, is 14 and is in Jr. High. My hobbies include watching sports & going to church.

Licensed Illinois Designated Managing Broker, MR LANDMAN LLC, License #471.020503
Licensed Indiana Managing Broker, MR LANDMAN, LLC, License #RB18000549
Licensed Iowa Broker Officer, MR. LANDMAN, LLC, License #B68919000
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Licensed Maine Designated Broker, MR. LANDMAN, LLC, License #DB924033
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Licensed Nebraska Designated Broker, MR. LANDMAN, LLC, License #20220411
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Licensed Texas Broker, Mr. LANDMAN, LLC, License #819440

07

Additional Information

Red Rock Canyon Adventure Park Market
Analysis



RVParkIQ

Detail Report

Produced on Nov 19 2024

Report for:

50 miles around 116
Red Rock Canyon Rd,
Hinton, Oklahoma
73047, United States



Contact Us:

1-800-377-3098

info@rvparkiq.com

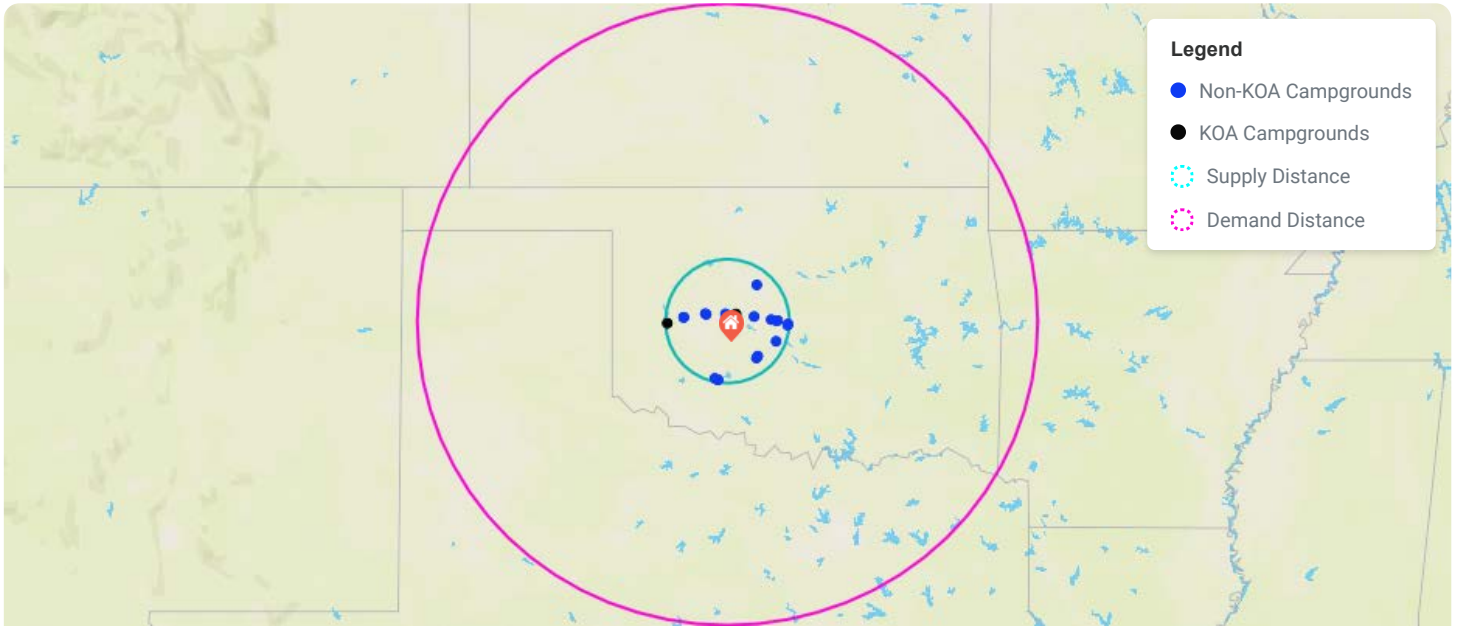
rvparkiq.com

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Map

250 mile demand and 50 mile supply radius around 116 Red Rock Canyon Rd, Hinton, Oklahoma 73047, United States



Market Summary

	THIS MARKET	MARKET AT 150 MILE	MARKET AT 250 MILE	NATIONAL
RV Parks in market	21	152	581	11,298
Total Camping spots	1,384	8,346	34,214	1,157,914
Average price per night	\$40.09	\$38.92	\$41.17	\$52.15
Average Size Of Park	12.25 Acres	28.42 Acres	19.26 Acres	21.77 Acres
% Of Households that camp	14.68%	14.86%	14.68%	14.82%
Population	15,513,697	3,472,214	15,513,697	329,122,976
Income per capita	\$21,671	\$20,170	\$21,671	\$23,919
Average Age	38	39	38	40
Population age from 5-24	5,382,485	1,184,767	5,382,485	104,456,834
Population age from 25-44	4,246,676	923,116	4,246,676	87,370,939
Population age from 45-54	1,921,350	400,636	1,921,350	41,890,844
Population age from 55-74	3,101,593	740,181	3,101,593	73,323,518
Population age of 75 And Above	861,593	223,514	861,593	22,080,841
Households	5,668,139	1,313,118	5,668,139	123,271,661
Demand Supply Ratio For Market	1,645.70	61.88	66.57	42.53
RV Park Demand Score For Market	809,053	362,844	809,053	1,444,569
RV Park Demand Score For National	1,444,569	951,272	1,444,569	1,444,569
Potential Campers	2,277,642	516,431	2,277,642	48,823,907

RVParks List

PROFILE NAME	PROXIMITY (MILES)	FACILITY TYPE	NO. OF SPOTS	SEASONALITY	GOOGLE RATING	ONLINE BOOKING	ACTIONS
Red Rock Canyon Adventure Park 116 Red Rock Canyon Rd, Hinton, OK	-	RV Park	73	Year Around	4.6	Yes	Go to website
Territory Route 66 RV Park & Campgrounds 14144 Old 66 Rd, Bridgeport, OK	6.15	RV Park	18	Year Around	4.9	Yes	Go to website
El Reno West KOA Journey 301 S Walbaun Rd, Geary, OK	9	Campground	79	Year Around	4.3	Yes	Go to website
Wanderlust Crossings RV Park 10246 N 2430 Rd, Weatherford, OK	17.96	RV Park	100	Year Around	4.8	Yes	Go to website
Tinsley's Old 66 Highway RV Park 2701 E Main St, Weatherford, OK	19.13	RV Park	26	Year Around	4.7	No	
Hensley's RV Park at Best Western El Reno 2701 S Country Club Rd, El Reno, OK	21.96	RV Park	25	Year Around	-	No	
Mustang Run RV Park 11528 W I 40 Service Rd, Oklahoma City, OK	35.17	RV Park	61	Year Around	4.2	No	Go to website
Hargus RV Park 1410 Neptune Dr, Clinton, OK	35.28	RV Park	65	Year Around	3.9	No	
Water-Zoo Campground 1800 Boulevard of Champions, Clinton, OK	35.61	Campground	36	Year Around	3.1	Yes	Go to website
Time Out RV Park 904 S Grand Ave, Chickasha, OK	37.12	RV Park	30	Year Around	4.1	No	Go to website
Sleepy Hollow RV Park 918 N Main, Kingfisher, OK	37.54	RV Park	32	Year Around	4.1	No	
Pecan Grove RV Resort 600 W Almar Dr, Chickasha, OK	37.73	RV Resort	110	Year Around	4.3	No	Go to website
Council Road RV Park 8108 SW 8th St, Oklahoma City, OK	39.34	RV Park	102	Year Around	3.9	No	Go to website
Rockwell RV Park 720 S Rockwell Ave, Oklahoma City, OK	40.64	RV Park	170	Year Around	4	No	Go to website
A-AAA Adult RV Park 208 NE 85th St, Blanchard, OK	42.61	RV Park	80	Year Around	3.9	No	Go to website
Slick Hills RV Park 18 Kirk Dr, Lawton, OK	47.01	RV Park	20	Year Around	4.2	No	Go to website
Pinnacle Peak RV Park 24704 State Hwy 58, Lawton, OK	47.75	RV Park	60	Year Around	4.5	No	Go to website

RVParks List

PROFILE NAME	PROXIMITY (MILES)	FACILITY TYPE	NO. OF SPOTS	SEASONALITY	GOOGLE RATING	ONLINE BOOKING	ACTIONS
Granite Pointe RV Resort 24709 Hwy 58, Lawton, OK	47.75	RV Resort	64	Year Around	4.3	No	Go to website
Elk City / Clinton KOA Journey 21167 Rte 66 N, Foss, OK	48.41	Campground	90	Year Around	4.3	Yes	Go to website
Briscoe's RV & Fun Park 6002 S I 35 Service Rd, Oklahoma City, OK	48.49	RV Park	63	Year Around	3.5	No	
Roadrunner RV Park 4800 S Hattie Ave, Oklahoma City, OK	48.75	RV Park	80	Year Around	4.3	No	

Amenity Analysis

✔ Has the Amenity/Feature ✘ Does not have the Amenity/Feature

PROFILE NAME (TOTAL AMENITIES)	ADDITIONAL LODGING	ATTRACTIONS DESCRIPTIONS	BEACH ACCESS	CABINS	CAFE	CELLPHONE CONNECTIVITY	DUMP STATION	ELECTRIC HOOKUP	FIRE RING	FISHING	GAMEROOM ARCADE	GOLFCART RENTALS	HOOKUPS	INTERNET CONNECTIVITY
Market coverage	14 %	-	-	9 %	-	61 %	57 %	100 %	9 %	42 %	23 %	-	100 %	90 %
Roadrunner RV Park(3/28)	✘	✘	✘	✘	✘	✘	✘	✔	✘	✘	✘	✘	✔	✔
Briscoe's RV & Fun Park(3/28)	✘	✘	✘	✘	✘	✘	✔	✔	✘	✘	✘	✘	✔	✘
Rockwell RV Park(6/28)	✘	✘	✘	✘	✘	✔	✘	✔	✘	✔	✔	✘	✔	✔
Council Road RV Park(6/28)	✔	✘	✘	✘	✘	✔	✔	✔	✘	✘	✘	✘	✔	✔
A-AAA Adult RV Park(4/28)	✘	✘	✘	✘	✘	✔	✘	✔	✘	✘	✘	✘	✔	✔
Mustang Run RV Park(5/28)	✘	✘	✘	✘	✘	✔	✘	✔	✘	✔	✘	✘	✔	✔
Hensley's RV Park at Best Western El Reno(3/28)	✘	✘	✘	✘	✘	✘	✘	✔	✘	✘	✘	✘	✔	✔
Time Out RV Park(4/28)	✘	✘	✘	✘	✘	✘	✔	✔	✘	✘	✘	✘	✔	✔
Pecan Grove RV Resort(5/28)	✘	✘	✘	✘	✘	✔	✘	✔	✘	✘	✔	✘	✔	✔
Sleepy Hollow RV Park(4/28)	✘	✘	✘	✘	✘	✘	✔	✔	✘	✘	✘	✘	✔	✔
El Reno West KOA Journey(9/28)	✔	✘	✘	✔	✘	✔	✔	✔	✘	✔	✔	✘	✔	✔
Red Rock Canyon Adventure Park(7/28)	✘	✘	✘	✘	✘	✔	✔	✔	✔	✔	✘	✘	✔	✔

Amenity Analysis

✔ Has the Amenity/Feature
 ✘ Does not have the Amenity/Feature

PROFILE NAME (TOTAL AMENITIES)	ADDITIONAL LODGING	ATTRACTIONS DESCRIPTIONS	BEACH ACCESS	CABINS	CAFE	CELLPHONE CONNECTIVITY	DUMP STATION	ELECTRIC HOOKUP	FIRE RING	FISHING	GAMEROOM ARCADE	GOLFCART RENTALS	HOOKUPS	INTERNET CONNECTIVITY
Market coverage	14 %	-	-	9 %	-	61 %	57 %	100 %	9 %	42 %	23 %	-	100 %	90 %
Territory Route 66 RV Park & Campgrounds(5/28)	✘	✘	✘	✘	✘	✔	✔	✔	✘	✘	✘	✘	✔	✔
Pinnacle Peak RV Park(6/28)	✘	✘	✘	✘	✘	✘	✔	✔	✘	✔	✔	✘	✔	✔
Granite Pointe RV Resort(5/28)	✘	✘	✘	✘	✘	✔	✘	✔	✘	✔	✘	✘	✔	✔
Wanderlust Crossings RV Park(8/28)	✘	✘	✘	✘	✘	✔	✔	✔	✔	✔	✔	✘	✔	✔
Tinsley's Old 66 Highway RV Park(4/28)	✘	✘	✘	✘	✘	✔	✔	✔	✘	✘	✘	✘	✔	✘
Slick Hills RV Park(4/28)	✘	✘	✘	✘	✘	✘	✘	✔	✘	✔	✘	✘	✔	✔
Hargus RV Park(5/28)	✘	✘	✘	✘	✘	✔	✔	✔	✘	✘	✘	✘	✔	✔
Water-Zoo Campground(3/28)	✘	✘	✘	✘	✘	✘	✘	✔	✘	✘	✘	✘	✔	✔
Elk City / Clinton KOA Journey(8/28)	✔	✘	✘	✔	✘	✔	✔	✔	✘	✔	✘	✘	✔	✔

PROFILE NAME (TOTAL AMENITIES *)	INTERNET CONNECTIVITY PAYMENT	LAKE-SIDE	ONSITE PROPANE	PET ALLOWED	PICNIC TABLE	REC HALL	SEWER HOOKUP	SHOWER AND BATHROOMS	SITE LOCKERS	SPORTS COURTS	SWIMMING POOL	TENT CAMPING	VEHICULAR ACCESS	WATER HOOKUP
Market coverage	57 %	66 %	23 %	90 %	47 %	71 %	95 %	100 %	-	19 %	57 %	38 %	-	100 %
Roadrunner RV Park(6/28)	✘	✘	✘	✔	✔	✔	✔	✔	✘	✘	✘	✘	✘	✔
Briscoe's RV & Fun Park(8/28)	✘	✘	✔	✔	✘	✔	✔	✔	✘	✘	✔	✔	✘	✔
Rockwell RV Park(11/28)	✔	✔	✔	✔	✔	✔	✔	✔	✘	✘	✔	✔	✘	✔
Council Road RV Park(7/28)	✔	✘	✔	✔	✔	✘	✔	✔	✘	✘	✘	✘	✘	✔
A-AAA Adult RV Park(6/28)	✘	✘	✘	✔	✔	✔	✔	✔	✘	✘	✘	✘	✘	✔
Mustang Run RV Park(7/28)	✔	✘	✘	✔	✘	✔	✔	✔	✘	✘	✔	✘	✘	✔
Hensley's RV Park at Best Western El Reno(6/28)	✘	✘	✘	✔	✘	✔	✔	✔	✘	✘	✔	✘	✘	✔
Time Out RV Park(5/28)	✘	✔	✘	✔	✘	✘	✔	✔	✘	✘	✘	✘	✘	✔
Pecan Grove RV Resort(8/28)	✘	✔	✘	✔	✘	✔	✔	✔	✘	✔	✔	✘	✘	✔
Sleepy Hollow RV Park(5/28)	✘	✔	✘	✔	✘	✘	✔	✔	✘	✘	✘	✘	✘	✔
El Reno West KOA Journey(9/28)	✔	✘	✘	✔	✔	✔	✔	✔	✘	✘	✔	✔	✘	✔
Red Rock Canyon Adventure Park(9/28)	✘	✔	✘	✔	✔	✔	✘	✔	✘	✔	✔	✔	✘	✔

Amenity Analysis

✔ Has the Amenity/Feature
 ✘ Does not have the Amenity/Feature

PROFILE NAME (TOTAL AMENITIES *)	INTERNET CONNECTIVITY PAYMENT	LAKE-SIDE	ONSITE PROPANE	PET ALLOWED	PICNIC TABLE	REC HALL	SEWER HOOKUP	SHOWER AND BATHROOMS	SITE LOCKERS	SPORTS COURTS	SWIMMING POOL	TENT CAMPING	VEHICULAR ACCESS	WATER HOOKUP
Market coverage	57 %	66 %	23 %	90 %	47 %	71 %	95 %	100 %	-	19 %	57 %	38 %	-	100 %
Territory Route 66 RV Park & Campgrounds(7/28)	✔	✔	✘	✔	✘	✘	✔	✔	✘	✘	✘	✔	✘	✔
Pinnacle Peak RV Park(7/28)	✔	✔	✘	✔	✘	✔	✔	✔	✘	✘	✘	✘	✘	✔
Granite Pointe RV Resort(8/28)	✔	✔	✘	✔	✘	✔	✔	✔	✘	✘	✔	✘	✘	✔
Wanderlust Crossings RV Park(11/28)	✔	✔	✔	✔	✔	✔	✔	✔	✘	✔	✔	✘	✘	✔
Tinsley's Old 66 Highway RV Park(5/28)	✘	✔	✘	✘	✔	✘	✔	✔	✘	✘	✘	✘	✘	✔
Slick Hills RV Park(7/28)	✔	✔	✘	✘	✘	✔	✔	✔	✘	✘	✔	✘	✘	✔
Hargus RV Park(10/28)	✔	✔	✘	✔	✔	✔	✔	✔	✘	✔	✘	✔	✘	✔
Water-Zoo Campground(8/28)	✔	✔	✘	✔	✘	✘	✔	✔	✘	✘	✔	✔	✘	✔
Elk City / Clinton KOA Journey(11/28)	✔	✔	✔	✔	✔	✔	✔	✔	✘	✘	✔	✔	✘	✔

Camping Spot Classification

AAA is A + AA + Additional Features | **AA** is A + Full Hook up | **A** is partial hook up + Additional features like a picnic table | **B** is Partial Electric and Partial Water | **C** is No Hookups | **D** is Tent camping (No Vehicular access)

CAMPGROUNDS	CLASS AAA	CLASS AA	CLASS A	CLASS B	CLASS C	CLASS D
Roadrunner RV Park	Yes	No	No	No	No	No
Briscoe's RV & Fun Park	No	Yes	No	No	No	No
Rockwell RV Park	Yes	No	No	No	No	No
Council Road RV Park	Yes	No	No	No	No	No
A-AAA Adult RV Park	Yes	No	No	No	No	No
Mustang Run RV Park	No	Yes	No	No	No	No
Hensley's RV Park at Best Western El Reno	No	Yes	No	No	No	No
Time Out RV Park	No	Yes	No	No	No	No

Camping Spot Classification

AAA is A + AA + Additional Features | **AA** is A + Full Hook up | **A** is partial hook up + Additional features like a picnic table | **B** is Partial Electric and Partial Water | **C** is No Hookups | **D** is Tent camping (No Vehicular access)

CAMPGROUNDS	CLASS AAA	CLASS AA	CLASS A	CLASS B	CLASS C	CLASS D
Pecan Grove RV Resort	No	Yes	No	No	No	No
Sleepy Hollow RV Park	No	Yes	No	No	No	No
El Reno West KOA Journey	Yes	No	No	No	No	No
Red Rock Canyon Adventure Park	No	No	No	Yes	No	No
Territory Route 66 RV Park & Campgrounds	No	Yes	No	No	No	No
Pinnacle Peak RV Park	No	Yes	No	No	No	No
Granite Pointe RV Resort	No	Yes	No	No	No	No
Wanderlust Crossings RV Park	Yes	No	No	No	No	No
Tinsley's Old 66 Highway RV Park	Yes	No	No	No	No	No
Slick Hills RV Park	No	Yes	No	No	No	No
Hargus RV Park	Yes	No	No	No	No	No
Water-Zoo Campground	No	Yes	No	No	No	No
Elk City / Clinton KOA Journey	Yes	No	No	No	No	No

Pricing Analysis

CAMPGROUNDS		RV LOT	CAMPING/TENT LOT	CABIN
Avg Market Price	Daily	\$40.08	\$28	-
	Weekly	\$206.25	-	-
	Monthly	\$502.75	-	-
Roadrunner RV Park	Daily	-	-	-
	Weekly	-	-	-
	Monthly	-	-	-
Briscoe's RV & Fun Park	Daily	-	-	-
	Weekly	-	-	-
	Monthly	-	-	-
Rockwell RV Park	Daily	\$53	-	-
	Weekly	\$335	-	-
	Monthly	\$650	-	-
Council Road RV Park	Daily	\$45	-	-
	Weekly	\$230	-	-
	Monthly	\$630	-	-
A-AAA Adult RV Park	Daily	\$50	-	-
	Weekly	\$145	-	-
	Monthly	\$400	-	-
Mustang Run RV Park	Daily	\$49	-	-
	Weekly	\$270	-	-
	Monthly	\$650	-	-
Hensley's RV Park at Best Western El Reno	Daily	\$32	-	-
	Weekly	-	-	-
	Monthly	-	-	-

Pricing Analysis

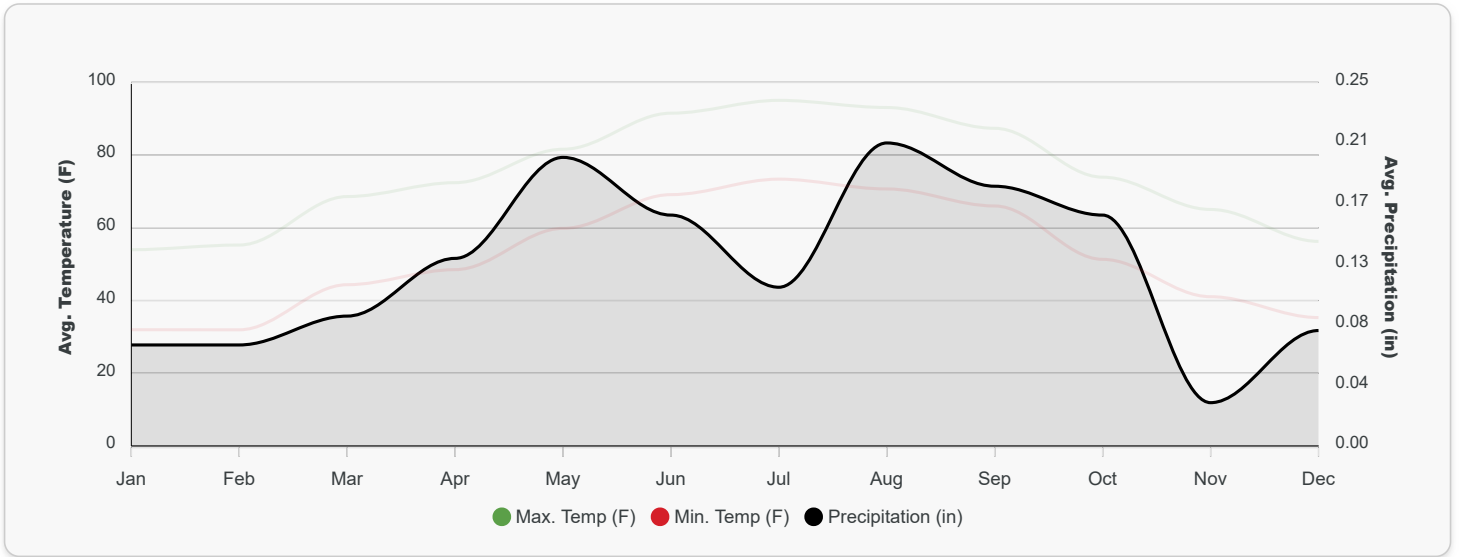
CAMPGROUNDS		RV LOT	CAMPING/TENT LOT	CABIN
Avg Market Price	Daily	\$40.08	\$28	-
	Weekly	\$206.25	-	-
	Monthly	\$502.75	-	-
Time Out RV Park	Daily	\$35	-	-
	Weekly	\$185	-	-
	Monthly	\$460	-	-
Pecan Grove RV Resort	Daily	\$40 - \$45	-	-
	Weekly	\$165 - \$185	-	-
	Monthly	\$475 - \$525	-	-
Sleepy Hollow RV Park	Daily	-	-	-
	Weekly	-	-	-
	Monthly	-	-	-
El Reno West KOA Journey	Daily	\$42 - \$83	\$35 - \$49	-
	Weekly	-	-	-
	Monthly	-	-	-
Red Rock Canyon Adventure Park	Daily	\$30 - \$32	\$20	-
	Weekly	-	-	-
	Monthly	-	-	-
Territory Route 66 RV Park & Campgrounds	Daily	-	-	-
	Weekly	-	-	-
	Monthly	-	-	-
Pinnacle Peak RV Park	Daily	\$45	-	-
	Weekly	\$250	-	-
	Monthly	\$500	-	-

Pricing Analysis

CAMPGROUNDS		RV LOT	CAMPING/TENT LOT	CABIN
Avg Market Price	Daily	\$40.08	\$28	-
	Weekly	\$206.25	-	-
	Monthly	\$502.75	-	-
Granite Pointe RV Resort	Daily	\$30	-	-
	Weekly	\$180	-	-
	Monthly	\$320 - \$400	-	-
Wanderlust Crossings RV Park	Daily	\$42 - \$47.25	-	-
	Weekly	\$220.50 - \$257.25	-	-
	Monthly	\$577.50 - \$682.50	-	-
Tinsley's Old 66 Highway RV Park	Daily	\$25	-	-
	Weekly	-	-	-
	Monthly	-	-	-
Slick Hills RV Park	Daily	\$35	-	-
	Weekly	\$180	-	-
	Monthly	\$380	-	-
Hargus RV Park	Daily	\$37	-	-
	Weekly	-	-	-
	Monthly	-	-	-
Water-Zoo Campground	Daily	\$39.99	-	-
	Weekly	-	-	-
	Monthly	-	-	-
Elk City / Clinton KOA Journey	Daily	\$51.75 - \$54.75	\$30 - \$39	\$71 - \$91
	Weekly	-	-	-
	Monthly	-	-	-

Seasonality Analysis

Showing the average weather data of 5 years by month



CAMPGROUNDS		JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Roadrunner RV Park	Status	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open
	Avg. Temp (F)	39.58	40.56	53.45	58.26	68.26	77.27	81.53	79.71	74.22	60.3	49.66	42.98
	Avg. Precipitation (in)	0.05	0.06	0.08	0.13	0.18	0.16	0.08	0.2	0.12	0.16	0.02	0.06
Briscoe's RV & Fun Park	Status	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open
	Avg. Temp (F)	39.58	40.56	53.45	58.26	68.26	77.27	81.53	79.71	74.22	60.3	49.66	42.98
	Avg. Precipitation (in)	0.05	0.06	0.08	0.13	0.18	0.16	0.08	0.2	0.12	0.16	0.02	0.06
Rockwell RV Park	Status	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open
	Avg. Temp (F)	39.58	40.56	53.45	58.26	68.26	77.27	81.53	79.71	74.22	60.3	49.66	42.98
	Avg. Precipitation (in)	0.05	0.06	0.08	0.13	0.18	0.16	0.08	0.2	0.12	0.16	0.02	0.06
Council Road RV Park	Status	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open
	Avg. Temp (F)	40.56	41.56	54.66	59.52	70.09	79.33	83.69	81.09	76.19	61.79	51.14	44.17

Seasonality Analysis

CAMPGROUNDS		JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Council Road RV Park	Avg. Precipitation (in)	0.05	0.05	0.08	0.13	0.14	0.14	0.08	0.21	0.12	0.13	0.02	0.04
A-AAA Adult RV Park	Status	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open
	Avg. Temp (F)	41.2	42.15	54.81	58.66	69.41	77.25	82.42	80.68	74.53	60.8	51.08	42.89
	Avg. Precipitation (in)	0.07	0.07	0.09	0.11	0.14	0.16	0.07	0.13	0.16	0.15	0.03	0.08
Mustang Run RV Park	Status	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open
	Avg. Temp (F)	40.56	41.56	54.66	59.52	70.09	79.33	83.69	81.09	76.19	61.79	51.14	44.17
	Avg. Precipitation (in)	0.05	0.05	0.08	0.13	0.14	0.14	0.08	0.21	0.12	0.13	0.02	0.04
Hensley's RV Park at Best Western El Reno	Status	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open
	Avg. Temp (F)	38.11	38.77	51.84	56.92	67.2	76.59	80.38	78.88	72.97	58.98	48.49	41.47
	Avg. Precipitation (in)	0.01	0.06	0.06	0.13	0.17	0.14	0.07	0.16	0.14	0.11	0.02	0.04
Time Out RV Park	Status	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open
	Avg. Temp (F)	39.91	40.9	53.53	58.74	69.06	78.11	82.2	81.07	74.92	60.76	49.73	43.28
	Avg. Precipitation (in)	0.04	0.04	0.09	0.13	0.19	0.15	0.08	0.11	0.16	0.11	0.02	0.05
Pecan Grove RV Resort	Status	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open
	Avg. Temp (F)	39.91	40.9	53.53	58.74	69.06	78.11	82.2	81.07	74.92	60.76	49.73	43.28
	Avg. Precipitation (in)	0.04	0.04	0.09	0.13	0.19	0.15	0.08	0.11	0.16	0.11	0.02	0.05
Sleepy Hollow RV Park	Status	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open

Seasonality Analysis

CAMPGROUNDS		JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Sleepy Hollow RV Park	Avg. Temp (F)	38.63	39.08	51.84	57.41	68.69	79.47	83.12	80.66	75.56	60.11	48.87	41.39
	Avg. Precipitation (in)	0.02	0.05	0.08	0.13	0.2	0.14	0.11	0.12	0.1	0.11	0.03	0.03
El Reno West KOA Journey	Status	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open
	Avg. Temp (F)	38.11	38.77	51.84	56.92	67.2	76.59	80.38	78.88	72.97	58.98	48.49	41.47
	Avg. Precipitation (in)	0.01	0.06	0.06	0.13	0.17	0.14	0.07	0.16	0.14	0.11	0.02	0.04
Red Rock Canyon Adventure Park	Status	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open
	Avg. Temp (F)	38.85	39.27	52.16	56.98	68.11	78.06	81.87	79.71	74.07	59.64	49.05	42.13
	Avg. Precipitation (in)	0.01	0.05	0.08	0.12	0.13	0.11	0.08	0.13	0.08	0.11	0.02	0.03
Territory Route 66 RV Park & Campgrounds	Status	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open
	Avg. Temp (F)	38.85	39.27	52.16	56.98	68.11	78.06	81.87	79.71	74.07	59.64	49.05	42.13
	Avg. Precipitation (in)	0.01	0.05	0.08	0.12	0.13	0.11	0.08	0.13	0.08	0.11	0.02	0.03
Pinnacle Peak RV Park	Status	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open
	Avg. Temp (F)	42.02	42.41	55.21	59.63	69.23	77.93	82.41	81.56	75.28	61.88	52.02	45.42
	Avg. Precipitation (in)	0.03	0.04	0.08	0.1	0.18	0.15	0.08	0.1	0.18	0.1	0.01	0.03
Granite Pointe RV Resort	Status	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open
	Avg. Temp (F)	42.02	42.41	55.21	59.63	69.23	77.93	82.41	81.56	75.28	61.88	52.02	45.42
	Avg. Precipitation (in)	0.03	0.04	0.08	0.1	0.18	0.15	0.08	0.1	0.18	0.1	0.01	0.03

Seasonality Analysis

CAMPGROUNDS		JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Wanderlust Crossings RV Park	Status	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open
	Avg. Temp (F)	38.82	39.05	52.1	56.98	68.19	78.72	82.74	80.55	74.66	59.48	49.09	41.94
	Avg. Precipitation (in)	0.02	0.05	0.08	0.12	0.17	0.1	0.07	0.13	0.14	0.13	0.02	0.04
Tinsley's Old 66 Highway RV Park	Status	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open
	Avg. Temp (F)	38.82	39.05	52.1	56.98	68.19	78.72	82.74	80.55	74.66	59.48	49.09	41.94
	Avg. Precipitation (in)	0.02	0.05	0.08	0.12	0.17	0.1	0.07	0.13	0.14	0.13	0.02	0.04
Slick Hills RV Park	Status	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open
	Avg. Temp (F)	42.02	42.41	55.21	59.63	69.23	77.93	82.41	81.56	75.28	61.88	52.02	45.42
	Avg. Precipitation (in)	0.03	0.04	0.08	0.1	0.18	0.15	0.08	0.1	0.18	0.1	0.01	0.03
Hargus RV Park	Status	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open
	Avg. Temp (F)	39.6	39.92	52.95	57.99	68.84	78.73	82.6	80.95	74.8	60.08	49.87	42.75
	Avg. Precipitation (in)	0.02	0.03	0.08	0.12	0.16	0.12	0.07	0.15	0.1	0.11	0.02	0.01
Water-Zoo Campground	Status	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open
	Avg. Temp (F)	39.6	39.92	52.95	57.99	68.84	78.73	82.6	80.95	74.8	60.08	49.87	42.75
	Avg. Precipitation (in)	0.02	0.03	0.08	0.12	0.16	0.12	0.07	0.15	0.1	0.11	0.02	0.01
Elk City / Clinton KOA Journey	Status	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open	Open
	Avg. Temp (F)	39.6	39.92	52.95	57.99	68.84	78.73	82.6	80.95	74.8	60.08	49.87	42.75

Red Rock Canyon Adventure Park

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