

DEVELOPMENT LAND— FULLY-ENTITLED FOR AN RV RESORT

# 610 HIGHWAY 95

WEISER, ID 83672

**PRICE  
REDUCTION**

[rallensrealty.com](http://rallensrealty.com)



**RALLENS REALTY**  
CONSULTANTS

FOR SALE



### PROPERTY INFORMATION

<b>ADDRESS</b>	610 Highway 95 Weiser, ID 83672
<b>TOTAL ACREAGE</b>	18.42 acres
<b>FEATURES</b>	- 95 RV sites with full hookups - 35 tent sites - Clubhouse, pool, tennis courts, river access
<b>PRICE</b>	<b>\$1,099,000</b>

### HIGHLIGHTS

- Fully-approved, shovel-ready RV resort
- Newly approved development agreement for 12-month park
- ±800 feet of frontage on Highway 95; ±1,500 feet of frontage on the Weiser River
- Direct access to outdoor recreation, including hiking, biking, fishing, kayaking
- Projected stabilized NOI of \$855,000
- Weiser is home to the Fiddler's Festival and the Weiser River Music Festival, two significant annual tourist attractions
- Projected return of 12.1% after construction cost of \$5.99 million

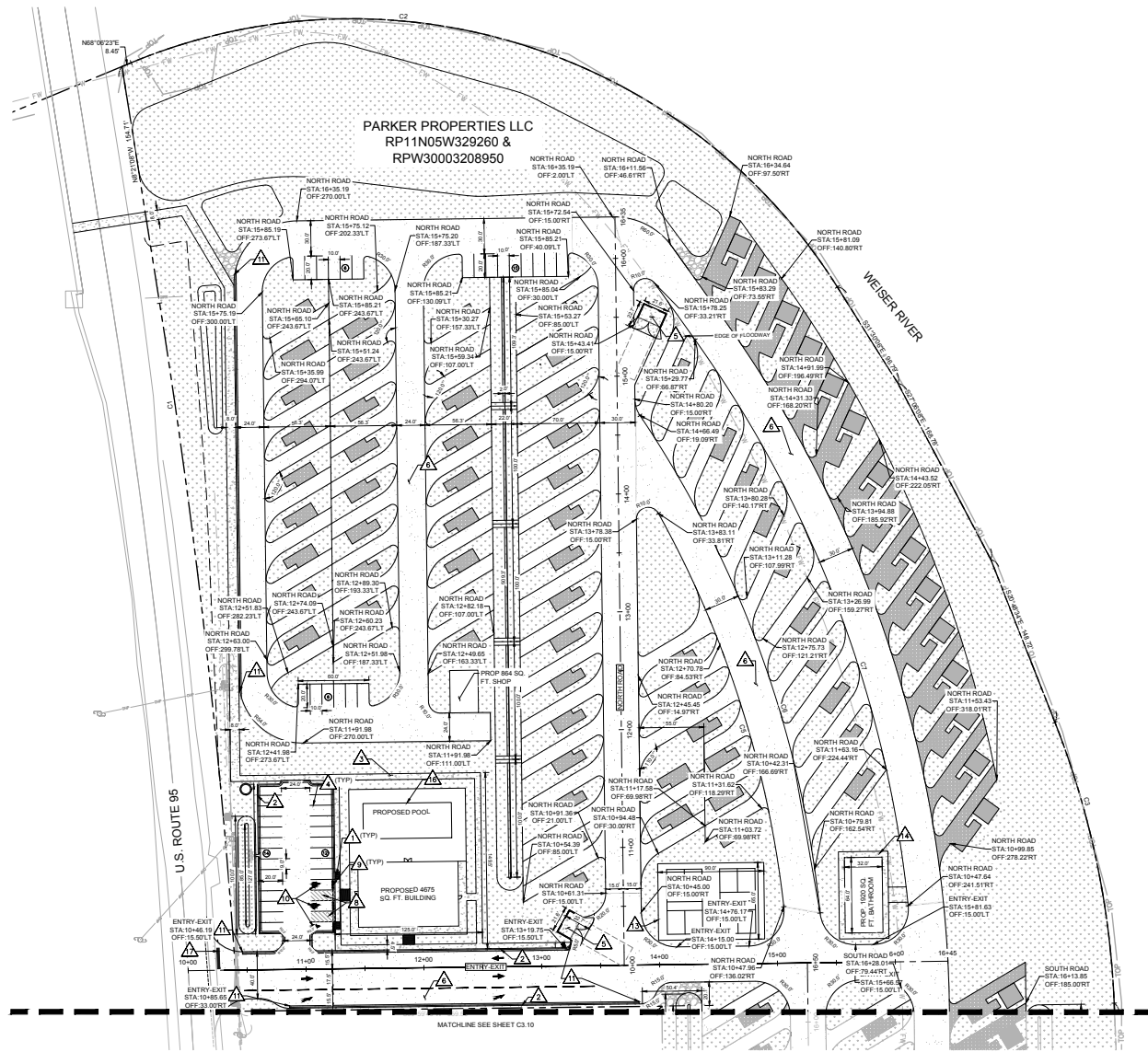
This information, while not guaranteed, is from sources we believe to be reliable. This data is subject to price change, corrections, errors, omissions, prior sale, and/or withdrawal.

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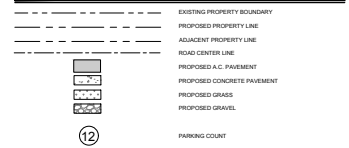
### GENERAL NOTES

- CONTRACTOR TO VERIFY EXISTING IMPROVEMENTS SHOWN ON THE PLAN.
- CONTRACTOR TO PROTECT IN PLACE, DURING DEMOLITION AND CONSTRUCTION, ALL EXISTING IMPROVEMENTS THAT ARE TO REMAIN AS NOTED ON THE PLAN.
- ANY EXISTING STRUCTURE, IMPROVEMENT OR APPURTENANCE TO REMAIN THAT IS DAMAGED DURING DEMOLITION OR CONSTRUCTION SHALL BE IMMEDIATELY REPAIRED OR REPLACED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
- ALL RADII AND DIMENSIONS ARE MEASURED TO FACE OF CURB UNLESS OTHERWISE NOTED ON PLAN.

### CONSTRUCTION NOTES

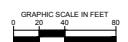
- ▲ INSTALL ADA PEDESTRIAN RAMP PER ISPWC SD-712.
- ▲ INSTALL 3" REVERSE PAN ROLLED CURBS PER ACHD SUPPLEMENTAL SPECIFICATION STANDARD DRAWING SD-702R.
- ▲ INSTALL 6" THICK CONCRETE SIDEWALK PER SD-709, WIDTH PER PLAN.
- ▲ PAINT 4" WIDE SOLID WHITE PARKING STRIPE.
- ▲ TRASH ENCLOSURE. REFER TO ARCH PLANS FOR DETAILS.
- ▲ FURNISH AND INSTALL ASPHALT PER PLAN DIMENSIONS AND PAVEMENT SECTION PROVIDED ON SHEET C3.20.
- ▲ PAINT 4" WIDE SOLID YELLOW PERIMETER AND 45° DIAGONAL STRIPING 3'-0" ON CENTER.
- ▲ INSTALL WHEEL STOP PER STANDARD DETAIL PROVIDED ON SHEET C3.20.
- ▲ PAINT ADA PARKING SYMBOL PER DETAIL PROVIDED ON SHEET C3.20.
- ▲ TERMINATE CURB PER ISPWC STANDARD DRAWINGS SD-707.
- ▲ PICKLEBALL COURT. SEE PLANS BY OTHERS FOR DETAILS.
- ▲ PROPOSED BATHROOM. SEE PLANS BY OTHERS FOR DETAILS.
- ▲ PROPOSED POOL. SEE PLANS BY OTHERS FOR DETAILS.
- ▲ PAINT 2" STOP BAR AND INSTALL STOP SIGN PER MUTCD STANDARD SPECIFICATIONS.

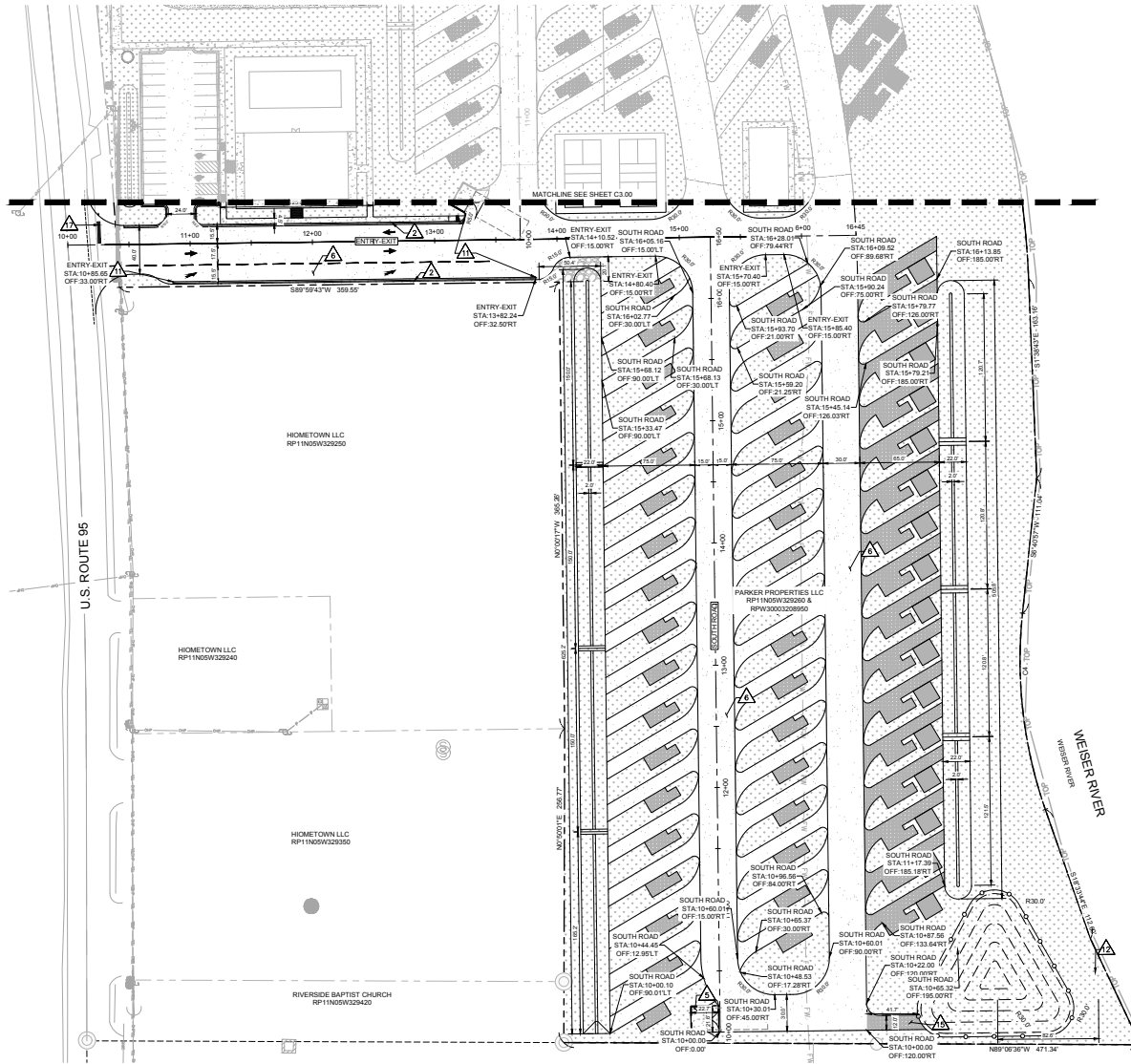
### LEGEND



### CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	6403.30'	604.92'	N5°38'48"W	604.70'	5°24'46"	302.69'
C2	487.00'	683.31'	S71°41'51"E	628.62'	80°23'31"	411.49'
C3	731.50'	244.67'	S11°13'29"E	243.53'	19°09'55"	123.49'
C4	369.50'	162.80'	S5°56'24"E	161.49'	25°14'41"	82.74'
C5	895.00'	392.66'	N19°59'25"W	390.39'	22°34'36"	178.65'
C6	925.00'	433.66'	N19°13'07"W	448.15'	28°06'01"	231.49'
C7	1000.00'	518.57'	S19°56'42"E	512.76'	29°42'45"	265.26'





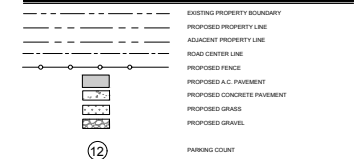
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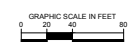
### CONSTRUCTION NOTES

- INSTALL 3" REVERSE PAN ROLLED CURBS PER ACHD SUPPLEMENTAL SPECIFICATION STANDARD DRAWING SD-702R.
- TRASH ENCLOSURE. REFER TO ARCH PLANS FOR DETAILS.
- FURNISH AND INSTALL ASPHALT PER PLAN DIMENSIONS AND PAVEMENT SECTION PROVIDED ON SHEET C3.20.
- TERMINATE CURBS PER ISPCW STANDARD DRAWINGS SD-707.
- FURNISH AND INSTALL FENCE. SEE LANDSCAPE PLANS FOR DETAILS.
- PICKLEBALL COURT. SEE PLANS BY OTHERS FOR DETAILS.
- FURNISH AND INSTALL GRAVEL ACCESS ROAD. WIDTH PER PLAN.
- PAINT 30" STOP BAR AND INSTALL STOP SIGN PER MUTCD STANDARD SPECIFICATIONS.

### LEGEND



CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	6403.36'	604.92'	N7°38'48"W	604.79'	5°24'46"	302.69'
C2	487.00'	683.31'	S71°41'51"E	628.62'	80°23'31"	411.49'
C3	731.50'	244.67'	S11°13'39"E	243.53'	19°09'51"	123.49'
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C6	925.00'	453.66'	N19°13'07"W	448.13'	28°08'01"	231.49'
C7	1000.00'	518.57'	S19°56'42"E	512.78'	29°42'44"	265.26'



SE CORNER OF SECTION 32, T1N1, R5W, B.M.

**REVENUE**

**MARKET RENTAL RATES**

# of Sites	<b>130</b>
Daily Rate	<b>\$51</b>
Weekly Rate	<b>\$350</b>
Monthly Rate	<b>\$650</b>

**RENTER BREAKDOWN**

% Daily	<b>50%</b>
% Weekly	<b>35%</b>
% Monthly	<b>15%</b>

**STABILIZED OCCUPANCY**

Daily	<b>75%</b>
Weekly	<b>70%</b>
Monthly	<b>80%</b>

<b>Total Annual Revenue at Stabilized Occupancy</b>	<b>\$1,614,367.49</b>
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**EXPENSES**

	<b>% OF REVENUE</b>	<b>TOTAL</b>
Marketing/Advertising	2%	<b>\$32,287</b>
Payroll	15%	<b>\$242,155</b>
Real Estate Taxes	3%	<b>\$48,431</b>
Repairs & Maintenance	5%	<b>\$80,718</b>
Utilities & Trash	10%	<b>\$161,437</b>
Legal, Admin, Misc.	3%	<b>\$48,431</b>
Insurance	2%	<b>\$32,287</b>
Management Fee	5%	<b>\$80,718</b>
Reserves for Replacement	2%	<b>\$32,287</b>
<b>Total Annual Expenses</b>	<b>47%</b>	<b>\$758,753</b>

<b>NOI (Net Operating Income)</b>	<b>53%</b>	<b>\$855,615</b>
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**PROFORMA STABILIZED NOI**  
**\$855,615.00**

**ESTIMATED PROJECT COST (INCLUDING LAND)**  
**\$7,092,207.00**

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**STABILIZED CAP RATE**  
**12.1%**



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