

# Sunset Park Campground Exploration



# 5 Types of Sites

- **Back in** - Most common and most efficient use of available space.



- **Pull Through** - Considered very desirable by Rvers; easy in and out; uses the most space.



# Sites Continued

- **Pull Ins** – Allows motorhomes to look out of the front windshield at views that otherwise might not be viewable.



- **Tent Sites** – These are located off of walking trails.



# Sites Continued

- **Cabins** – These are for folks that do not have an RV and do not want to camp in tents.



# Feasibility Study

- **Site visit** – Boots on the ground evaluation of the total land available and what is possible. 2 to 3 day process.
- **Market Analysis** – Evaluation of the market, demand and competition to determine what is needed to be profitable.
- **Conceptual Design** – Educated design based on site visit and market analysis. Right sized.
- **Financial Plan** - Fee development based on design. Identify amenities that attract users. Where will your customers be coming from and how to reach them. Maintenance budget.

# Feasibility Study Cost

- Based on my research, it ranges from \$20,000 to \$50,000. I have met with 5 different service providers.
- An RFP is needed for exact pricing.