

RIVER WEST PARK

21.78 ACRES | \$780,000

23301 W MAPLE ROAD, ELKHORN, NE 68022

W Maple Rd

W Maple Rd

Elkhorn River

LOT 1
11.96 AC

LOT 2
9.81 AC

INVESTORS
REALTY INC.



WWW.INVESTORSOMAHA.COM



GRANT KOBES, CCIM

402.769.7571

gkobes@investorsomaha.com





23301 W MAPLE ROAD

PROPERTY SUMMARY

PROPERTY DESCRIPTION

Campground and entertainment venue on the Elkhorn River with fantastic access to West Maple Road. Multiple revenue income streams from camper sites, tents, weddings, festivals, haunted houses, river tubing, parking, and day access visitor fees. Opportunity to continue business operations or convert for private use. Located in floodway.

SUMMARY

Sale Price:	\$780,000
Lot Size AC:	21.78 Acres
Lot Size SF:	948,736.8 SF
Price/AC:	\$35,813
Price/SF:	\$0.82
Zoning:	AG
Flood Zone:	Yes

PROPERTY HIGHLIGHTS

- Electrical and plumbing to 28 RV spots
- 33 tent spots
- Additional miscellaneous outlets for outdoor lighting
- Two water wells with chlorination treatment
- Gravel/rock pad sites, roads, and parking lanes
- Four underground French drains
- Gates and fencing
- Underground black water holding tanks

PERSONAL PROPERTY

- Domains and websites for riverwestpark.com and campfearomaha.com
- Facebook pages for River West Park and Camp Fear
- 25 picnic tables
- In-ground fire pits
- Shower house
- Security office RV
- Motorhome for Maple Street signage
- Wells Cargo trailer (x2)
- Check-in kiosk

PERSONAL PROPERTY

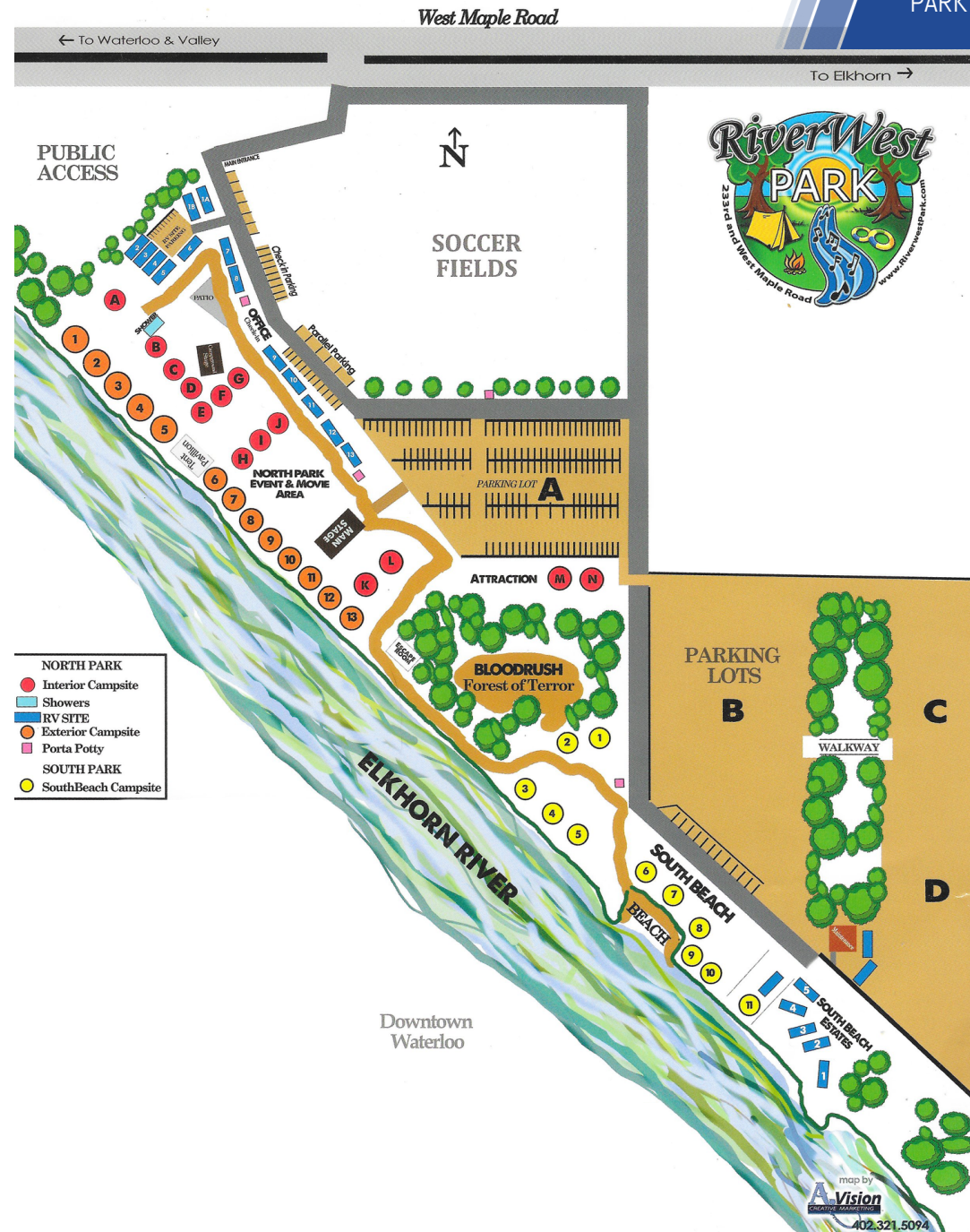
- Firewood cages
- Ticket booth
- Entrance sign
- Movie screen and frame
- Movie projector and sound system
- 16' x 16' main stage
- Storage box truck (x4)
- Horse trailer
- Car port

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Information presented is deemed reliable and is subject to change. Investors Realty, Inc. makes no warranties or guarantees regarding this information.





23301 W MAPLE ROAD
ADDITIONAL PHOTOS



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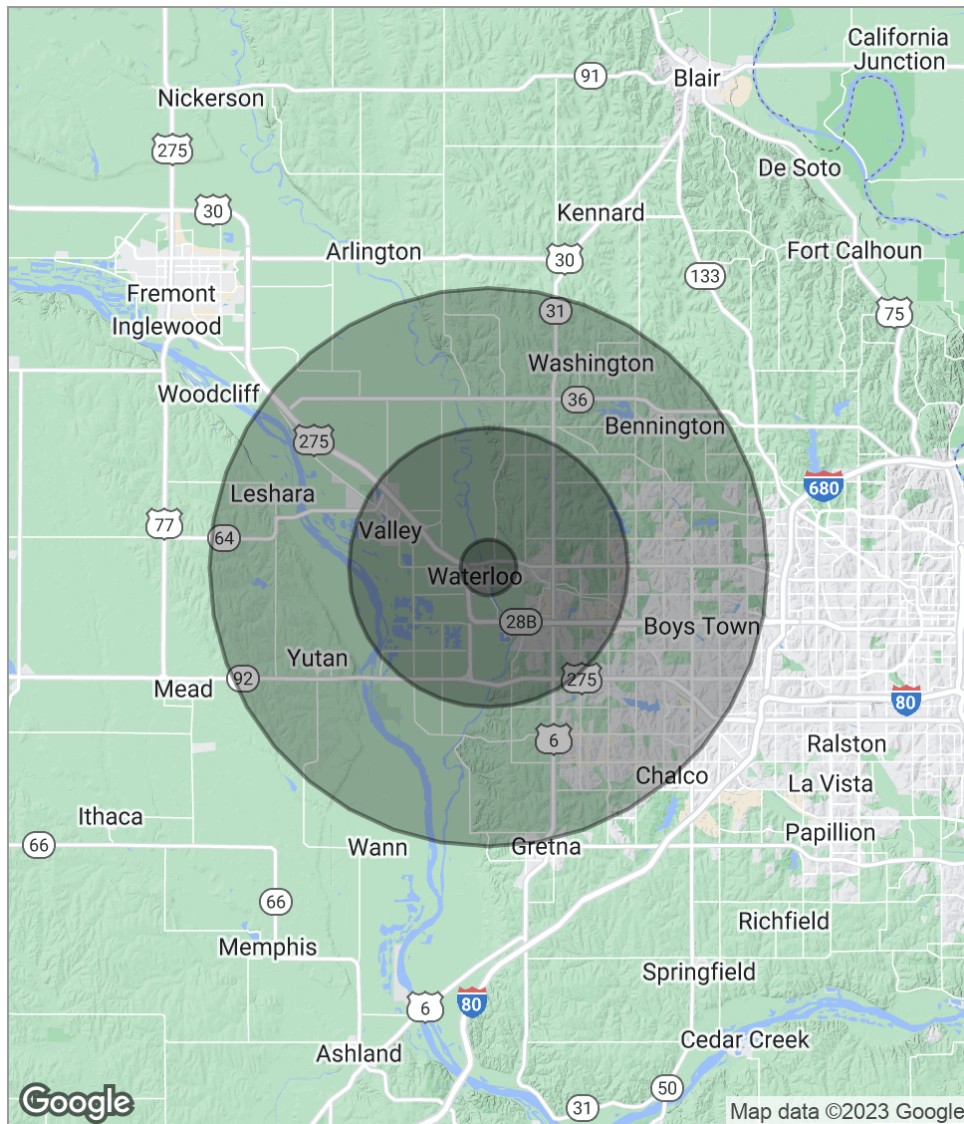


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POPULATION	1 MILE	5 MILES	10 MILES
Total population	549	16,450	157,319
Median age	37.5	35.9	35.3
Median age (Male)	37.7	36.0	35.1
Median age (Female)	37.5	35.8	35.4
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	211	5,906	54,773
# of persons per HH	2.6	2.8	2.9
Average HH income	\$79,276	\$100,897	\$107,803
Average house value	\$248,305	\$270,007	\$245,824

* Demographic data derived from 2020 ACS - US Census