

Investment Opportunity | Sales Summary

Center Point RV Park

1530 Ann St. Nampa, ID

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View Website



Property Overview

Center Point RV Park is a premier, institutional-quality RV community located in the heart of Idaho's fastest-growing corridor. This newer construction asset offers 126 total sites, comprised of:

- 114 back-in RV sites
- 12 pull-through RV sites
- Sites range from 50' to 75' long

With a modern layout, high-end amenities, and professional on-site management, Center Point caters to long-term tenants, offering investors consistent cash flow with reduced turnover risk.

Investment Highlights

T12 NOI	\$846,917.57
Address	1530 Ann St. Nampa, ID 83687
Sale Price	\$12,500,000
Cap Rate	6.78% (based on actual T12)
Land Size	7.61 Acres
Historical Occupancy	95%+ average annual occupancy
Upside Potential	With projected rental rate growth, the RV Park is anticipated to have an 8.0% Cap Rate within 3 years.
Zoning	IL_RS_Light Industrial and Single Family Residential
Parking	126 RV Sites
Property Access	Call Agent

Buyer broker commission not offered at this price.



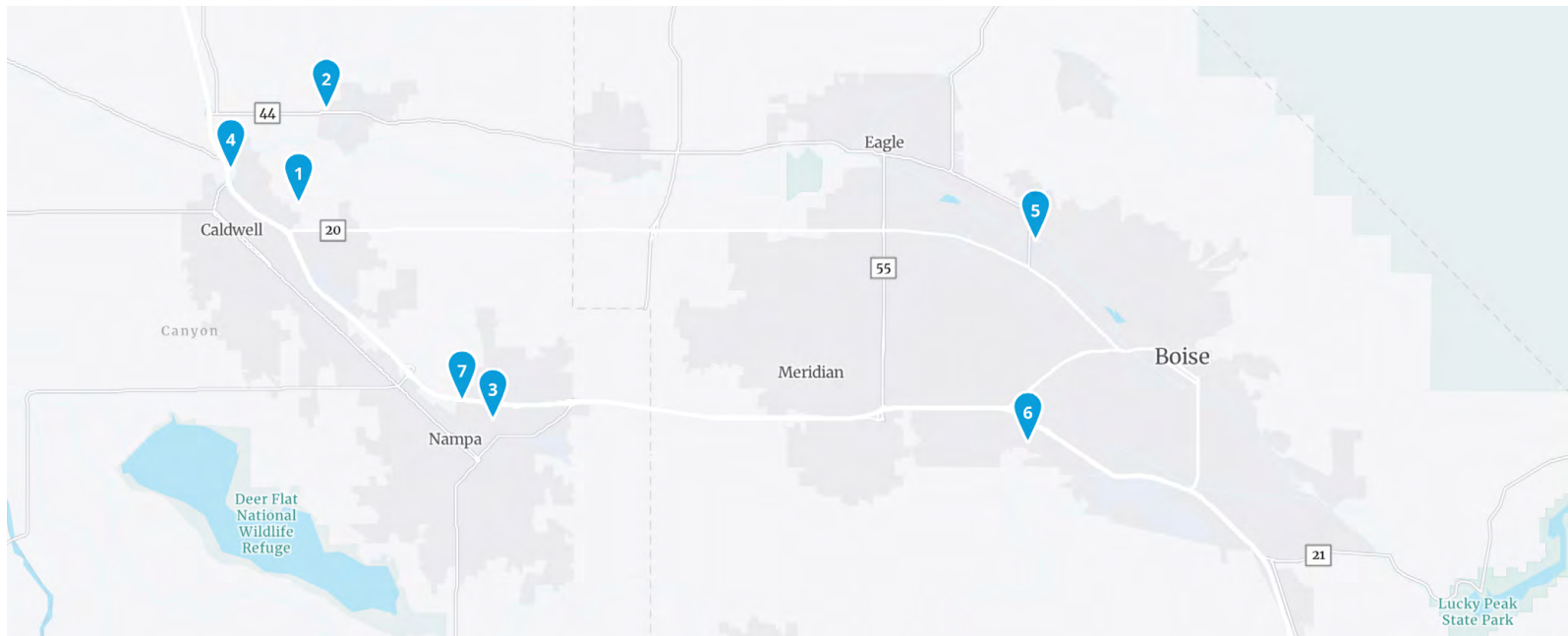
Constructed in 2021

*Contact Listing Agent
for Financials*

View Offering Memorandum

Market & Site Analysis

Competing Rates Per Stall		Monthly	Nightly
1	Sun Creek – Caldwell	\$950 – \$1,450	\$79 – \$99
2	Idahome – Middleton	\$875 – \$1,150	\$68
3	Mason Creek – Nampa	\$950	\$49 – \$57
4	Lake Point – Caldwell	\$800 – \$975	\$43
5	Boise Riverside	\$800 – \$1,000	\$61.60
6	Boise Travel Park	\$900 – \$1,250	\$64
7	Center Point – Nampa	\$700 – \$900	\$65





Amenities

Community Amenities

Designed for long-term comfort and convenience, amenities include:

- Clubhouse with kitchen and common-area living room
- Private shower and bathroom suites
- Full-service laundry facility
- Dog park and walking areas
- Playground
- Propane sales on-site
- Professional on-site office and management presence

Center Point RV Park offers a rare opportunity to acquire a high-performing, stabilized asset with strong operating income and upside potential. Its multifamily-style tenancy structure and exceptional location make it an attractive addition to any multifamily, mobile home, or rv park portfolio.



Location Advantages

Excellent Accessibility: Just 1 minute from I-84, offering immediate access to the Treasure Valley, Boise metro area, and regional destinations.

Strategic Growth Area: Situated in Nampa, one of Idaho's fastest-growing cities, this location benefits from increasing demand for both permanent and transitional housing

On-Site Management

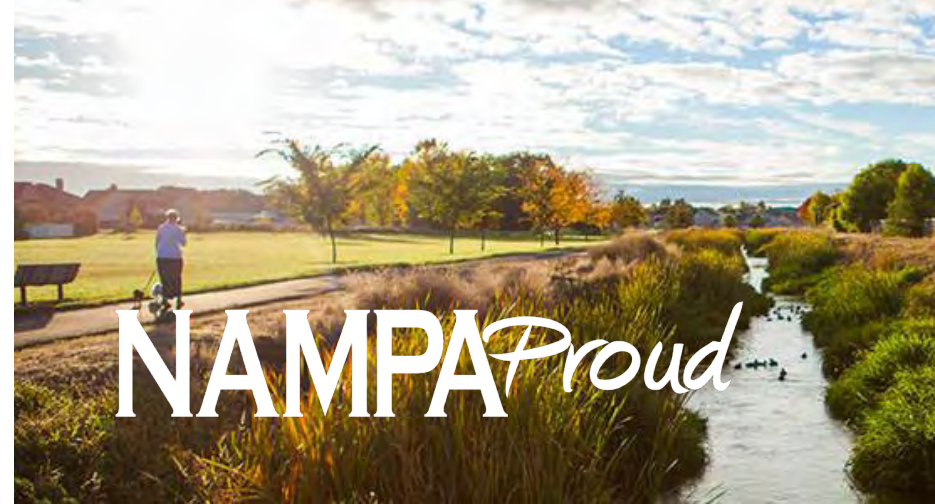
Center Point RV Park is professionally managed by Blue Terra Management, a leading third-party operator specializing in RV park operations. With a proven track record across a growing portfolio of properties, Blue Terra brings a strategic, guest-focused approach to day-to-day operations.

Key advantages of Blue Terra Management include:

- **Cross-marketing capabilities** across multiple parks to drive consistent occupancy.
- **Revenue optimization strategies** focused on dynamic pricing, site utilization, and guest retention.
- **Brand reputation** built on operational excellence and customer satisfaction.

Operators also have the flexibility to work with Blue Terra without requiring full on-site management. Contact us to explore tailored solutions and learn how Blue Terra can support your goals at Center Point RV Park.





Local Area Overview - Nampa

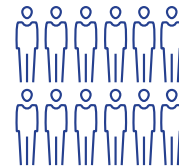
Nampa is Idaho's 3rd largest city and the western anchor of the Treasure Valley where nearly half of Idahoans reside. Nampa's undeniable quality of life, affordability and urban proximity make it one of the most desirable places to live in the West.

Nampa is known for its successful food processing, agribusiness and manufacturing companies, but also has attracted a large mix of retail and restaurants.

The City of Nampa's targeted industries of food processing, agribusiness, technology and manufacturing continue to flourish. Back office/shared services, recreation technology and healthcare are industries that are emerging quickly.

Nampa is also home to two colleges: Northwest Nazarene University, a highly respected four-year college, and College of Western Idaho, the fastest-growing two-year college in the U.S.

Resource: [Idaho Press](#)



2026 population
(Boise MSA)

885,378



Best Place to Live
Livability

#1



2026 Average
Household Income

\$104,843



Median
Age

32.7





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