

CAMPGROUND FOR SALE LAKE HAVEN CAMPGROUND

205 RIVER ROAD | MONTAGUE, NJ



PINE CREEK CAMPGROUNDS
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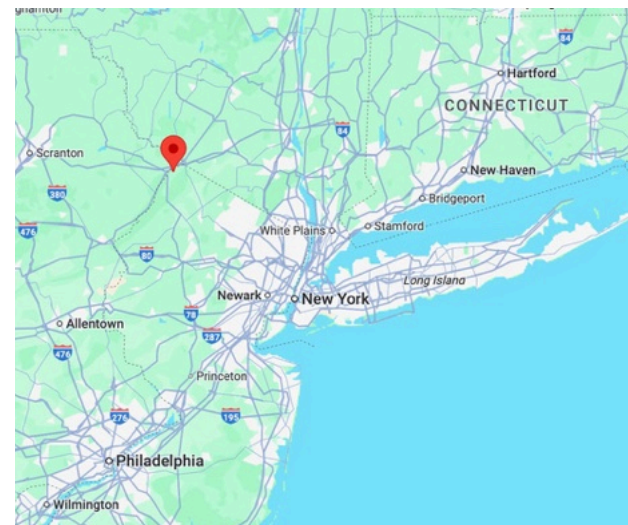
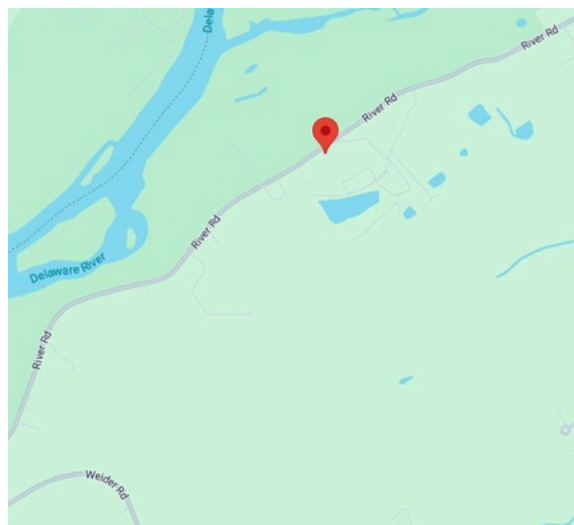
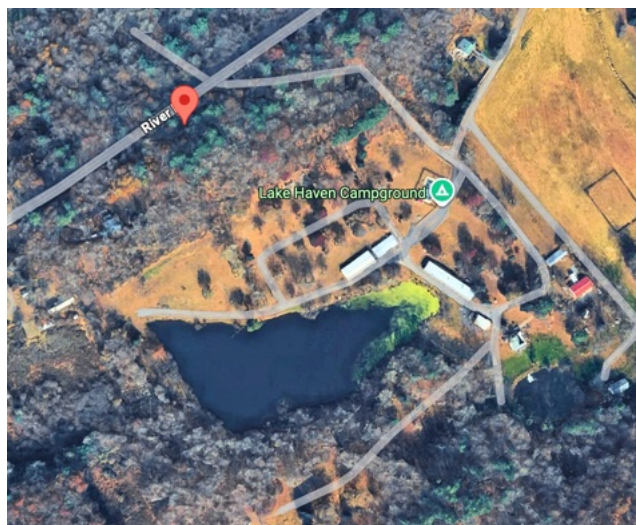
Lake Haven Campground



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EXECUTIVE SUMMARY

Lake Haven Campground



OFFERING SUMMARY

Price:	\$2,000,000
Property Name:	Lake Haven C.G.
Location:	Montague, NJ
Septic Capacity:	200 Sites
Total Acres:	68.9

Lake Haven Campground – Montague, NJ - Asking Price: \$2,000,000 | 68.9 Acres | 200 Sites

Lake Haven is being presented as an undeveloped outdoor hospitality parcel with major upside for a developer or operator. The property totals 68.9 acres with a 5-acre lake, mature woods, and road access in Montague, NJ – minutes from the Delaware Water Gap and within easy reach of New York City and Philadelphia. While the site is currently offered as undeveloped for active operations, it was formerly operated as a campground and already contains meaningful built infrastructure and completed improvements that materially reduce development risk and accelerate time to revenue.

Existing Improvements and Operational Assets

- Septic Capacity – 200 sites supported by the current septic system, enabling full-scale campground build-out without immediate major wastewater upgrades.
- Permitted Sites Ready – 18 sites fully planned with permits in hand, providing shovel-ready inventory for a quick launch.
- Waterfront and Recreation – 5-acre lake with kayaking, canoeing, and fishing; modern swimming pool built in 2019.
- Event Facility – 4,000 SF pavilion suitable for weddings, retreats, and community events.
- Owner/Manager Housing – Three-bedroom, two-bath farmhouse for on-site living or rental income.
- Operational Buildings – Remodeled main building housing office, camp store, and bathhouse; two maintenance/storage buildings supporting efficient operations.
- Recreation Hall Site – Potential to be cleared and primed for redevelopment into pickleball courts, basketball courts, or other programmed recreation.

These existing elements reflect prior campground operations and provide a foundation for immediate revenue generation and phased expansion.

PROFORMA

Lake Haven Campground

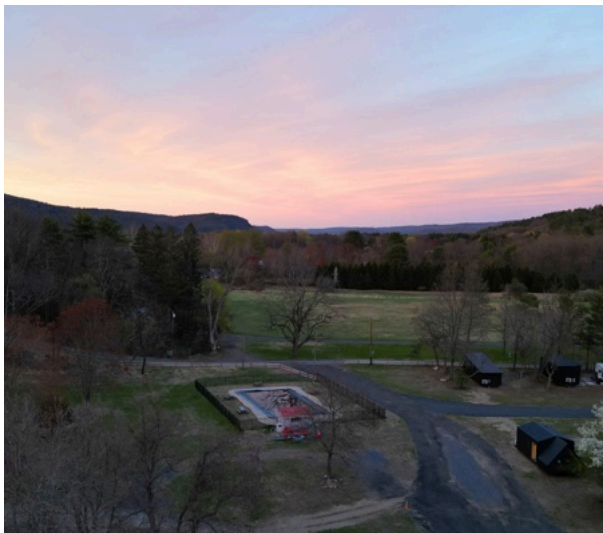


Development & Revenue Potential (High-Level)

- Campsite Revenue (RV & Tent):
 - Daily rates typically range from \$35–\$75 depending on hookups and seasonality.
 - Example annual yield (illustrative): If 150 developed campsites average \$50/night with 40% annual occupancy, gross campsite revenue ≈ \$1.1M/year.
- Cabin/Glamping Revenue:
 - Nightly rates for small cabins or glamping units commonly range \$120–\$350.
 - Converting 20–40 sites to cabins could add \$350k–\$1.6M/year at modest occupancy levels (seasonal market assumptions).
- Event Hosting & Group Revenue:
 - On-site weddings, corporate retreats, and festivals can command \$2,000–\$15,000+ per event depending on scale and services. Regular weekend events and weekday corporate bookings can create a high-margin revenue stream and drive midweek occupancy.
- Ancillary Income Streams: retail/market, equipment rentals, food & beverage, guided recreation, and membership/season passes can add 10–30% to base lodging revenue.

HIGHLIGHTS

Lake Haven Campground



This remarkable property boasts:

- **Prime Location** – Easy access to NYC, Philadelphia, and the Route 84 corridor; minutes from Delaware Water Gap and High Point State Park
- **Waterfront Appeal** – 5-acre lake with kayaking, canoeing, and fishing, plus a modern swimming pool built in 2019
- **Event & Group Facilities** – 4,000 SF pavilion ideal for weddings, retreats, and community events.
- **Owner/Manager Housing** – Three-bedroom, two-bath farmhouse provides on-site living or additional rental potential
- **Operational Infrastructure** – Remodeled main building with office, camp store, and bathhouse; two maintenance/storage buildings supporting efficient operations
- **Expansion Potential** – Recreation hall site primed for redevelopment into pickleball or basketball courts; opportunities to add more cabins or glamping units.





HIGHLIGHTS

Lake Haven Campground

- Immediate infrastructure advantage: septic sized for 200 sites – a major time and cost saver.
- Permitting progress: 18 shovel-ready sites reduce early-stage risk and speed time to revenue.
- Diverse revenue levers: nightly stays, cabin premiums, events, F&B, rentals, and programming.
- Location demand tailwinds: proximity to major metro areas supports strong weekend and holiday demand.
- Scalable model: phased capital deployment lets investors validate market pricing before full build-out.

Why Undeveloped Is Attractive

- Lower acquisition cost per acre compared with turnkey operations; buyer controls design, brand, and guest experience.
- Septic capacity for 200 sites removes a major infrastructure hurdle and enables rapid scale once site work begins.
- 18 permitted sites provide immediate revenue potential or proof-of-concept while broader master planning proceeds.
- Flexible product mix: RV loops, tent clusters, cabin clusters, glamping platforms, and dedicated event lawns can be phased to match capital availability and market testing.
- High upside from value-add: professionally designed cabins, premium glamping, and curated events typically increase RevPAR (revenue per available site) by multiples versus basic campsites.

DEVELOPMENT PHASING

Lake Haven Campground



- **Phase 1** – Quick Start (0–12 months): Build out the 18 permitted sites & minimal site roads; launch marketing to capture early bookings and validate pricing.
- **Phase 2** – Core Campground (12–24 months): Develop additional RV/tent loops up to septic capacity; add utilities, playgrounds, and a small retail/food offering.
- **Phase 3** – Premium Offerings (24–36 months): Add cabins/glamping units (20–40) and a dedicated event lawn/banquet pavilion to unlock higher ADRs and event revenue.
- **Phase 4** – Programming & Scale: Introduce memberships, seasonal events, guided activities, and partnerships with regional tourism operators.

AMENITIES

Lake Haven Campground



- **5-Acre Lake** – Perfect for kayaking, canoeing, and fishing
- **Swimming Pool (2019)** – A modern centerpiece for family fun and relaxation
- **Pond & Fire Rings** – Scenic spots for gathering and enjoying the outdoors
- **Remodeled Bathhouses** – Clean, updated restrooms and showers
- **Camp Store** – Stocked with essentials and local favorites
- **WiFi Connectivity** – Modern convenience for today's campers
- **Pet-Friendly Accommodations** – Welcoming atmosphere for families with pets
- **4,000 SF Pavilion** – Ideal for weddings, reunions, retreats, and community events
- **Open Grounds** – Space for cycling, walking, running, and golf carting

LOCAL ATTRACTIONS

Lake Haven Campground

- **High Point State Park** – Hiking, scenic overlooks, and outdoor adventure
- **Delaware Water Gap National Recreation Area** – Endless opportunities for river recreation
- **Stokes State Forest & Flatbrook River** – Fishing, camping, and nature exploration
- **Buttermilk Falls & Carpenter's Point** – Iconic natural landmarks
- **Historic & Cultural Sites** – Waterloo Village, Luna Parc, Lake Hopatcong Museum
- **Seasonal Festivals & Local Dining** – Authentic regional experiences for guests

STRUCTURAL IMPROVEMENTS

Lake Haven Campground



- **Main Building:**

- Camp Office | Camp Store | Bath House
- Condition: Good
- Size: 2,200 SF
- Completely remodeled

- **Recreation Hall:**

- Size: 5,663 SF
- Condition: Poor
- Current owners planned to remove and replace with
- pickleball and basket ball courts

- **Open Pavilion:**

- Size: 4,000 SF
- Condition: Very Good (2004)

- **Owner / Rental House:**

- Condition: Good
- Description: Two story farm house, currently 3 BR, 2 baths
- Farm House Style

- **Maintenance / Storage Buildings:**

- Building #1
- Size: 1,700 SF
- Condition: Fair
- Building #2
- Size: 3,178 SF
- Condition: Very Good
- Pole Barn

- **Swimming Pool**

- Condition: Very Good
- Built in 2019

UTILITIES

Lake Haven Campground



- **Gas**
 - Natural gas - None
- **Electric**
 - Main feed is above ground
 - Secondary feed is buried to pedestals
- **Water**
 - Two wells
 - Blue commercial water line
 - Tested and approved
 - Historically water quality, quantity and pressure have all been good
- **Sewer**
 - Septic tanks
 - New or repaired
 - All fully functional and approved
- **Cable TV: No**
- **WiFi: Yes**

INDUSTRY FORECAST

Lake Haven Campground



Market Growth

The North American camping industry is projected to reach \$25.4 billion by 2027, reflecting steady growth driven by increased demand for outdoor recreation and alternative lodging. This expansion positions Lake Haven Campground to benefit from rising participation and spending in the sector.

Generational Demand

Millennials now represent 46% of all campers, with Gen Z close behind. These demographics value experiences that blend nature with convenience – cabins, WiFi, and event spaces – all of which Lake Haven offers. The property's brand-new Zook cabins and modernized facilities align perfectly with these preferences, ensuring strong appeal to the largest segment of the market.

Lodging Trends

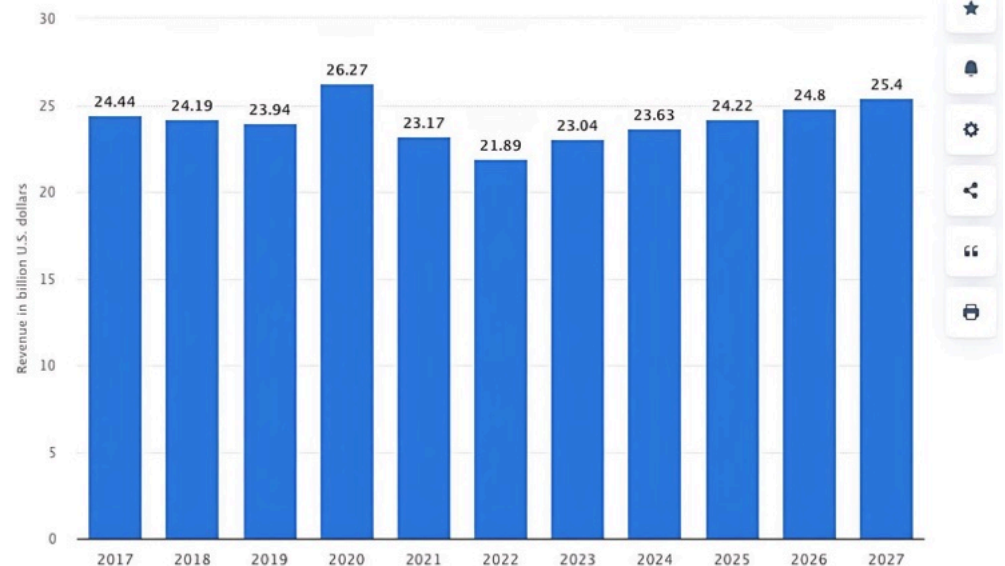
While tents remain popular, cabins and RVs are the fastest-growing accommodations. Lake Haven's diversified mix of RV sites, tent sites, and premium cabins positions it to capture multiple revenue streams. The ability to expand cabin inventory or add glamping units provides immediate upside potential.

Regional Advantage

Located within easy reach of New York City and Philadelphia, Lake Haven taps into one of the most densely populated and affluent markets in the country. Urban families and professionals increasingly seek weekend escapes, and Lake Haven's accessibility makes it a natural choice.

Investment Outlook

With strong industry tailwinds, generational demand for upgraded camping experiences, and Lake Haven's unique combination of waterfront recreation, modern lodging, and event facilities, the property is well-positioned for both stable cash flow and long-term appreciation.



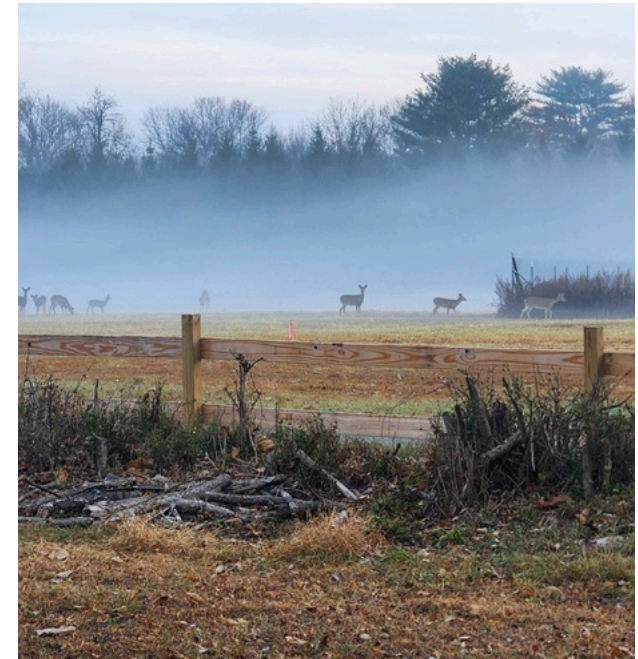
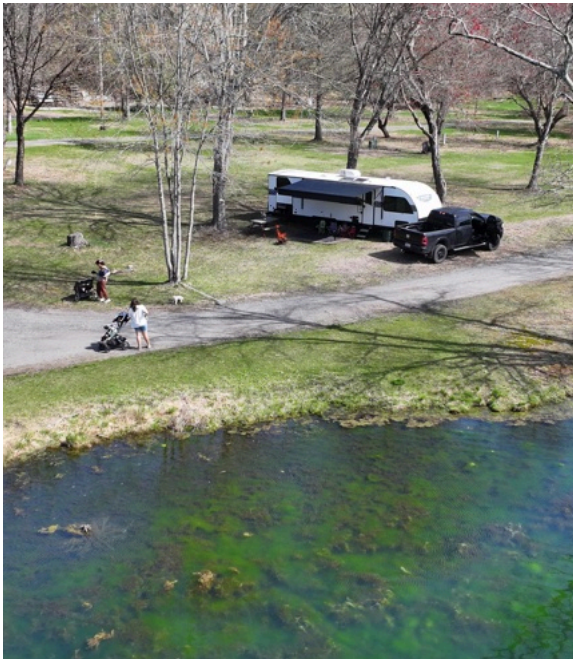
PHOTOS

Lake Haven Campground



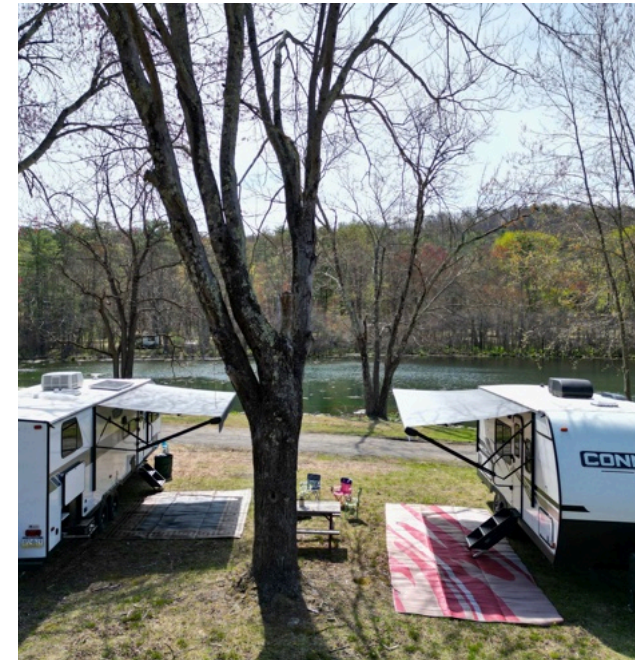
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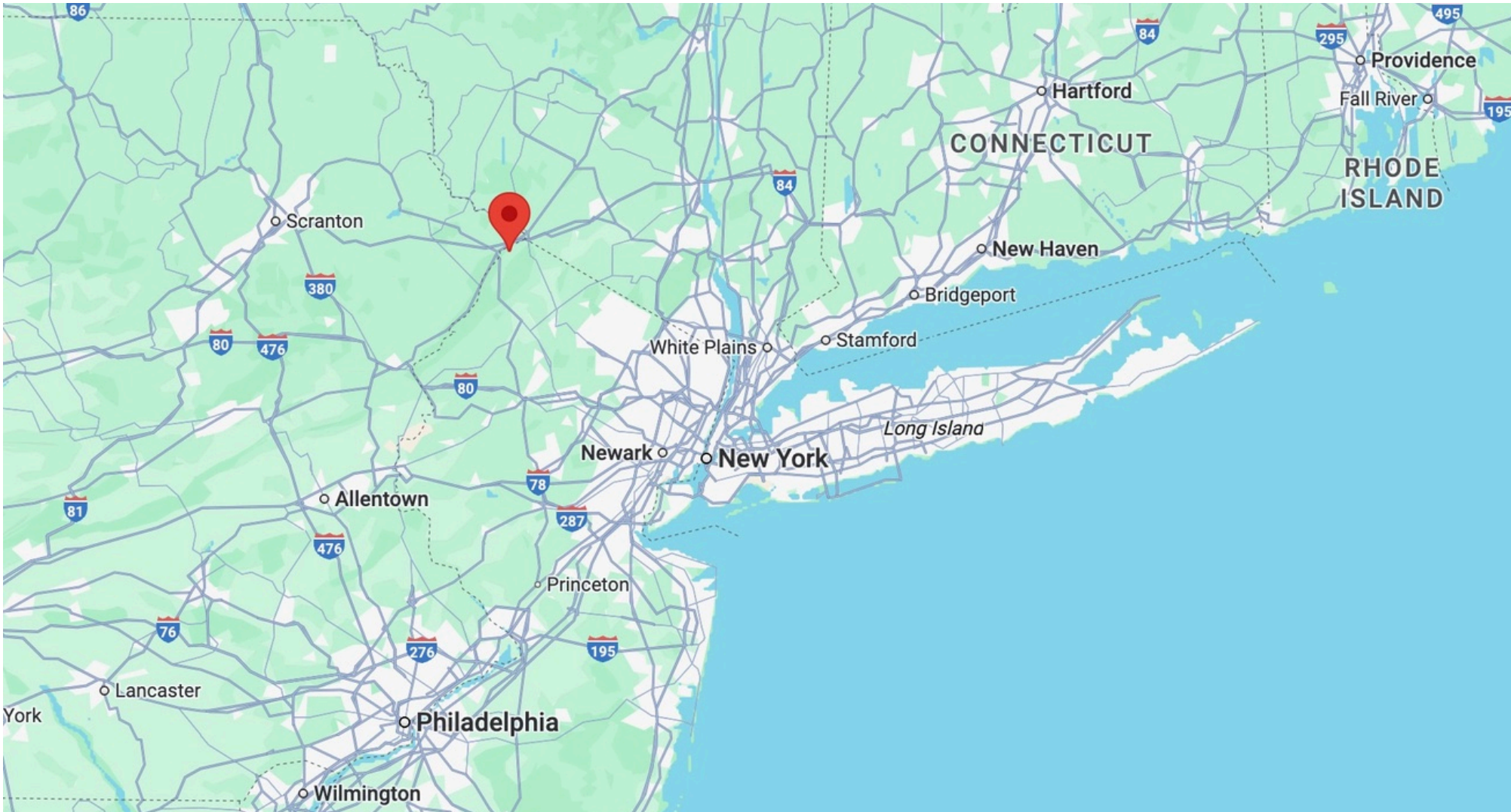
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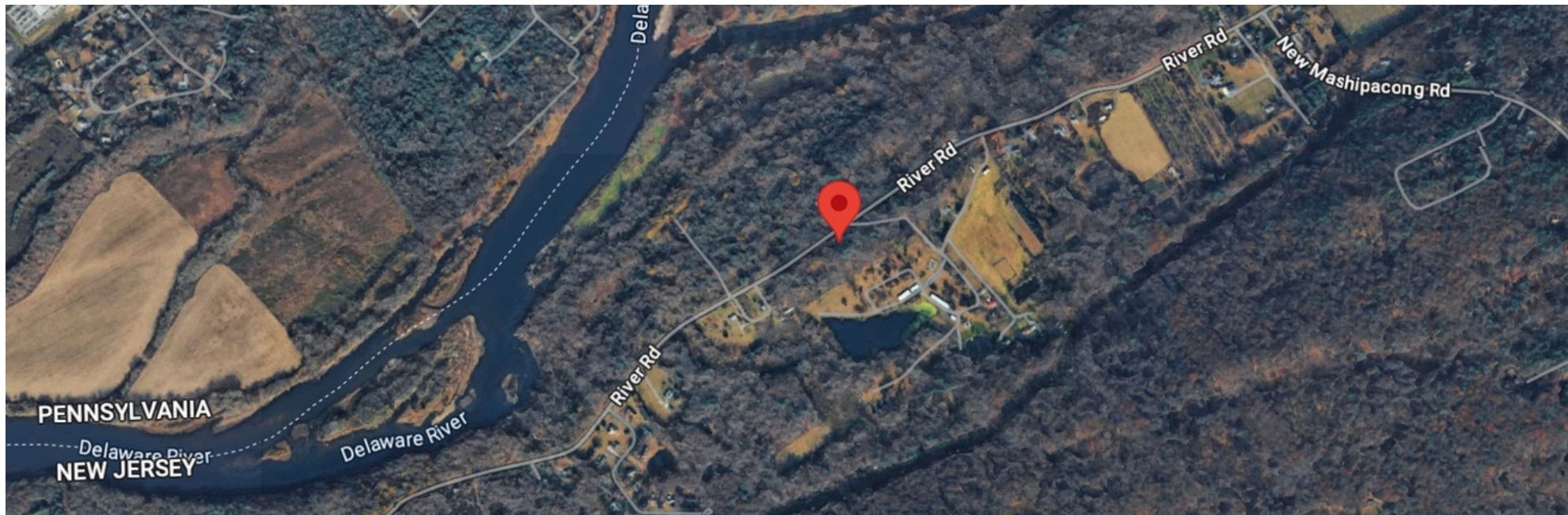
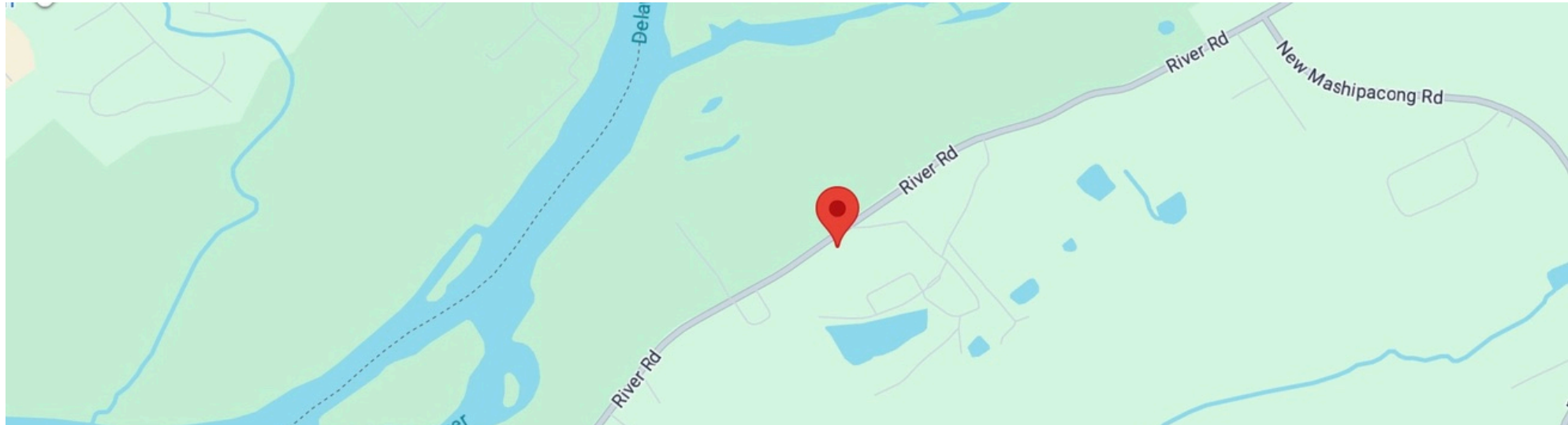
REGIONAL MAP

Lake Haven Campground



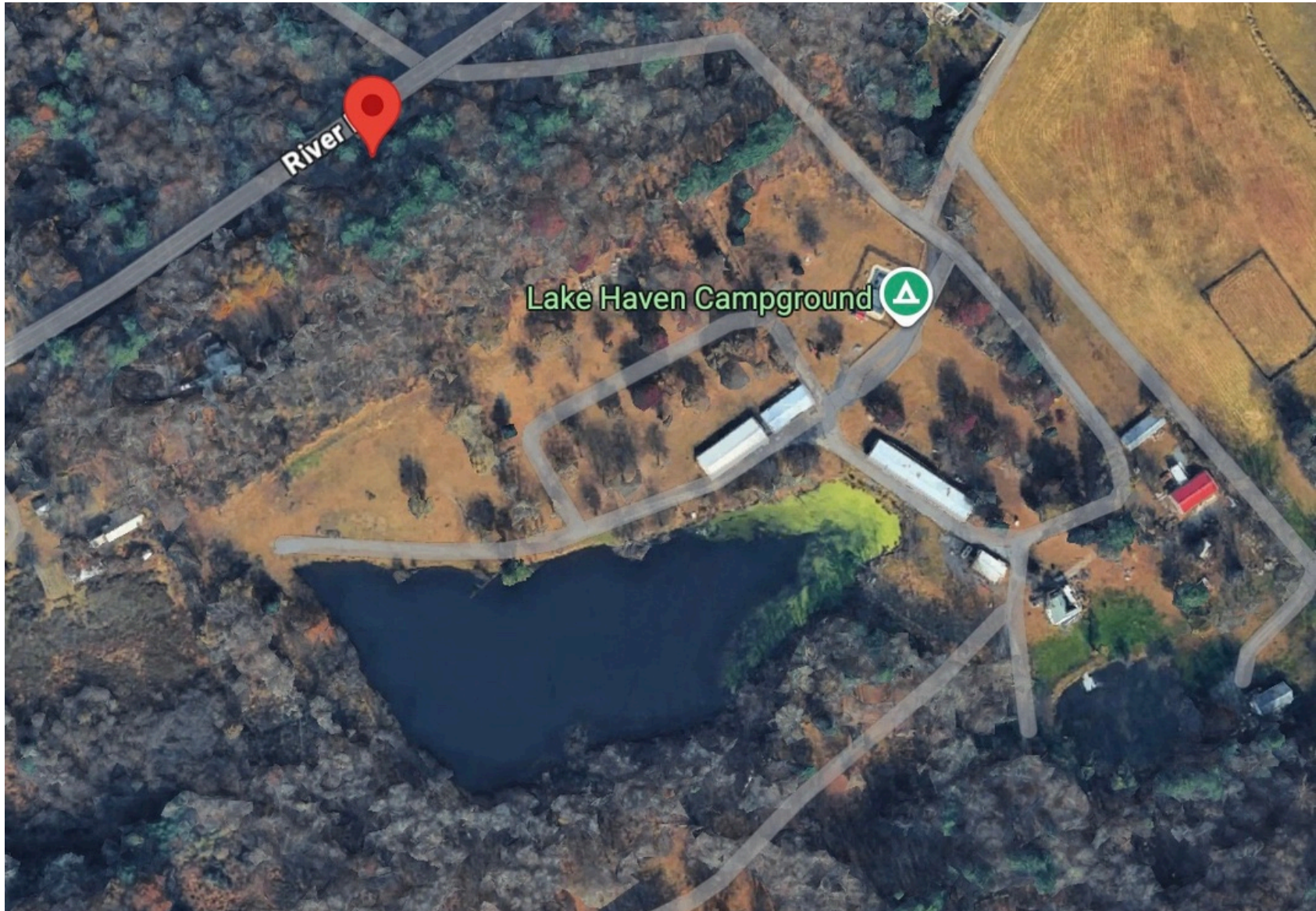
LOCATION MAPS

Lake Haven Campground



AERIAL MAP

Lake Haven Campground



CONTACT US

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