



Basecamp Park at Walker River Ranch Project Brief

Basecamp Parks, LLC is the modern evolution of outdoor recreation travel. We specialize in the development, marketing, and operations of premium outdoor recreational properties catered specifically for the modern generation of RV owners and users. We place an emphasis on elevated customer experiences; sustainably developed and managed spaces; safe, clean, family-oriented environments; and building community among guests and local communities.

The Basecamp Parks management team & investment partner group brings expertise in the areas of Real Estate Development; General Contracting and Construction; Hospitality Management; Business Management; Marketing & Business Development; as well as Design and Web Development.

Basecamp Design Principles

- Sustainably built and operated.
- Attention to high quality design & construction throughout.
- Focus on premium guest experiences.
- Elevated and well-maintained landscaping, lighting, and construction.
- Safety & cleanliness.
- Modern, clean, minimally invasive design aesthetic for all structures that also fits within the natural landscape in terms of materials, colors, lighting, noise, and construction requirements.

Basecamp Park at Walker River Ranch

This project is the redevelopment of an existing commercial / residential use with a sustainably built and operated, premium, family friendly fishing lodge & campground. This low-impact park will provide guests with an immersive experience directly connecting them with their outdoor adventures, and the unique natural landscape of this one-of-a-kind location. Details on the project are as follows:

- 30 premium “off-grid” Van sites.
 - Sites are 50% more spacious and spread apart than traditional RV parks and campgrounds, for enhanced privacy.
 - No hook-ups.
 - Sites designed with additional amenities: propane BBQs built into “camp kitchen” counter space; smokeless firepits; quality picnic tables & shade structure; exterior lighting and grass area.
- 10 Yurts for all season comfort.
 - Yurts feature private decks w/ BBQs, firepits, and picnic tables.
- All sites will utilize shared bathrooms with showers.
- Main Lodge will feature General Store, Reception & Office. Existing structures can be remodeled for Main Lodge.
- General Store will feature curated camping and RV supplies, Basecamp merchandise, outdoor gear, and food & beverages.
- Events & group area with pavilion.
- Hiking & biking trails.
- Pet area.
- Fishing pond & Central community areas.
- Playground and other games & activities (bocce ball, corn hole, etc).
- Hot Tub & Sauna.
- Parking areas with EV charging stations.
- Modern, energy efficient signage and lighting.
- Aesthetically pleasing and functional landscaping and roadways.
- Additional security fencing where needed surrounding perimeter of property to deter wildlife.
- On-site laundry.

Other Notes

Basecamp will develop and execute a modern, sophisticated marketing strategy targeting the rapidly growing segment of younger families and new “Class B” / sport van owners with strong household incomes seeking premium outdoor recreation destinations. This marketing push will drive occupancy, as well as uplift the towns of Coleville and Walker, and the Little Antelope Valley region.

The project will offer a low-impact, safe, desirable, and well-managed alternative to “dispersed camping” in the County. The project will drive significant new tourist visitations and revenues to the area annually, with high occupancy rates and multiple night stays.