



UNDER CANVAS

# Real Estate Prospectus

Under Canvas, the nation's largest glamping company is expanding and we're aggressively seeking sites for new camps throughout the US. We are looking for sites that meet the following criteria:

**1. Natural Features ("Nature is the best Architect").** The property must have spectacular natural beauty. This typically comes in the form of stunning views of mountains or mesas, picturesque water frontage, undisturbed woodlands etc. The landscape should have areas of mild to flat topography suitable for parking areas, reception and communal areas etc. The site must feel remote and give the guests a feeling of immersion in nature, without excessive road (or train) noise or views of structures or lights.

**2. Land Specifications.** Ideal parcels typically range in size from 25 acres up to 200 acres. Parcel may be larger if economically feasible and, in some cases, may be smaller if the property abuts public/private protected undeveloped land. Parcel must have a clean title, clear of any defect that would prohibit Under Canvas' use. The parcel must be in a zoning district in which campgrounds, rv parks, or lodging permits can be obtained. The parcel should have access to municipal electricity, water & sewer, or alternatively, must be suitable for a well and septic system. The access to the parcel should have no greater than a 12 percent grade.

**3. Traffic Generators.** The site is ideally located within 30 miles of major natural attractions (ex. National Parks or State Parks).

**4. Activities.** The property must be accessible to recreation activities such as hiking, biking, golf, horseback riding, fly fishing, water sports (whitewater rafting, water skiing, paddle boarding, kayaking, sailing), rock climbing, zip line, OHV trails, or skydiving etc.

Please submit potential sites that meet the above criteria to:

Brad J. McNaught

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If you are a resourceful and tenacious broker that is interested in representing Under Canvas in searching for sites in your geographic area, we'd like to hear from you.

