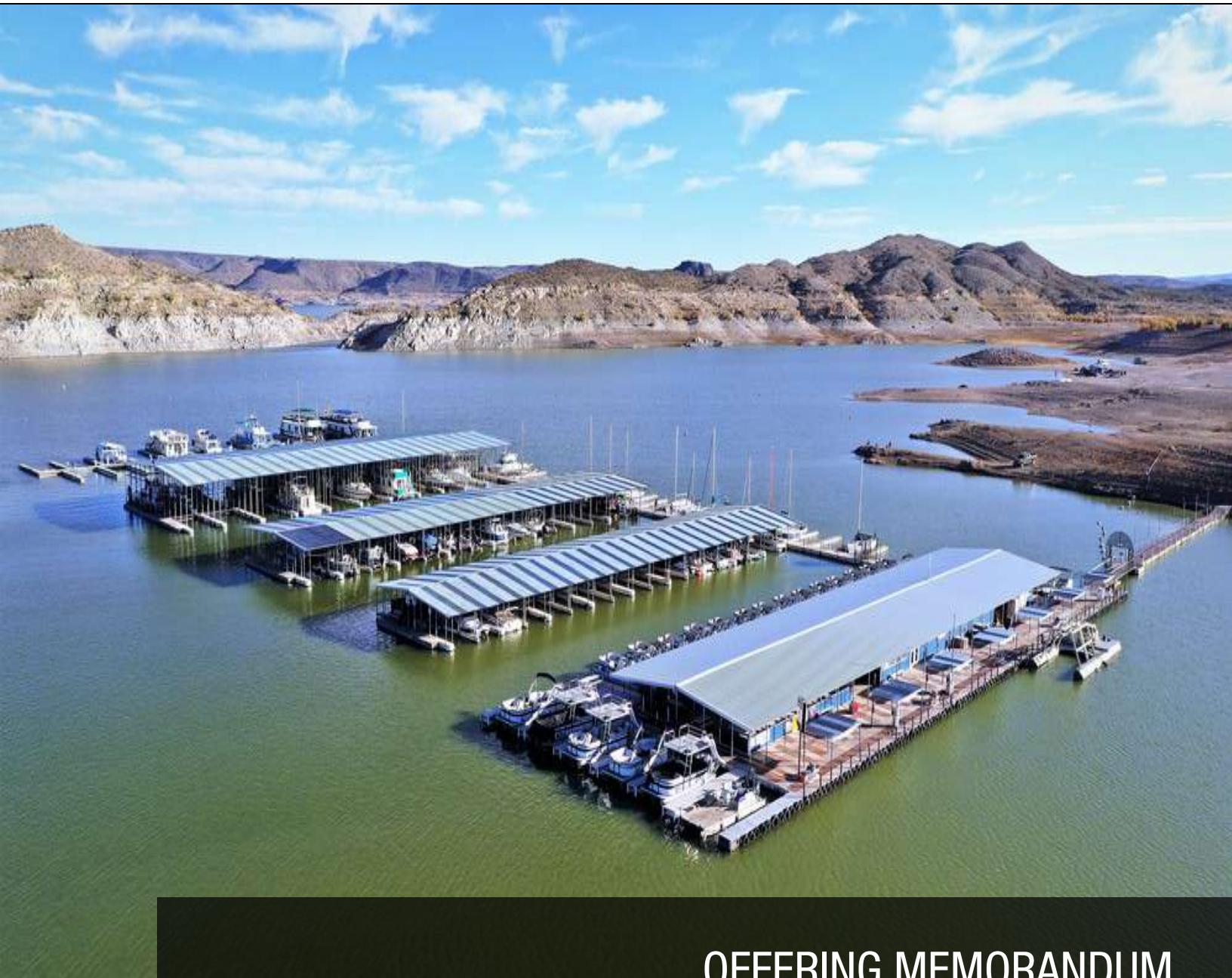


Marina Del Sur On The Rio Grande

ELEPHANT BUTTE, NM



OFFERING MEMORANDUM

PRESENTED BY:

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ELEPHANT BUTTE, NM

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Executive Summary



OFFERING SUMMARY

SALE PRICE:	
COVERED WET SLIPS:	88
OPEN WET SLIPS:	79
RENTAL FLEET:	20 vessels
WATER / LAND	LT lease from the New Mexico State Parks.

PROPERTY OVERVIEW

Marina Del Sur is a full service floating marina located on Elephant Butte Lake in New Mexico. With over 150 slips, fuel, a ships' store, boat rentals and a large ramp, this is one of the premier marina facilities in the State.

30 / 50 amp electric available on docks along with water, pump-out, gated slip access.

The current owner has operated the facility for the past 30 years.

With over a million visitors to the lake annually, Marina del Sur has secured a loyal customer base.

Only 2 hours in opposite directions from Albuquerque and from El Paso.

Situated in the Rio Grande Valley in Elephant Butte, New Mexico.

Rich history and many attractions in the area both on and off the water.

An outstanding fishing lake for anglers.

Lake levels rise and fall but the marina can be moved to accommodate.

One of the premier marina opportunities on the Rio Grande with numerous opportunities for value add.

Floating Marina On The Rio Grande



Large Rental Boat Fleet In Top Condition

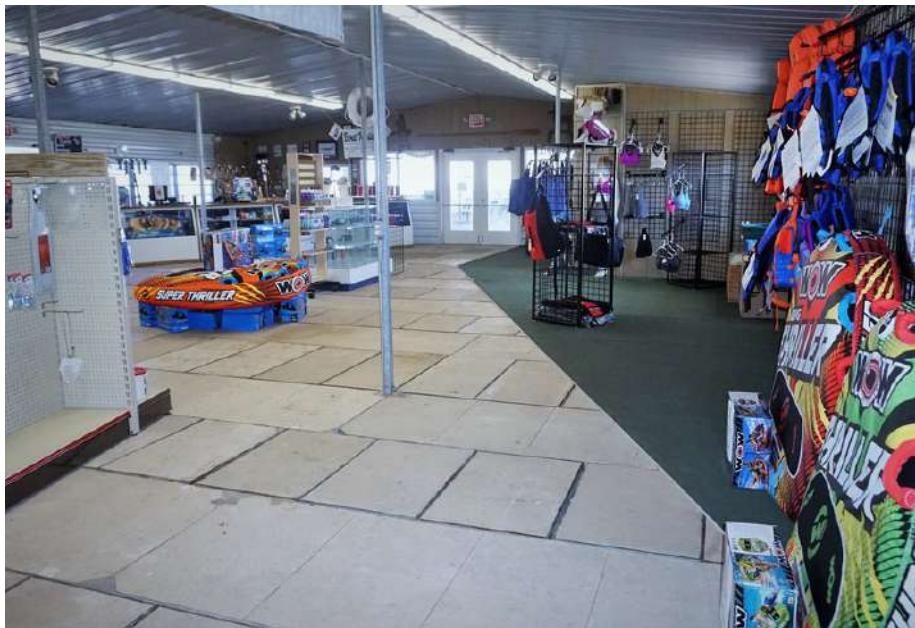


Outstanding upkeep of rental fleet - currently in the process of recovering seats due to minor wear and tear during peak season.



Outstanding upkeep of rental fleet - currently in the process of recovering seats due to minor wear and tear during peak season.

Fully-Stocked Ships Store



Massive Boat Ramp To Accommodate Lake Levels



Gorgeous Views On Elephant Butte Lake



Separate Service Facility



MARINA DEL SUR

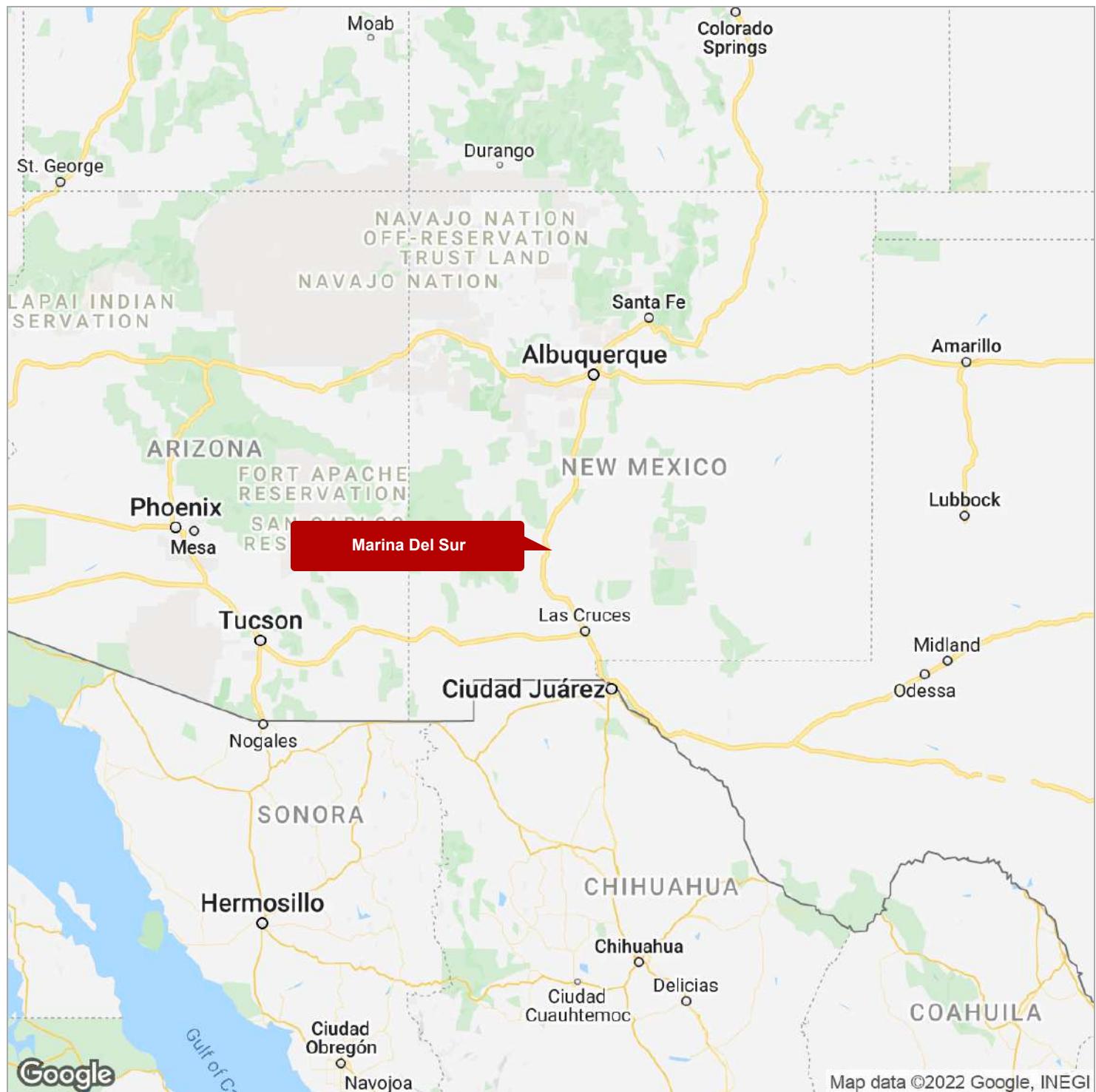
LOCATION INFORMATION

IDEAL HIGHWAY LOCATION FOR SEASONAL VISITORS

LOCATION MAPS

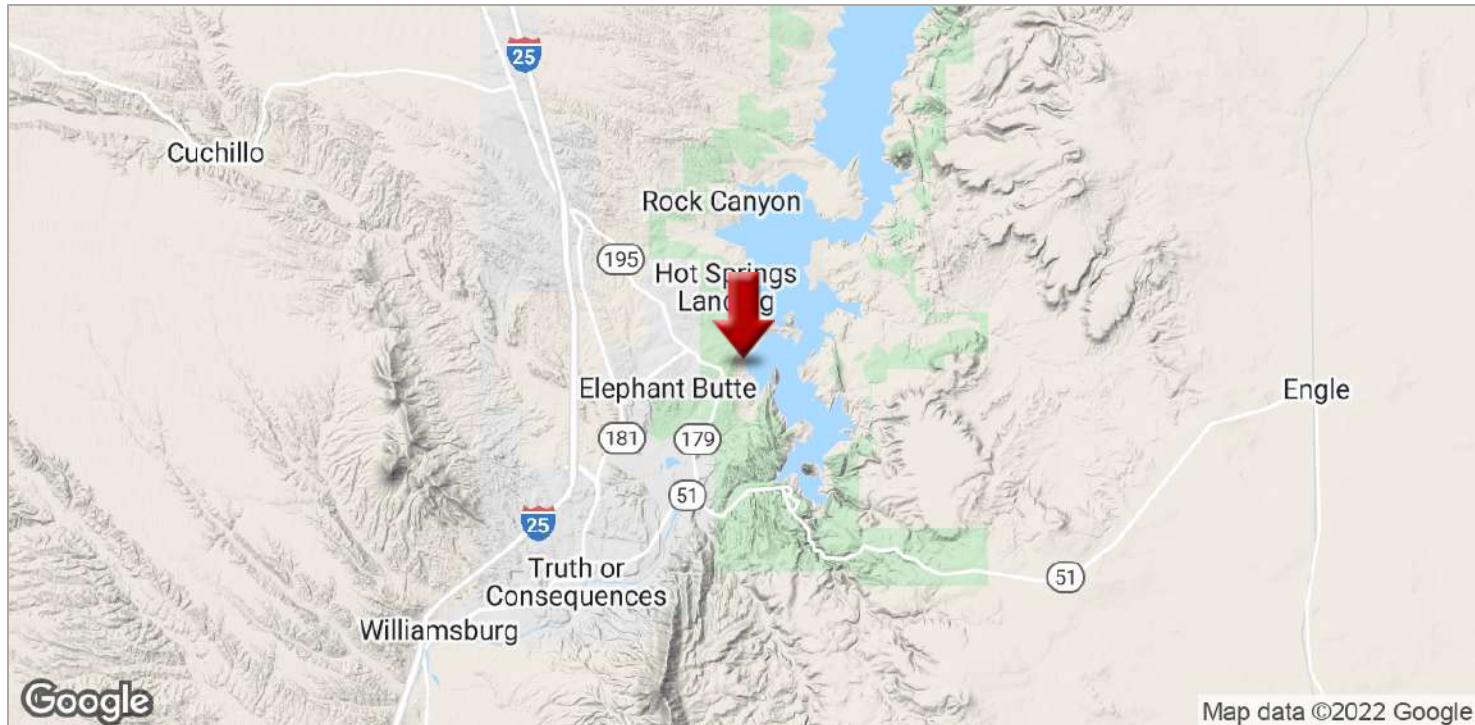
AERIAL MAP

Ideal Highway Location For Seasonal Visitors

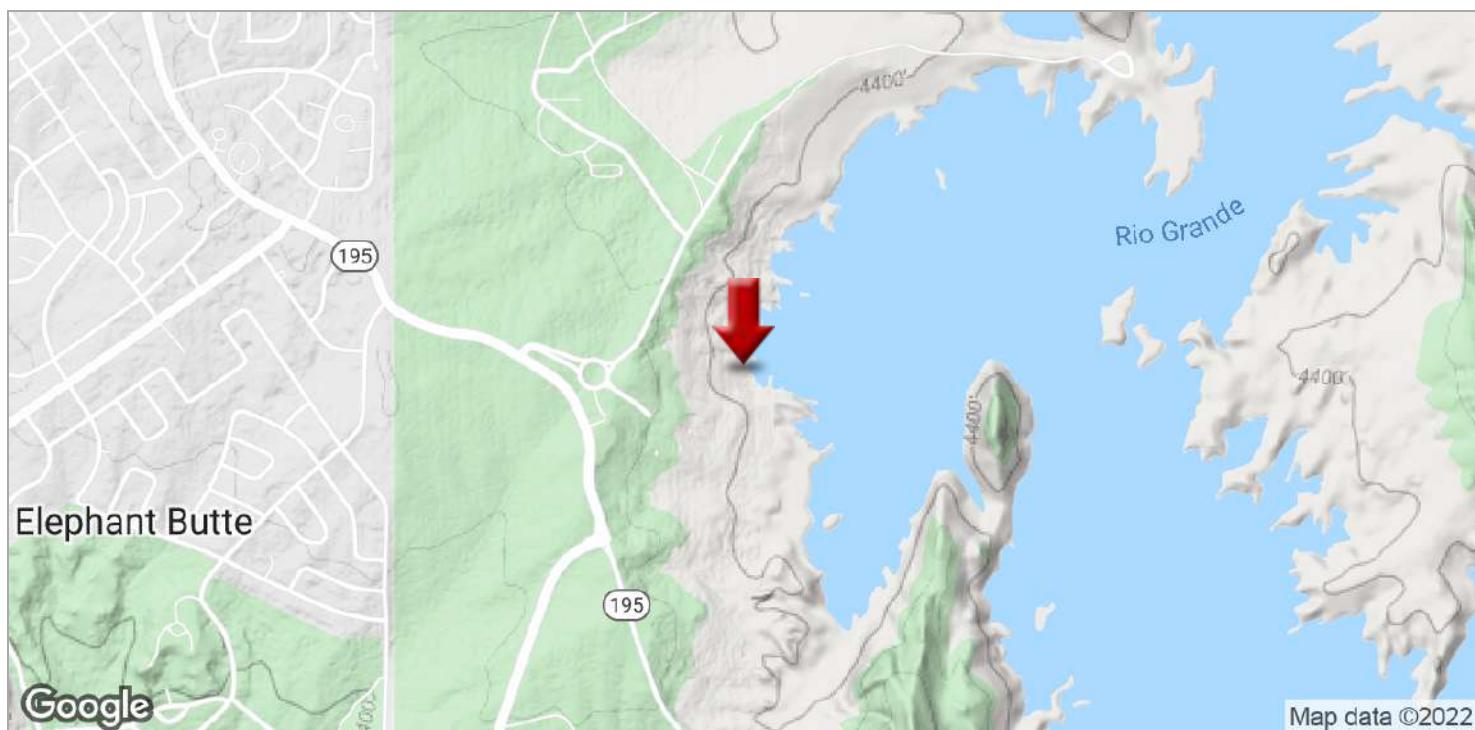


Map data ©2022 Google, INEGI

Location Maps



Map data ©2022 Google



Map data ©2022 Google

Aerial Map



MARINA DEL SUR

DEMOGRAPHICS

DEMOGRAPHICS MAP

Demographics Map



POPULATION	30 MILES	100 MILES	200 MILES
Total population	12,324	426,268	3,197,812
Median age	49.8	36.4	35.6
Median age (male)	52.4	35.1	34.3
Median age (Female)	47.9	37.7	37.2

HOUSEHOLDS & INCOME	30 MILES	100 MILES	200 MILES
Total households	4,916	157,310	1,165,012
# of persons per HH	2.5	2.7	2.7
Average HH income	\$33,147	\$49,115	\$55,764
Average house value	\$162,478	\$156,139	\$194,384

* Demographic data derived from 2010 US Census