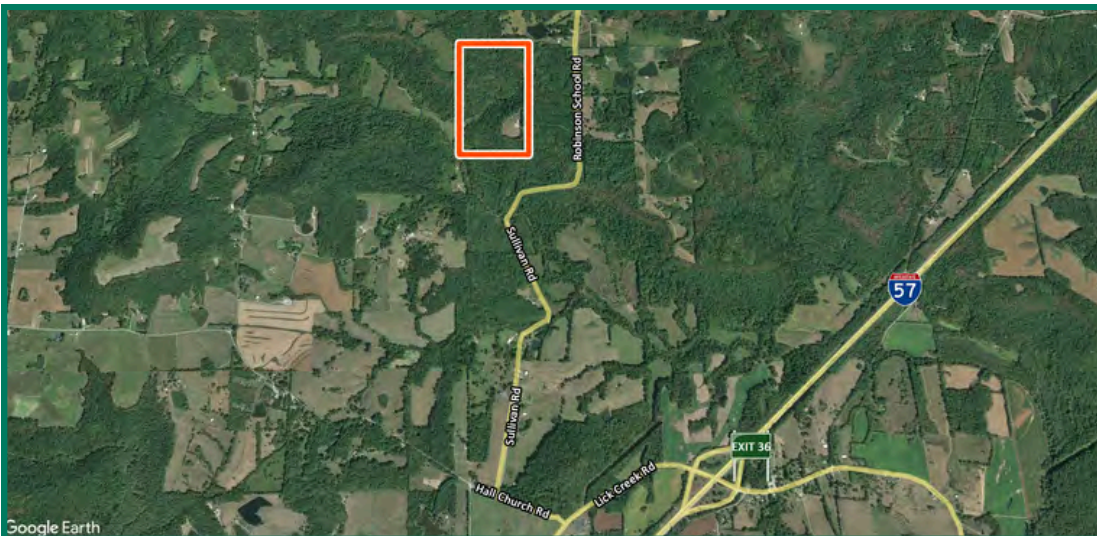


PROFITABLE RECREATIONAL FACILITY FOR SALE



SHAWNEE BLUFFS CANOPY TOUR

635 Robinson Hill Rd.
Makanda, IL 62958



SALE PRICE: \$1,399,000
NOI: \$108,670
CAP RATE: 7.77%

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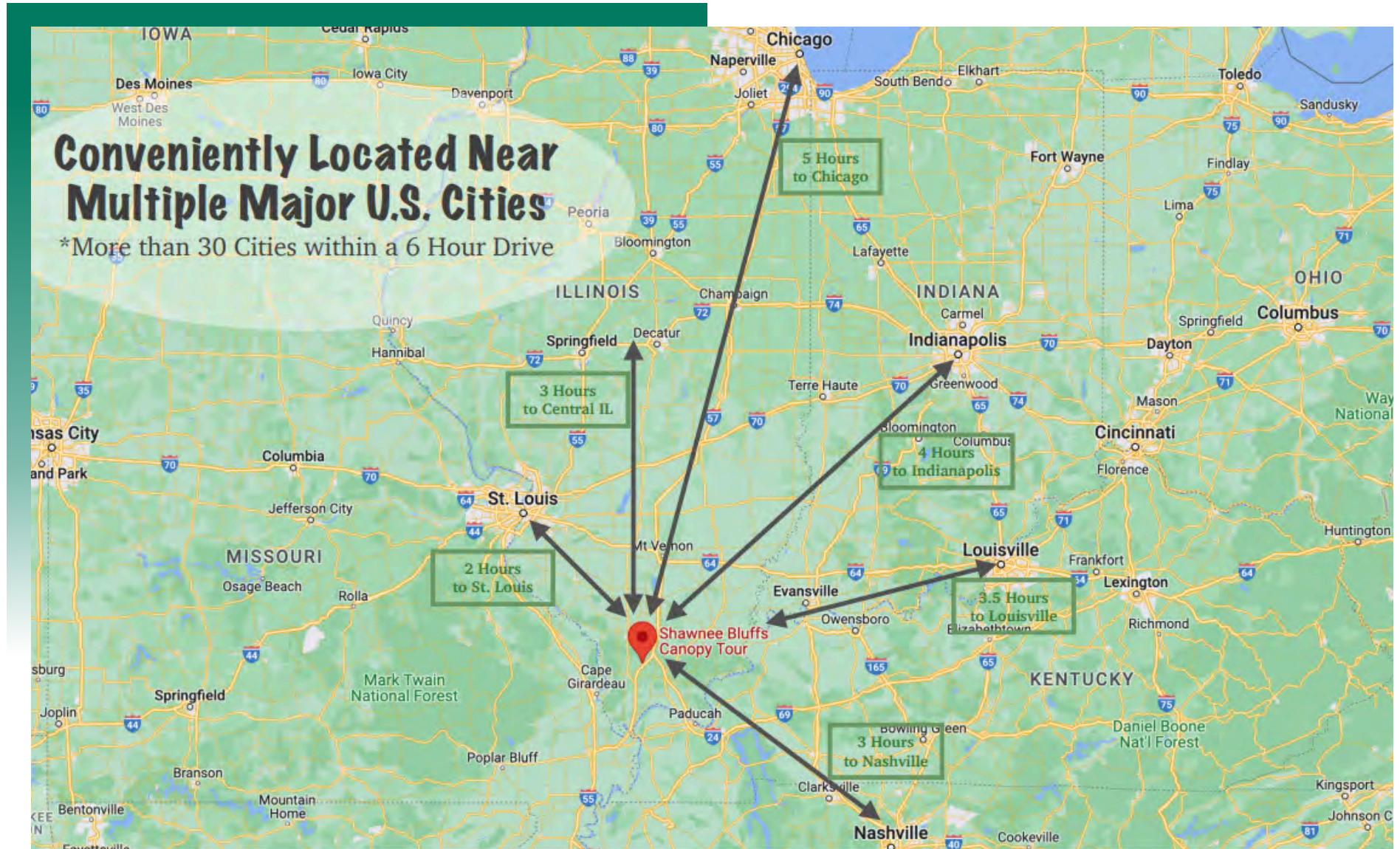
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AREA MAP

635 Robinson Hill Rd., Makanda, IL 62958



83 privately-owned acres located two hours south of St. Louis, MO and 25 minutes from Marion, IL. The facility is bordered by the Shawnee National Forest. Located on the Shawnee Hills Wine Trail (100K+ visitors per year) - 40-mile trail with 11+ unique wineries.

PROPERTY PHOTOS

635 Robinson Hill Rd., Makanda, IL 62958



There are 58 acres of undeveloped land available for future lodging, a potential KOA site with electric hook ups, extreme sport activities or other attraction-based commercial developments. City water and meter available on site.

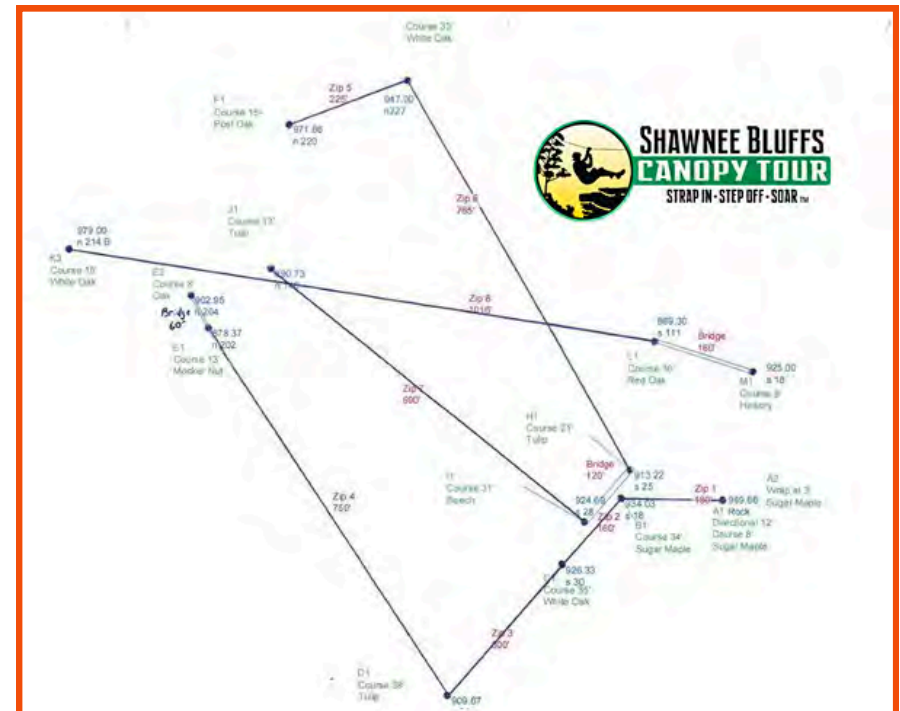
ZIPLINES & HIKING TRAILS

635 Robinson Hill Rd., Makanda, IL 62958



Illinois' first entirely tree-based, eco-friendly zipline canopy tour, located on 83 wooded acres surrounded by the Shawnee National Forest.

Successful and professionally maintained zipline course business.



Shawnee Bluffs Canopy Tour consists of eight ziplines, the longest stretching more than 1,100 feet, which zig-zag across the property's bluffs and through the valley. The tour also includes 11 platforms high in the trees, three aerial suspension bridges, the longest stretching 180 feet, and three short ground hikes.

WELCOME CENTER

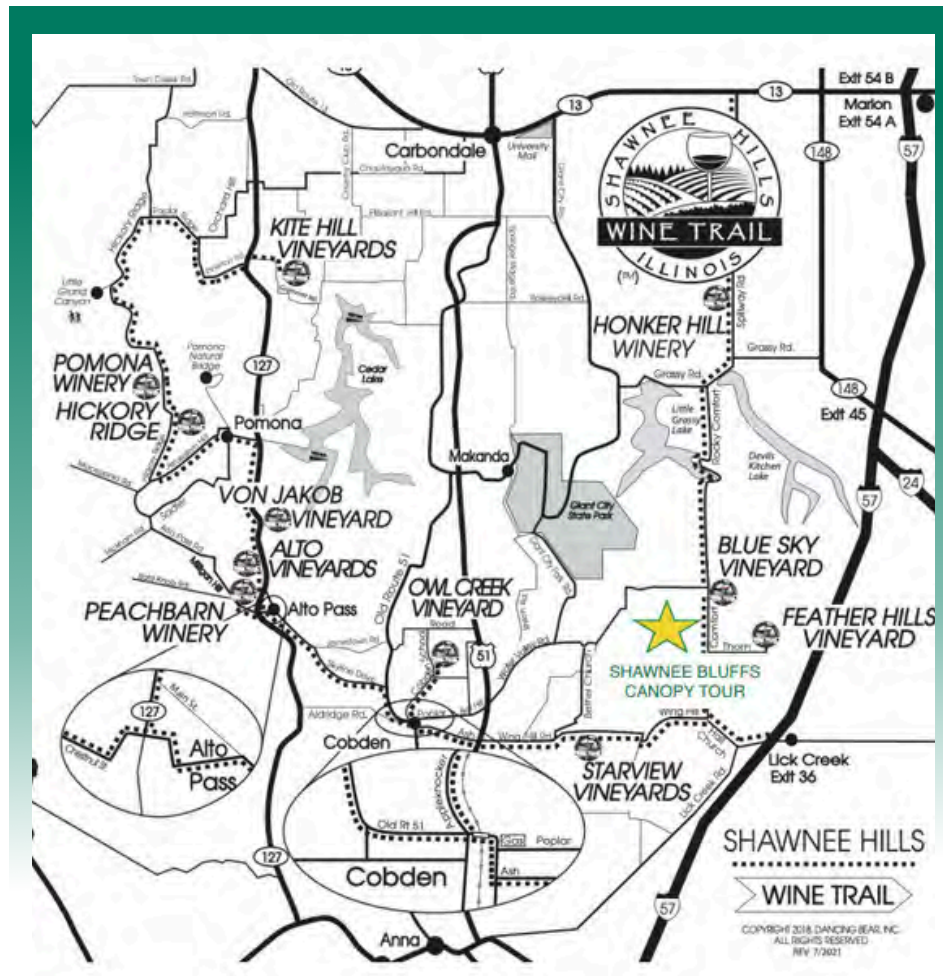
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2,520 SF welcome center. An additional structure is located next to the welcome center and includes a 360 SF harness and gear storage room, as well as a 570 SF covered area for gear-up and gear-down.

NEARBY ATTRACTIONS / PUBLICITY, PROMOTION & PARTNERSHIPS

635 Robinson Hill Rd., Makanda, IL 62958



Several nearby attractions bring thousands of visitors to the area yearly.

- Shawnee Hills Wine Trail - 100K+/year - 40 mile trail
- Giant City State Park - 1.2MM/year - 7 miles
- Ferne Clyffe State Park - 220K/year - 9 miles
- Crab Orchard National Refuge - 1.2MM/year - 15 miles

Other area attractions include:

- Walker's Bluff Casino Resort - Constructed in 2023
- Oasis Outdoors (Powersports)
- Southern Illinois University & John A. Logan College
- Giant City State Park & Stables
- Historic Boardwalk Vision Art Gallery & Studios (Makanda)
- Kokopelli Golf Club & the Southern Illinois Golf Trail
- Little Grand Canyon
- Tunnel Hill Bike Trail
- Mountain Dew Baseball Stadium
- Marion Cultural and Civic Center
- Shopping & Antiquing
- 33+ additional state parks in the area

The Shawnee Bluffs Canopy Tour is featured in the Illinois "The Middle of Everything" tourism campaign in a series of television ads airing in 20 markets across Illinois and seven neighboring states. It is also promoted on the Illinois Office of Tourism "Enjoy Illinois" website. Referral partnerships with Blue Sky Vineyard (3.5 miles) and Makanda Cabins (14 miles).

There is significant opportunity for increased cross-promotional engagement with other local businesses, attractions and associations.

MESSAGE FROM THE OWNER

Our unique approach to tours sets us apart from the rest of the industry, resonating with personal experiences and generating abundant feedback from globetrotting participants.

Renowned arborist Roger Smith, our certified tree expert, deems us the 'Gold Standard' in canopy tour ziplines, emphasizing the unparalleled eco-friendliness of our setup. Our exclusive patented tree platforms, meticulously inspected annually, underscore our commitment to sustainability. Roger even mentions that our ziplines seamlessly blend with nature, leaving no trace if removed, all within the serene embrace of an unspoiled forest, and far from bustling highways or commercial lots.

Furthermore, our attention to detail in every aspect of the location, the build, and how we conduct our tours has recently been recognized by Bloomberg TV. Shawnee Bluffs Canopy tour has been selected as one of the “World’s Greatest” canopy tours and will be featured by Bloomberg TV in some exciting video footage, which will be airing around the world at the end of August.

Rave reviews on Google and TripAdvisor, unsolicited and brimming with praise, testify to our exceptional service. Seasoned zipliners laud our thorough gear setup, top-notch pre-zip flight school instructions, and our meticulous safety protocols, which include comprehensive checks and extensive efficiency measures. Participants revel in the thrill of our fast-paced, extended lines, commending our guides' expertise and unwavering commitment to exceeding expectations.

In a league of its own, our course stands out as an extraordinary adventure, promising an unforgettable journey through the treetops.

INVESTMENT PROPERTY SUMMARY

635 ROBINSON HILL ROAD

LISTING # 2945

PROPERTY INFO:

Parcel #: 01-22-00-256
County: IL - Union
Zoning: N/A
Complex: Shawnee Bluffs Canopy Tour

FACILITY INFO:

Parking Spaces: 75

LAND MEASUREMENTS:

Acres: 83.0 Acres

PROPERTY DESCRIPTION:

Successful and professionally maintained zipline course business and undeveloped acreage available for sale. Shawnee Bluffs Canopy Tour covers 25 acres of dense forest via high-speed ziplines. This is Illinois' first 100% tree-based, eco-friendly zipline park. The three hour guided tour consists of eight unique zip line rides, three aerial bridges and three short hikes. The remaining 58 acres of undeveloped land is available for future lodging, a potential KOA site with electric hook ups, extreme sport activities or other attraction-based commercial developments. City water and meter available on site.

Shawnee Bluffs Canopy Tour is featured in Illinois' "The Middle of Everything" tourism campaign in a series of television ads airing in 20 markets across Illinois and seven neighboring states. Existing referral partnerships with neighboring tourism with significant opportunity for increased cross-promotional engagement with other local businesses, attractions and associations.

Guides and team members would stay on upon a sale. Owner would remain involved long-term for the transition and to provide service to ziplines and platforms.



SALE INFORMATION:

Sale Price: \$1,399,000
CAP Rate: 7.77 %
NOI: \$108,670
GRM: 5.65

INCOME:

Gross Rental Income: \$247,413

EXPENSES:

Taxes: \$2,013.04
Tax Year: 2023
Total Expenses: \$138,743

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