



## RV Parks at Indian Casinos - 2014 Update

by Matthew S. Robinson

The growth of RV parks affiliated with Indian casinos has been dramatic over the past decade with the number of facilities more than doubling. Today, there are more than 100 RV parks with over 8,600 sites at/near Indian casinos around the country. The table at right presents a summary of RV parks at Indian casinos by state.

California has the greatest number of RV parks at Indian casinos with 13 properties. At the same time, Arizona has the largest number of RV sites at Indian casinos – almost 1,900 sites. On a national basis, RV parks at Indian casinos have an average of over 85 sites per complex, an average nightly rate of almost \$28 per night and an average of 13.9 gaming positions per RV site. It is important to note that the number of gaming positions per site is somewhat skewed in that several states (i.e. Arizona, South Dakota) have a compact-based cap on the number of gaming positions, rather than based on actual market demand, resulting in a lower gaming position/site ratio.

The term Indian casino RV park is somewhat vague. Many Indian casinos have dedicated RV parking but no facilities or

amenities. Other tribal gaming complexes provide complimentary overnight parking for recreational vehicles with even some providing electrical hook ups and/or dumping, free of charge. For the purpose of this analysis, we will define an RV park at an Indian casino as one which charges a fee for overnight

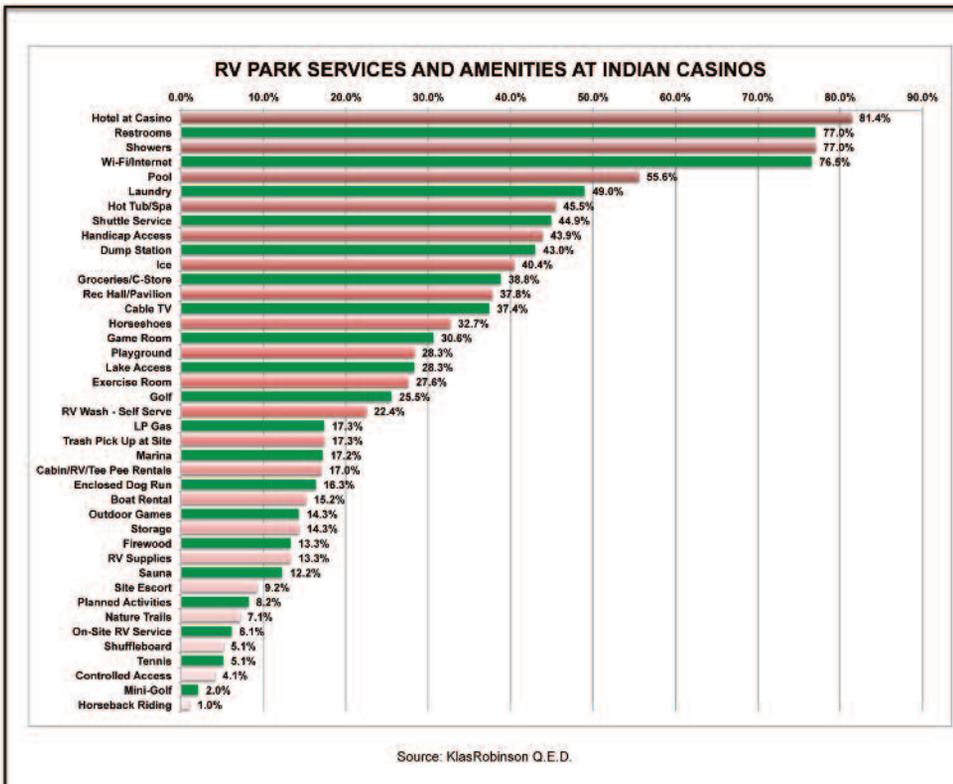
parking and at a minimum has electrical hook ups. In addition, if the RV park is not located adjacent or in close proximity to the gaming complex, there must be scheduled shuttle service between the casino and campground.

With respect to specific facilities, RV parks affiliated with Indian casinos offer a broad array of services and amenities including basics such as restrooms and showers to the more elaborate with tennis courts, mini-golf and even controlled/gated access. More than 76 percent of RV parks at/near casinos are open year-round, while less than 24 percent are open seasonally. Almost 10 percent of parks limit the length of stay (maximum of one week, two weeks or four weeks). Several parks also limit the age of guests (no children or 55 and older).

The table at left presents characteristics of RV parks at Indian casinos. More than 81 percent of the Indian casinos with RV parks also have hotels at their

State	RV Parks	Total Sites	Avg. Sites/Park	Avg. Nightly Rate	Positions/Site
AZ	7	1,880	268.6	\$32.55	2.5
CA	13	1,104	84.9	\$38.81	14.1
CO	2	85	42.5	\$30.75	19.1
FL	2	180	90.0	\$40.00	2.5
ID	4	136	34.0	\$23.63	26.0
IA	1	50	50.0	\$19.00	34.2
KS	3	87	29.0	\$15.42	34.5
LA	3	342	114.0	\$26.83	21.2
MI	11	489	44.5	\$18.41	18.2
MN	8	705	88.1	\$26.25	21.6
NV	1	260	260.0	\$40.00	4.5
NM	7	371	53.0	\$23.77	16.0
NY	2	194	97.0	\$36.25	29.7
ND	4	261	65.3	\$16.67	12.7
OK	8	773	96.6	\$26.06	24.7
OR	6	645	107.5	\$38.76	8.1
SD	2	90	45.0	\$12.00	8.2
WA	8	396	49.5	\$28.72	17.1
WI	9	564	62.7	\$28.78	16.5
<b>Total/Average</b>	<b>101</b>	<b>8,612</b>	<b>85.3</b>	<b>\$27.98</b>	<b>13.9</b>

Source: KlasRobinson Q.E.D.



RV PARKS AT INDIAN CASINOS – SITE CHARACTERISTICS			
Full Hook-ups	84.4%	Pull-Thru Sites	40.4%
Water/Electric Hook-ups	11.3%	Extended Stay Sites	14.8%
Electric Only Hook-ups	4.3%	Patio at Site	24.5%
	100.0%	Table at Site	56.1%
		Fire Ring at Site	20.6%
Paved Sites	55.9%	Site Width (Average)	29'
Gravel Sites	39.5%	Site Length (Average)	63'
Grass Sites	4.6%	Site Area (Square Feet)	1,827'
	100.0%		
Paved Internal Road	60.4%	Construction Cost Per Site/Pad	
Gravel Internal Road	39.6%	- Low	\$10,000
	100.0%	- High	\$35,000

Source: KlasRobinson Q.E.D.

casinos. 77 percent of the RV park affiliated casinos have restrooms and showers. In addition, almost 77 percent offer free WiFi. More than 55 percent have access to a pool, over 45 percent have access to a hot tub/spa, almost 28 percent have access to an exercise room and over 12 percent have access to a sauna - either at the RV park itself or use privileges of such facilities at the casino hotel. Also, 49 percent of RV parks at/near Indian casinos have laundry facilities on site.

Almost 45 percent of RV parks affiliated with Indian casinos provide shuttle service for their guests, almost 44 percent are handicap accessible and 43 percent offer a dump station. Almost 39 percent offer groceries and/or have tribally-owned convenience stores on-site or nearby. In fact, at several operations, the convenience store also serves as check in/registration for the RV park. Other noteworthy services and amenities include playgrounds (28.3%), self-serve RV wash (22.4%), cabin, RV and/or Teepee rentals (17.0%), enclosed dog run (16.3%), escort to site (9.2%) and nature trails (7.1%).

With respect to the sites/pads at Indian casino affiliated RV parks, more than 84 percent of the sites offer full hook ups, over 11 percent offer water/electric sites and more than 4 percent offer electric-only hook ups. As it relates to site surfaces, almost 56 percent of sites are paved, almost 40 percent are gravel and more than 4 percent of sites are grass. More than 60 percent of surfaces for internal roads at the RV parks are paved, while nearly 40 percent are gravel.

The table at the top of this page presents a summary of site characteristics for RV parks at Indian casinos. More than 40 percent of the sites at RV parks affiliated with Indian casinos are pull-thru, almost 15 percent are extended stay sites, almost 25 percent of the sites have patios, more than 56 percent have tables and over 20 percent have fire rings at the site. With respect to size, the average RV/campground site is approximately 29' wide by 63' long with an average area of 1,827 sq. ft.

per site. Construction cost per site varies significantly – from less than \$10,000 to as much as \$35,000 or more - depending on types of hook ups, site surfaces and facilities, amenities and services at the RV park/campground development.

With respect to quality, RV parks at Indian casinos are some of the nicest in the country. Good Sam RV Travel Guide, a subsidiary of Good Sam Enterprises, LLC, serves the safety, security, comfort, and convenience needs of the North American outdoor and recreational vehicle market, including on-site reviews and ratings of more than 8,000 RV parks, campgrounds and resorts. In late January, the *Good Sam RV Travel Guide and Campground Directory* announced 2014's top rated RV parks. The three category 10-point rating system included: completeness of facilities, cleanliness and physical characteristics of restrooms and showers, and visual appeal and environmental quality. There were only 96 RV parks and campgrounds in the United States awarded a perfect 10/10\*/10 rating, including nine RV parks affiliated with Indian casinos. Almost 10 percent of the highest rated camping facilities in the U.S. are located at Indian casinos. Tribal gaming affiliated RV properties receiving the 2014 Good Sam 10/10\*/10 rating include the following:

GOOD SAM RV TRAVEL GUIDE AND CAMPGROUND DIRECTORY 2014 "10/10*/10" RATED RV PARKS AT INDIAN CASINOS		
RV Park	Casino	Location
Distant Drums RV Resort	Cliff Castle Casino Hotel	Camp Verde, Arizona
Jackson Rancheria RV Park	Jackson Rancheria Casino & Hotel	Jackson, California
Paragon Casino RV Resort	Paragon Casino Resort	Marksville, Louisiana
Little River Casino RV Park	Little River Casino Resort	Manistee, Michigan
Soaring Eagle Hideaway RV Park	Soaring Eagle Casino & Resort	Mount Pleasant, Michigan
Prairie View RV Park & Campground	Prairie's Edge Casino Resort	Granite Falls, Minnesota
Grand Casino Hinckley RV Resort	Grand Casino Hinckley	Hinckley, Minnesota
The Villages At Turning Stone	Turning Stone Resort Casino	Verona, New York
Choctaw Casino Resort KOA	Choctaw Casino Resort	Durant, Oklahoma
Seven Feathers RV Resort	Seven Feathers Casino Resort	Canyonville, Oregon

Source: RV Travel Guide and Campground Directory and KlasRobinson Q.E.D.

At this time, many other Indian casinos are considering development of RV parks. Additional tribes in Arizona (2), California (5), Iowa (1), Minnesota (1), North Dakota (1), Oklahoma (2), Oregon (1), Washington (1) and Wisconsin (1) are planning to develop RV parks at their gaming operations. Accordingly, the growth in Indian casino RV parks is expected to continue, with RV parks becoming increasingly common ancillary facilities at tribal gaming complexes around the country.

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