



PEAK COLLECTIVE

REAL ESTATE
COMMERCIAL | INVESTMENT | DEVELOPMENT

DUTCH JOHN RESORT

— DUTCH JOHN, UTAH —

GATEWAY TO UTAH'S OUTDOOR PLAYGROUND

106 RESERVATION OPTIONS WITH YEAR-ROUND DEMAND



PROPERTY SUMMARY

Property Address	1050 South Blvd Dutch John, Utah 84023
Price	\$15,000,000
Total Acres	27.67 AC
Total Accomodations	106 Options
Price Per Accomodation	\$141,509.43
Year Built	2012-2025
Parcel IDs	435-784-3210, 435-784-3180

INVESTMENT HIGHLIGHTS

- Diversified Revenue Platform
- Substantial Existing Accommodation Inventory
- Strategic Outdoor Recreation Location
- Year-Round Demand Potential
- Broad Customer and Price-Point Appeal
- Difficult-to-Replicate Operating Infrastructure
- Multiple Value-Creation Opportunities



OPPORTUNITY SUMMARY

Dutch John Resort is a full-service outdoor hospitality destination

Dutch John Resort presents a rare opportunity to acquire a diversified outdoor hospitality destination in one of Utah's most compelling recreation markets.

Positioned near the Green River and Flaming Gorge, the property combines cabins, RV sites, camping, food and beverage, retail, fuel, guided fishing, rentals, and guest services into a single integrated resort platform.

With multiple accommodation types, broad appeal to anglers, families, RV travelers, outdoor enthusiasts, and groups, and meaningful opportunities to enhance revenue through marketing, packaging, and operational optimization, Dutch John Resort is well positioned as a premier basecamp for year-round adventure and long-term value creation.

106 Accomodations
38 Cabins, 60 RV site, 8 tent sites

6 Lines of Revenue
Food, fuel, retail, guiding, rentals and transport services

365 Year-round Operations
Hunting & Fishing Supports Off-season

Added Value Included

Liquor License	\$100,000
Fishing Guide License	\$800,000
2 Private Homes	\$700,000
Sporting Goods Inventory	\$500,000

+ Resort FF&E



PROPERTY MATRIX

Dutch John Resort offers a full range of on-site amenities that support lodging, recreation, and guest convenience.

The property includes cabin accommodations, RV sites, and camping options, along with an on-site restaurant, sports bar, convenience store, fuel station, and fly shop.

Guests can book guided fishing trips, rafting experiences, watercraft rentals, shuttle services, and other outdoor recreation services directly through the resort.

The property also includes bathhouse and laundry facilities, picnic areas, fire pits, outdoor gathering spaces, landscaped grounds, and guest support services.

This combination of lodging, food and beverage, retail, fuel, and recreation amenities allows Dutch John Resort to function as a complete basecamp for visitors exploring the Green River and Flaming Gorge area.

ON SITE AMENITIES	
Total Amenities	6
Restaurant	1
Gas Station	1
Bar	1
Fly Shop	1
Ice Cream	1
Front Desk	1

CABINS	
Total Cabins	38
Luxury	3
Two-Story	12
Economy	6
Bunk	4
Park Motel	2
Single Level	11

RV SITES	
Total RV Sites	60
30 AMP RV Sites	23
50 AMP RV Sites	31
30/50 AMP RV Sites	6

TENT SITES	
Total Tent Sites	8

ADDITIONAL HOUSING	
Total Housing	7
Employee Housing	3
Private Residences	2
Private Cabins	2



WHY THIS LOCATION MAKES SENSE

1M

ANNUAL RECREATION VISITORS
PER DUTCH JOHN MASTER PLAN

81%

DAGGETT COUNTY FEDERALLY MANAGED LAND

5%

ANNUAL HOUSEHOLD FORMATION GROWTH

01 — THE TRAFFIC IS ALREADY HERE

Every visitor on Highway 191 passes this site.

US Highway 191 is the only north-south corridor connecting Wyoming, Vernal, and Flaming Gorge recreation. Traffic to the dam, marinas, campgrounds, and Green River tailwater passes in front of the property.

- 91-mile reservoir with 350 miles of shoreline
- Blue Ribbon fishery and premier rafting destination
- Multi-season boating, camping, ATV, and hiking demand
- 600+ camping & picnic units within the NRA

02 — THE SUPPLY ISN'T

No national brands. No scalable commercial.

The market has no national fuel operator, branded QSR, hotel flag, or scalable commercial development. With 81% of the county federally managed, competing supply is structurally limited.

- No national fuel brand or branded QSR in Dutch John
- No hotel flag between Dutch John and Vernal
- One of the only available commercial land positions
- Dutch John Resort cannot absorb full demand

03 — THE MARKET IS MOVING

Residential is leading; commercial follows.

Post-COVID mountain land demand, household formation, and adjacent residential development are moving Dutch John into the next cycle. Commercial demand typically follows residential growth by one cycle.

- 5% annual household formation growth
- Adjacent residential development advancing
- First-mover position available now
- Post-COVID surge in mountain residential land purchases

DEMAND DRIVERS



Flaming Gorge

Flaming Gorge is one of the primary destination drivers supporting Dutch John Resort. The area is administered by the Ashley National Forest and includes a dramatic mix of high-desert terrain, red-rock canyon scenery, reservoir shoreline, forested slopes, and the Green River corridor below Flaming Gorge Dam.

The National Recreation Area is widely recognized for its scenery, geology, water-based recreation, fishing, wildlife viewing, hiking, boating, camping, and scenic driving. Its setting creates a strong outdoor-recreation draw for regional and national visitors, giving Dutch John Resort a natural position as a lodging and service base for guests exploring the area.

The area also offers a variety of recognizable landmarks and day-trip destinations, including Red Canyon, Firehole Canyon, Antelope Flat, Sheep Creek Bay, Hideout Canyon, Kingfisher Island, and Flaming Gorge Dam.

These nearby attractions help broaden the property's guest base beyond anglers alone, supporting demand from families, boaters, photographers, hikers, RV travelers, and general outdoor tourists.



Green River

The Green River is one of the strongest location advantages for Dutch John Resort. This stretch is a major fly-fishing destination and many anglers consider fishing the Green below the dam a “rite of passage.” The river is known for clear water, red-rock canyon scenery, and productive trout habitat, attracting anglers who travel specifically for brown and rainbow trout fishing.

Visitors also use the Green River corridor for rafting, floating, kayaking, camping in designated downstream areas, wildlife viewing, photography, and scenic day trips.

The Green River section below Flaming Gorge Dam is commonly divided into three float and fishing sections. Section A runs from Flaming Gorge Dam to Little Hole, Section B continues from Little Hole to Indian Crossing in Browns Park, and Section C runs from Indian Crossing to the Utah/Colorado border.

Section A is the most recognized and heavily visited stretch, with clear pools, canyon walls, drift-boat traffic, walk-and-wade access, and the Little Hole Trail. Sections B and C offer a more remote river experience and can appeal to anglers and floaters looking for a longer, less crowded outing.

DUTCH JOHN RESORT - PROPERTY MAP



DUTCH JOHN RESORT - PROPERTY MAP





Create Additional Value with Nearby Commercial Land

Buyers interested in expanding the resort's footprint or creating additional revenue opportunities may also wish to consider the nearby commercial land available in Dutch John.

The land offering includes up to approximately 37.47 acres, with parcels available individually or as a package. The property benefits from commercial zoning, and a strategic location at the gateway to Flaming Gorge National Recreation Area, a recreation market attracting approximately one million annual visitors.

With approximately 81% of Daggett County under federal management, the supply of privately developable land is inherently limited. Acquiring additional acreage may give a resort owner greater control over future growth and provide flexibility to evaluate uses such as expanded accommodations, RV sites, guest amenities, employee housing, storage, recreation services, or complementary commercial development, subject to applicable approvals.



EXTERIOR PHOTOS











EXTERIOR PHOTOS





INTERIOR PHOTOS





INTERIOR PHOTOS





INTERIOR PHOTOS







INTERIOR PHOTOS









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