

Property Name	Location	Room Count	ADR	Notes
Direct competitors are bold and in italics				
RV Properties				
KOA Journey	Cave Junction	66	50-85	Brand new in 2024-15 tent sites, 1 glamping tei
Laughing Alpaca	Cave Junction	50	35-50	primarily long term rv stays-only 5 short term s
Ol' Jo	Cave Junction	68	35-45	Primarily long term rv stays-no online booking
Shady Acres	Cave Junction	41	35	No tents, 10 amp hook ups only, 10 pull throug
Grayback Campground	Cave Junction	39 tent sites	\$15	primitive campground run by forest service, do
Lone Mountain RV	O'Brien	38	20-150	tents 20, rv 53, cabins 150-this is a direct comp
Little Falls Campground	Selma	3 tent sites	10	primitive campsite run by forest service
Resort at Lake Selmac	Selma	33	49-79	CLOSED-2 cabins, 3 tipis, 28 rv sites-caters to fi
Lake Selma's Josephine County Park	Selma	6	0	tent camping run by forest service-6 primitive s
Cedar Bloom	Cave Junction	46	50-177	Tent sites are \$50, a frames and domes are \$13
Redwood Highway Campground	Grants Pass	???	???	CLOSED
Jack's Landing	Grants Pass	11	62	minimal website, no online booking. Reviews s
total units			401	
Hotel/Motel/Cabins				
Out 'n' About Treehouse Treesort	Cave Junction, OR	16	108-270	
Holiday Motel	Kerby, OR	11	???	no website and very hard to find information
Kerbyville Inn	Kerby	5	137+	bed and breakfast-meant to be "romantic"
Vertical Horizons Treehouse	Cave Junction	4	279-379	no pets-two night minimum stay
Oregon Caves Chateau (Closed for renovation)	Cave Junction, OR	23		no information on scheduled rates or reopenin
Riverside Inn	Grants Pass, OR	63	100-160	
The Lodge at Riverside	Grants Pass, OR	33	100-400	
Weasku Inn	Grants Pass, OR	18	150-350	5 lodge rooms, 11 cabins, house. Total occupa
Best Western Grants Pass Inn	Grants Pass, OR	84	94-110	exact number of rooms is estimated
Red Lion Inn & Suites	Grants Pass, OR	70	67+	
Super 8 by Wyndham	Grants Pass, OR	80	60-100	
Motel 6	Grants Pass, OR	122	50+	kids and pets free, seasonal heated pool
La Quinta Inn & Suites	Grants Pass, OR	59	90-130	
Best Western Inn at the Rogue	Rogue River, OR	54	94-216	has cabins, casitas, and cottages
Travelodge by Wyndham	Grants Pass, OR	61	52-74	

Knight's Inn Motel	Grants Pass, OR	30	75-90	
Rogue River Resort	Grants Pass, OR	7	100-300	difficult to get accurate infomation from google
Motel del Rogue	Grants Pass, OR	15	119-225	beautiful spot and run down rooms
Redwood Garden Inn	Grants Pass	8	100-200	difficult to find accurate property info
Sweet Breeze Inn	Grants Pass	21	50+	
Total units		784		

Direct competitors are 2 RV (46 sites) and 8 motels (198 rooms)

nt. No amenities developed yet. Barren parking lot vibe
sites available

h. 2024 reviews are very bad
es allow RV but no hook ups
etitor for what we are trying to set up

shing demographic

sites-no reservation no fee

13-177-REVIEWS ARE MIXED ON HIPCAMP-looks very rustic, no electricity to most sites and communal bathrooms. Advertises ev charging but doesn't actually

show older park but nice staff

g date

ancy for property is 50 guests-full buyout is 4000-6000/night and has a 2 night minimum

have the capacity

