



SHOOT OUT ARENA & RV PARK

TOMBSTONE, ARIZONA | 10 ACRES | \$2,000,000

Shoot Out Arena & RV Park is a unique investment opportunity located in the heart of historic Tombstone, Arizona. Just a short walk from downtown, the property combines event space with camping accommodations, making it a prime destination for tourists and rodeo enthusiasts alike. The arena hosts bull riding events that attract contestants from across the country, with a current schedule of four sold-out events per year and a history of hosting monthly shows. The venue features seating for 1,003 general admission guests, 56 "Oh Shoot Out" zone seats, and 10 VIP seats, along with onsite storage, a food service area, and a large parking lot that includes courthouse parking spots.

Approximately 10± acres, plus an additional deeded parcel with billboard signage. The current owners are open to continuing management of bull riding events if desired. Currently, the arena hosts four sold-out bull ridings annually, with a history of monthly events. With minimal investment, RV hookups could be added, substantially boosting income. Additionally, the venue has strong potential for concerts and other public events.

INVESTMENT OPPORTUNITY

As the closest RV park to downtown Tombstone, this property offers unmatched proximity for tourists. With steady foot traffic and consistent event sell-outs, Shoot Out Arena & RV Park presents a rare and lucrative investment in one of Arizona's busiest Old West destinations.

SUMMARY

Shoot Out Arena & RV Park is a 10± acre property located within walking distance of historic downtown Tombstone, Arizona. The site features an established bull riding arena with seating for over 1,000 guests, 51 RV sites (currently without hookups), 5 tent camping spots, onsite storage, and a food service area. A deeded parcel with an owned billboard at the town's entrance offers excellent exposure. The arena currently hosts four sold-out bull riding events annually, with potential for more. With minimal upgrades to the RV sites and opportunities for additional events like concerts, this property presents a rare investment opportunity in a high-traffic tourist destination—offering the closest RV accommodations to Tombstone's iconic attractions.



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