

Fountainhead Marina

416308 Oklahoma 150, Checotah, OK 74426

SPECIAL PURPOSE PROPERTY FOR SALE

KYLE PETERSON

Vice President of Marina Sales
559.672.4599
kyle@marinabrokerageadvisors.com

GEORGE WAIDELICH

President Marina Sales
925.588.9318
george@marinabrokerageadvisors.com

Scott Reid

Broker – ParaSell, Inc.
broker@parasellinc.com
(949) 942-6585
OK – 183646

In Association with ParaSell, Inc. | A Licensed Oklahoma Real Estate Broker #183645.

CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from Park Brokerage its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Park Brokerage its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Park Brokerage will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Park Brokerage makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Park Brokerage does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Park Brokerage in compliance with all applicable fair housing and equal opportunity laws.

TABLE OF CONTENTS

PROPERTY INFORMATION	3
LOCATION INFORMATION	6
CUSTOM SECTION	9
ADVISOR BIOS	14

SECTION 1

PROPERTY INFORMATION



VIDEO

PROPERTY DESCRIPTION

Fountainhead Marina is a well-known, turnkey business located on the shores of Lake Eufaula. This full-service facility features 119 boat slips, a fuel dock, a ship store, and successful rental programs for boats and golf carts. The property also includes rental cabins and the popular Fountainhead Bar & Grill, which sits right on the water and serves as a major destination for the lake’s famous Poker Runs. Beyond the current income, there is huge room to grow the business by adding more boat slips, more cabins, or even a brand-new RV park. While major storms and flooding across the lake made 2025 a tough year for rentals and retail, the core demand for the marina remains very strong. Because of those unusual storms, the 2024 numbers are a much better look at how the marina performs in a normal year. It currently operates under a secure lease with the Oklahoma Tourism and Recreation Department.

OFFERING SUMMARY

Sale Price:	\$2,500,000
Number of Slips:	119 (104 usable)

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	1	5	58
Total Population	2	13	136
Average HH Income	\$66,621	\$83,852	\$86,759



PROPERTY DESCRIPTION

Fountainhead Marina is a well-known, turnkey business located on the shores of Lake Eufaula. This full-service facility features 119 boat slips, a fuel dock, a ship store, and successful rental programs for boats and golf carts. The property also includes rental cabins and the popular Fountainhead Bar & Grill, which sits right on the water and serves as a major destination for the lake's famous Poker Runs. Beyond the current income, there is huge room to grow the business by adding more boat slips, more cabins, or even a brand-new RV park. While major storms and flooding across the lake made 2025 a tough year for rentals and retail, the core demand for the marina remains very strong. Because of those unusual storms, the 2024 numbers are a much better look at how the marina performs in a normal year. It currently operates under a secure lease with the Oklahoma Tourism and Recreation Department.

LOCATION DESCRIPTION

The location serves as a major regional draw, sitting at the midpoint between Tulsa and Oklahoma City. This dual-metro accessibility ensures a consistent influx of high-net-worth weekend travelers and long-term slip renters seeking a central hub for Lake Eufaula's 105,000 acres of water. With over 800 miles of shoreline and a reputation as a national fishing tournament destination, the location provides a "recess-proof" foundation for a high-occupancy marine asset.

SECTION 2

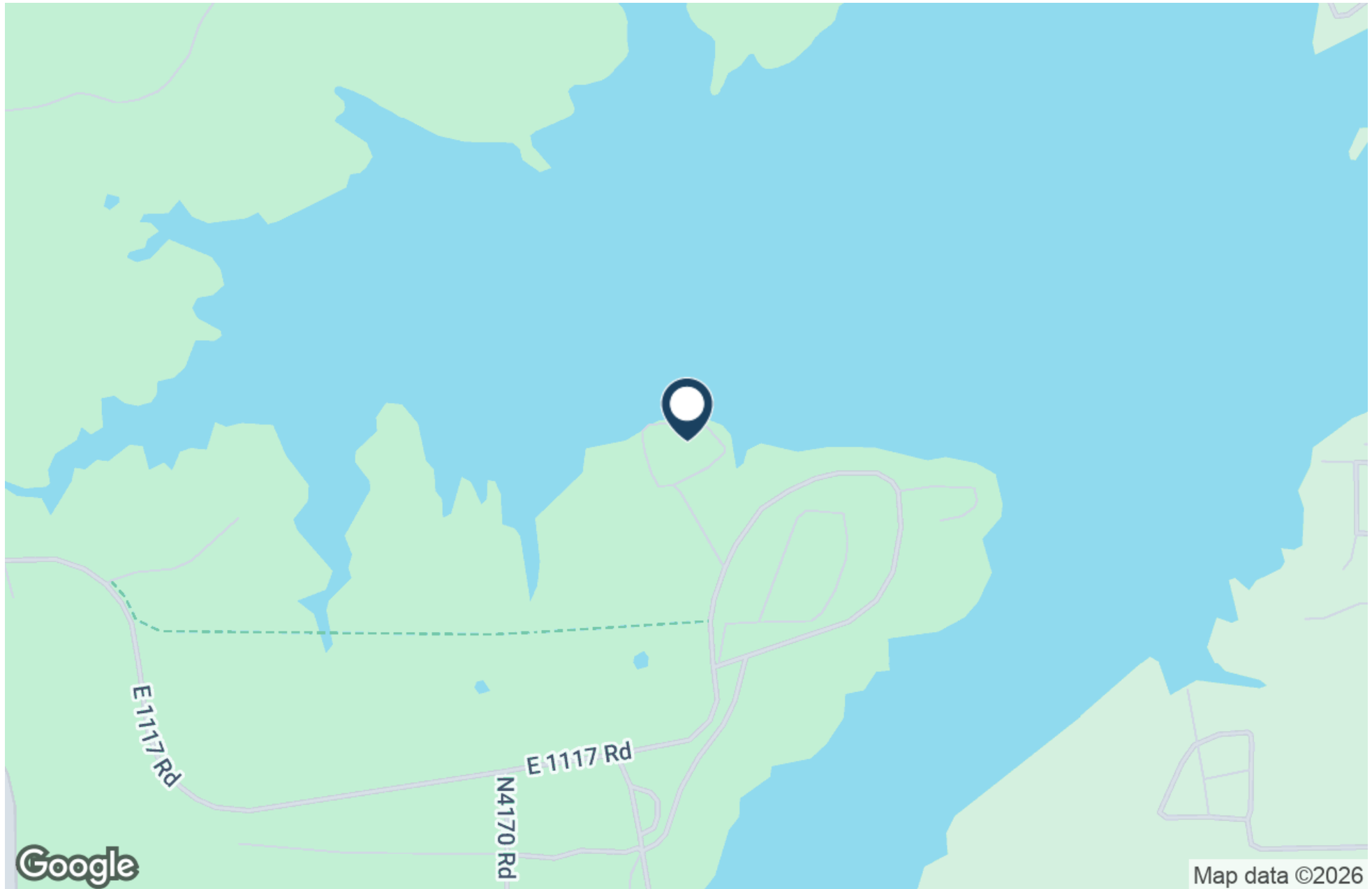
LOCATION INFORMATION



Google

Imagery ©2026 Airbus, Maxar Technologies





SECTION 3

PROPERTY PHOTOS

Additional Photos



Additional Photos



Additional Photos



Additional Photos



SECTION 4

ADVISOR BIOS



KYLE PETERSON

Vice President Marina Sales

kyle@marinabrokerageadvisors.com

Direct: **559.672.4599**

PROFESSIONAL BACKGROUND

Kyle Peterson is a Co-Founder of Marina Brokerage Advisors, specializing in the acquisition and disposition of premier marina assets nationwide. With a degree in Finance and Economics from Grand Canyon University, Kyle has successfully negotiated transactions totaling more than \$250 million in consideration. His unique value proposition lies in his "boots-on-the-ground" background; before entering brokerage, he worked as a contractor installing and maintaining custom boat lifts. This hands-on experience provides him with an understanding of marina infrastructure—a perspective he leverages to maximize value for his clients. When not navigating complex deals, he is a dedicated water skier who remains deeply connected to the boating lifestyle he serves.

Park Brokerage

3627 E Indian School Rd #206A
Phoenix, AZ 85018

In Association with ParaSell, Inc. | A Licensed Oklahoma Real Estate Broker #183645.





GEORGE WAIDELICH

President Marina Sales

george@marinabrokerageadvisors.com

Direct: **925.588.9318**

PROFESSIONAL BACKGROUND

George Waidelich is President at Marina Brokerage Advisors, where he co-leads the firm's Marina investment sales platform. He specializes in the disposition and financing of Marina and other specialty commercial real estate assets throughout the United States.

He has advised private owners, family offices, REITs, and institutional investors on more than \$700 million of investment sales, debt placement, and equity financing transactions. His expertise spans transaction execution, institutional marketing, capital structuring, and strategic advisory for complex and operationally intensive real estate assets.

Prior to joining Marina Brokerage Advisors, George was with Greysteel, where he established the firm's manufactured housing and RV park capital markets platform, originating more than \$125 million in debt and equity placements. He began his career with Bank OZK's Asset Management group, managing a commercial real estate loan portfolio in excess of \$500 million across the office, industrial, retail, and hospitality sectors.

George graduated Magna Cum Laude from Texas Christian University with a Bachelor of Business Administration in Finance and Real Estate.

Park Brokerage

3627 E Indian School Rd #206A
Phoenix, AZ 85018

In Association with ParaSell, Inc. | A Licensed Oklahoma Real Estate Broker #183645.

