



Lake Mead National Recreation Area

Cottonwood Cove, Lake Mohave NV

Presolicitation Notification – New Authorization Spring 2021



Lake Mead National Recreation Area (the Park) intends to release a competitive Request for Proposal (RFP) to lease the Cottonwood Cove Resort & Marina buildings, associated land assignments, and facilities. Cottonwood Cove is located on Lake Mohave within Lake Mead NRA approximately 20 minutes east of Searchlight, Nevada. It is conveniently situated about halfway between Willow Beach Marina and Katherine Landing, providing a remote hideaway with unique characteristics.

Current Concession Operation:

- Services provided within the concessioners land assignments include lodging, merchandise sales, food and beverage, marina services, dry boat storage, concessioner housing and maintenance facilities, community center, short-term RV sites, long-term trailer village, and fuel and pump out services offered on land and water.
- Revenues over the past five years were approximately between \$4 and \$5 million annually, with visitation of approximately 180,000 to 200,000 visitors per year.

Future business opportunities can be found on the Park website at: <https://www.nps.gov/lake/index.htm> and beta.SAM.gov. Check routinely for future updates regarding all opportunities available at the Lake Mead National Recreation Area.

Please contact Kristen Jontos, Concessions Management Specialist with the National Park Service at kristen_jontos@nps.gov for questions specific to the future Cottonwood Cove opportunity.

Lake Mead National Recreation Area
Interior Region 8
601 Nevada Highway
Boulder City, Nevada 89005



Cottonwood Cove Lease Opportunity Lake Mohave, Nevada

BUILDINGS

Hotel, retail store, restaurant, employee housing, warehouse, community center, restrooms, laundry, and showers.

MARINE STORE

Offers merchandise sales to include grab and go food and beverage options, fishing tackle, and camping/boating related items.

AUTHORIZED USE

Boat slip rentals (long- and short-term), dry dock storage, houseboat rentals, fishing & recreational boat rentals, PWC rentals, lodging, restaurant/bar, retail and merchandise sales, long- and short-term RV/campgrounds, beach rental amenities.

FUEL DISPENSING

Land and water fuel stations currently in use.

BATHROOM FACILITIES

Assigned buildings include bathrooms, shower and laundry facilities, and both land and water pump-out stations.

TERMS

Lease may be authorized up to 60 years consistent with 54 USC 102102.

MARINE SERVICES

Water and electrical are provided at overnight slips. Routine security checks, trash removal, and dock bin rentals.

WET SLIPS

Moorage rental long- and short-term (157), boat rentals (20), PWC rentals (12), houseboat rentals (22)

BOAT SALES

Brokerage services are authorized.

DRY DOCK

Approximately 7 acres with a capacity of 300 boats

BOAT RENTALS

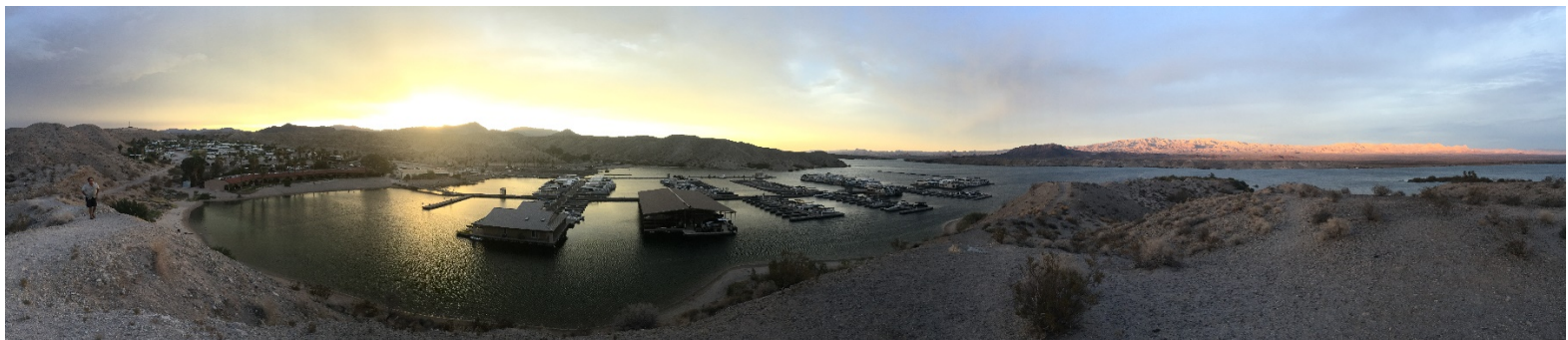
Fishing, deck, pontoon, PWC, and houseboats.

BOAT SIZES

16' to 75' in length

RESTAURANT/BAR

Small restaurant (approximately 25 seats) is located overlooking the marina with lake views.



Lake Mead National Recreation Area
Interior Region 8
601 Nevada Highway
Boulder City, Nevada 89005