

Business Opportunity- RV Campground close to the Smokies!



Sevierville, TN 37862

Listing ID:	30456299
Status:	Active
Property Type:	Hospitality For Sale
Hospitality Type:	See Agent
Gross Land Area:	6.42 Acres
Sale Price:	\$2,220,000
Unit Price:	\$71,612.90 Per Unit
Sale Terms:	Cash to Seller
Nearest MSA:	Sevierville
County:	Sevier
Tax ID/APN:	078050N C 00300
Zoning:	C3
Property Use Type:	Investment, Business
Property Visibility:	Excellent
Highway Access:	US411
Year Built:	2018
Construction/Siding:	Other
Parking Type:	Surface



Overview/Comments

Excellent business opportunity located in the shadows of the Smoky Mountain National Park. This unique business is a full service RV park and campground equipped with 29 RV sites, 3 cozy cottages and 1 cabin, all on 6.42 acres. To increase RV/Camper capacity, already installed at each site is an additional 50 amp breaker, water/sewer hookup, cable, and WIFI. With the ever growing RV market, more people are opting for the camping/RV experience over traditional lodging in part to get much closer to nature. The setting with for this fantastic campground offers consumers a unique experience being close to Sevierville, Pigeon Forge, and Gatlinburg all with a relaxing and soothing river setting. Offered with the property is a Check in office for you to welcome your guests to their Smoky Mountain Retreat, laundry facility, kayak, and tubing area. Eagle watching telescope area, Pavilion for entertainment, Mountain Water Hole Feature, and area for recreational games such as Corn Hole. Owner is now completing Phase II, which will add 15 more R/V sites for a total of 42 R/V sites, 3 cottages and 1 Cabin (Phase 2 to be completed by May 2020). (Confidentiality Agreement required prior to release financial figures.)