FOR SALE
GRAND HOTEL

SPRING CITY, TENNESSEE

Google reviews
4.8 OUT OF 5

GRAND HOTEL
22500 RHEA COUNTY HWY | SPRING CITY, TENNESSEE 37381

OFFERING SUMMARY

SALES PRICE	$ 2,650,000
PRICE/ROOM	$ 63,095 / KEY
LOT SIZE	0.88 ACRES
ANNUAL REVENUE ('25)	$ 673,231
YEAR BUILT	2007
YEAR REMODELED	2022
FLOORS	2
NUMBER OF ROOMS	42
CORRIDOR	INTERIOR

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FOR MORE INFORMATION
PLEASE CONTACT:

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SITE MAP

OFFERING MEMORANDUM

GRAND HOTEL | SPRING CITY, TENNESSEE

22500 RHEA COUNTY HWY (27) | SPRING CITY, TENNESSEE 37381

PRICE: $2,650,000 | CAP RATE: 11.4%

PROPERTY ADDRESSES:	22500 RHEA COUNTY HWY
CITY, STATE, ZIP:	SPRING CITY, TN 37381
ESTIMATED TOTAL SQUARE FEET:	22,458
ESTIMATED TOTAL LOT SIZE (ACRES):	0.88
YEAR BUILT / RENOVATED:	2007 / 2022
TOTAL NUMBER OF ROOMS:	42 + MANAGER SUITE
OWNERSHIP:	FEE SIMPLE

OPERATING DATA

TOTAL ANNUAL INCOME:	$ 673,231 (2025)
ANNUAL REAL ESTATE TAXES:	$ 25,524 (2025)
NET OPERATING INCOME:	$ 302,386 (2025)
ADR (2025) :	$ 118.34
AVERAGE OCCUPANCY (2025):	35%

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INVESTMENT OVERVIEW

Keller Williams Commercial is pleased to present the Grand Hotel, a unique and high-performing hospitality asset located directly near Watts Bar Lake in Spring City, Tennessee (Rhea County). This well-maintained, multi-story property offers a rare blend of location, stability, and upside — serving as the closest hotel to three major regional employers: General Shale Brickyard, Huber Engineered Woods, and the TVA Nuclear Plant.

Originally constructed in 2007 and continually improved over time — including a major refresh in 2022— the Grand Hotel features 42 guest rooms, including 3 wonderfully-appointed suites, a welcoming lobby, and immediate adjacency to a full-service restaurant, 24-hour convenience store, and numerous walkable dining options. The property sits along Highway 27, with Norfolk Southern Railway directly in front, providing steady lodging demand from train crews and other industrial and transportation-related personnel.

The hotel enjoys a diverse and dependable guest base:

- TVA Nuclear Plant outage workers book blocks of rooms for 60+ consecutive nights during scheduled maintenance periods in April and November
- Fishing tourism from March through August drives strong seasonal bookings due to the property's exclusive lakefront location on Watts Bar Lake
- Railroad crews, contractors, and traveling professionals contribute to year-round occupancy
- CLC Lodging contract just secured, guaranteeing a minimum of 200 additional nights per year

As the only hotel in Spring City coupled with the proximity to Watts Bar Lake — unlike competitors located on the adjacent Tennessee River — the Grand Hotel holds a unique and defensible position in the regional lodging market. This advantage is enhanced by Spring City's ongoing growth initiatives, led by a newly elected mayor and city officials working to attract development, including a proposed 50+ home single-family subdivision just one mile away.

Spring City offers small-town charm with strong economic fundamentals, located just 20 miles from Dayton, 60 miles from Chattanooga, and within a short drive of Roane and Knox Counties. The hotel is well-positioned to continue benefiting from both industrial demand and tourism growth for years to come.

This is a rare opportunity to acquire a stable, income-producing hospitality asset with strong upside in a supply-constrained submarket.

WWW.CHUCKDAVISPROPERTIES.COM

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3-HOTEL PORTFOLIO
DAYTON, TENNESSEE

ADVISOR BIO & CONTACT INFO

CHUCK DAVIS, MBA
COMMERCIAL BROKER, SENIOR ADVISOR

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CHUCKDAVISRE@GMAIL.COM

MEMBERSHIPS & AFFILIATIONS

NATIONAL ASSOCIATION OF REALTORS (NAR)
TENNESSEE ASSOCIATION OF REALTORS (TAR)
GREATER CHATTANOOGA ASSOCIATION OF REALTORS (GCAR)
INTERNATIONAL COUNCIL OF SHOPPING CENTERS (ICSC)

EDUCATION

UNIVERSITY OF TENNESSEE (CHATTANOOGA), 2003
B.S., BUSINESS ADMINISTRATION - FINANCE

UNIVERSITY OF PHOENIX, 2010
MBA - PROJECT MANAGEMENT

PROFESSIONAL BACKGROUND

CHARLES IS A COMMERCIAL REAL ESTATE BROKER LICENSED IN TENNESSEE AND GEORGIA. AND SERVES AS THE COMMERCIAL BROKER AND SENIOR ADVISOR AT THE TN KELLER WILLIAMS COMMERCIAL REAL ESTATE OFFICE IN E. BRAINERD (CHATTANOOGA, TN). HE IS A MARKET AREA SPECIALIST AND HAS GAINED BROAD TRANSACTION EXPERIENCE IN THE SALE AND LEASING OF COMMERCIAL AND INVESTMENT PROPERTIES IN TENNESSEE AND GEORGIA'S BUSIEST MARKETS.

HE HAS LIVED IN THE CHATTANOOGA AREA FOR MORE THAN 45 YEARS AND HAS A MBA IN PROJECT MANAGEMENT AND A B.S. IN BUSINESS ADMINISTRATION & FINANCE. CHARLES BRINGS OVER 30 YEARS OF EXPERIENCE IN COMMERCIAL REAL ESTATE, SALES, MARKETING, RETAIL AND OFFICE DEVELOPMENT AND PROPERTY MANAGEMENT.

CHARLES HAS BEEN A MEMBER OF THE INTERNATIONAL COUNCIL OF SHOPPING CENTERS FOR OVER 20 YEARS AND HAS WORKED WITH SOME OF THE NATION'S LARGEST COMPANIES INCLUDING LOWE'S HOME CENTERS, APOLLO GROUP, AND CBL & ASSOCIATES (ONE OF THE TOP 5 REAL ESTATE INVESTMENT TRUSTS) WHERE HE LEASED AND MANAGED OVER 1 MILLION SQUARE FEET OF RETAIL AND OFFICE SPACE IN SINGLE-ANCHOR AND POWER CENTERS NATIONWIDE. CHARLES IS A MULTI-MILLION-DOLLAR COMMERCIAL PRODUCER REAL ESTATE IN CHATTANOOGA, TENNESSEE.

CHARLES HAS SERVED ON NUMEROUS VOLUNTARY BOARDS IN THE CHATTANOOGA AREA FOR VARIOUS ORGANIZATIONS AND NON-PROFITS, INCLUDING AN AMBASSADORSHIP FOR THE CITY OF CHATTANOOGA CHAMBER OF COMMERCE, CHATTANOOGA HIGHER EDUCATION ALLIANCE AS WELL AS AN APPOINTED SEAT FOR THE CHATTANOOGA PUBLIC ARTS COMMITTEE. CHARLES HAS ALSO BEEN AN ACTIVE BOARD MEMBER OF THE CHATTANOOGA CCIM (CERTIFIED COMMERCIAL INVESTMENT MEMBER) CHAPTER BOARD SERVING AS SECRETARY AND TREASURER. CHARLES HAS THREE CHILDREN AND HAS BEEN MARRIED TO HIS HIGH SCHOOL SWEETHEART SINCE 2004 AND THEY LOVE LIVING, AND RAISING THEIR FAMILY, IN CHATTANOOGA, TENNESSEE.