



CHARLES
HAWKINS CO.

190 Nobles Road

MOBILE HOME AND RV PARK FOR SALE

Paris, Tennessee, 38242



CHARLES HAWKINS CO.

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TABLE OF CONTENTS

Executive Summary

Property Photos

Demographics

Area Information

Property Map

Financial Information

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Executive Summary

Charles Hawkins Co. is pleased to present the exclusive listing of Nobles 260 LLC, a 23-space mobile home park and RV resort located at 190 & 260 Nobles Road in Paris, Tennessee (Henry County, 38242). The property sits on approximately 9 acres and operates as a dual-income asset, generating revenue from both long-term mobile home tenants and a short-term RV resort component.

The park consists of 12 occupied mobile home lots, 10 RV spaces (2 long-term monthly and 8 short-term/nightly), and 3 offline spaces with value-add potential. The short-term RV operation features full hookup 50/30/20 amp service and includes a park-owned Puma RV currently listed on Airbnb. The property is professionally managed and has demonstrated consistent revenue growth represented by a 25% increase over three years. This is a cash-flowing asset with meaningful upside.

Paris, Tennessee offers a compelling investment backdrop. Situated 77 miles west of Nashville along U.S. Route 79, the city serves as the Henry County seat and is the regional gateway to Kentucky Lake, Land Between the Lakes National Recreation Area, and Paris Landing State Park. This location drives consistent RV and outdoor recreation tourism. The area's affordability-driven economy and stable working-class population base provide durable demand for affordable housing, making the mobile home component a reliable, low-turnover income stream.

Size ±9 acres

Year Built 1995

Units

- 7 POHs
- 3 TOHs
- 1 POH (Vacant and needs work)
- 1 Park-Owned RV (Puma)
- 2 Long Term RV Spaces
- 8 Short Term RV Pads - Full Hookup
- 2 Vacant Pads (Bare Land)
- 23 Total Spaces**

PRICING **\$540,000**



Property Highlights

Value Add

- Activating 3 offline spaces (one with an existing home)
- Growing short-term RV occupancy through expanded online presence or attracting longer term RV tenants to avoid seasonality.
- Converting the 2 long-term RV pads, which are MH-ready, to higher-rent mobile home lots.
- Raising rents.
- Adding units via existing unused septic tank and power pole.
- Adding more units via septic/utility expansion.
- Adding Boat/RV Parking and Outdoor storage.

FAQs

- **How many septic tanks? What is their condition?**
 - The owner has located 6 septic systems.
 - Septic A: was recently repaired and is currently unused, offering room for expansion. This septic tank is close to an unused power pole as well.
 - Additional info on below septic map
- **How many wells?** There are 3 wells on the property.
 - Well 1 & 2 are currently supplying water to the park.
 - Well 3 is operable but unused (buyer should verify)
- **What type of roads?** Dirt/gravel
- **Who pays for septic/water?**
 - The park owner pays the electricity to run the wells. The park owner pays for septic maintenance.
- **Who pays the electric bill?**
 - The current owner pays the electric bill for the short term RV sites. These can be metered individually in the future. All other units pay their own electric bill.
 - If a tenant leaves, park owner pays the electric bill during vacancy.
- **What was the 2025 NOI?**
 - ± \$58,000





POH - \$625 MTM

POH - \$600 on a lease

POH - \$550 on a lease

POH - \$475 MTM

RV - \$700 MTM

(2)RV - \$375 MTM

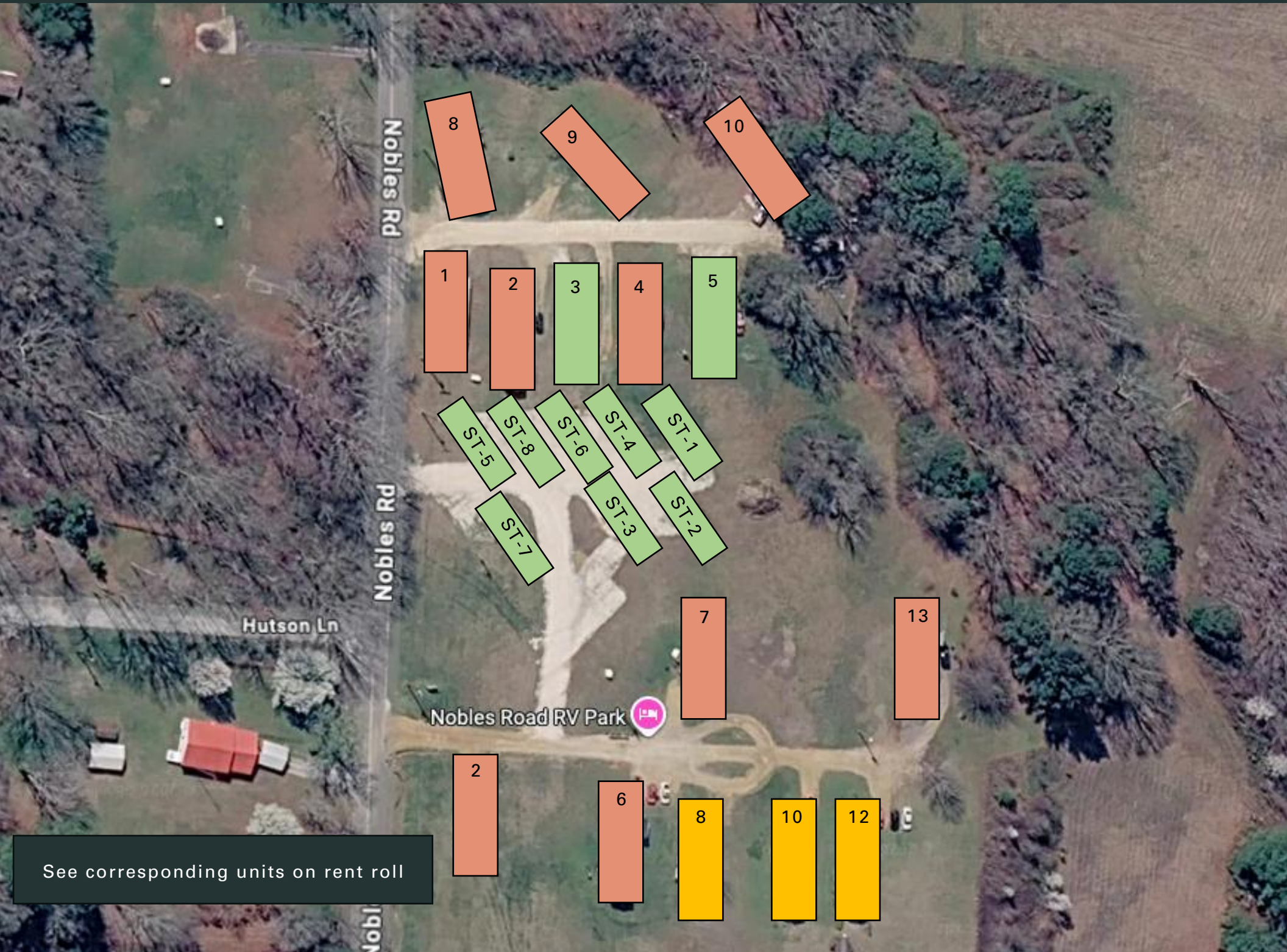
8 RV Pads

Park Owned RV - On Airbnb

POH - \$625 MTM

POH - Vacant

TOH - \$225



Nobles Rd

Nobles Rd

Hutson Ln

Nobles Road RV Park

8

9

10

1

2

3

4

5

ST-5

ST-8

ST-6

ST-4

ST-1

ST-7

ST-3

ST-2

7

13

2

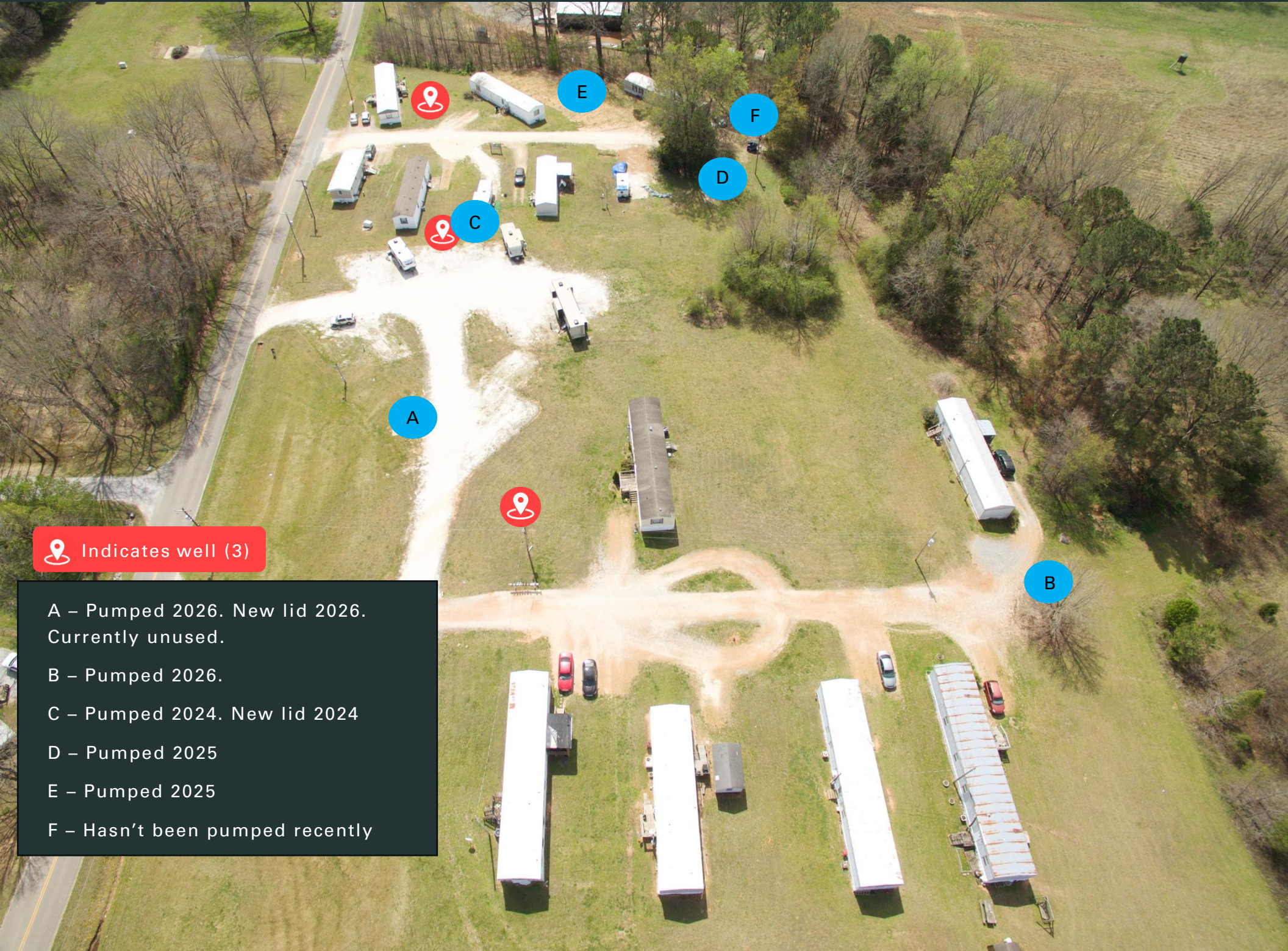
6

8

10

12

See corresponding units on rent roll



 Indicates well (3)

- A – Pumped 2026. New lid 2026. Currently unused.
- B – Pumped 2026.
- C – Pumped 2024. New lid 2024
- D – Pumped 2025
- E – Pumped 2025
- F – Hasn't been pumped recently







DEMOGRAPHIC INFORMATION

2 Miles

852

Population

365

Households

\$90,556

Average Income

5 Miles

5,014

Population

2,079

Households

\$88,667

Average Income

10 Miles

25,961

Population

11,194

Households

\$70,434

Average Income

Consumer spending

2 Miles

\$11,462,986

Total Spending

\$32,381

Average Household Spending

5 Miles

\$66,666,160

Total Spending

\$32,066

Average Household Spending



Photo Credit: <https://townmapsUSA.com>

PARIS, TN HENRY COUNTY

Bottom-Line Demographic Positioning

Lower incomes →
affordability-driven economy

Stable population →
predictable growth

Working-class base →
strong housing + essential
retail demand

Prime Investment Opportunity: Paris, Tennessee

1. Strategic Position in West Tennessee

Paris sits between major Tennessee Nashville and Memphis. This gives residents access to larger economic and cultural centers while still living in a smaller community.

Advantages:

- Access to big-city services, jobs, and airports within driving distance
- Less congestion and lower costs than major metro areas
- Serves as a regional hub for surrounding rural counties

2. Highway and Regional Transportation Access

The city is served by U.S. Route 79 and U.S. Route 641, plus several state highways, connecting it to other towns and regional trade routes.

3. Gateway to Major Outdoor Recreation Areas

Paris is located near large natural attractions including:

- Land Between the Lakes National Recreation Area
- Kentucky Lake

Paris Landing State Park

These areas provide boating, fishing, hiking, hunting, and camping.

Benefits of this location:

- Strong tourism and outdoor recreation economy
- High quality of life for residents
- Popular destination for retirees and lake property owners

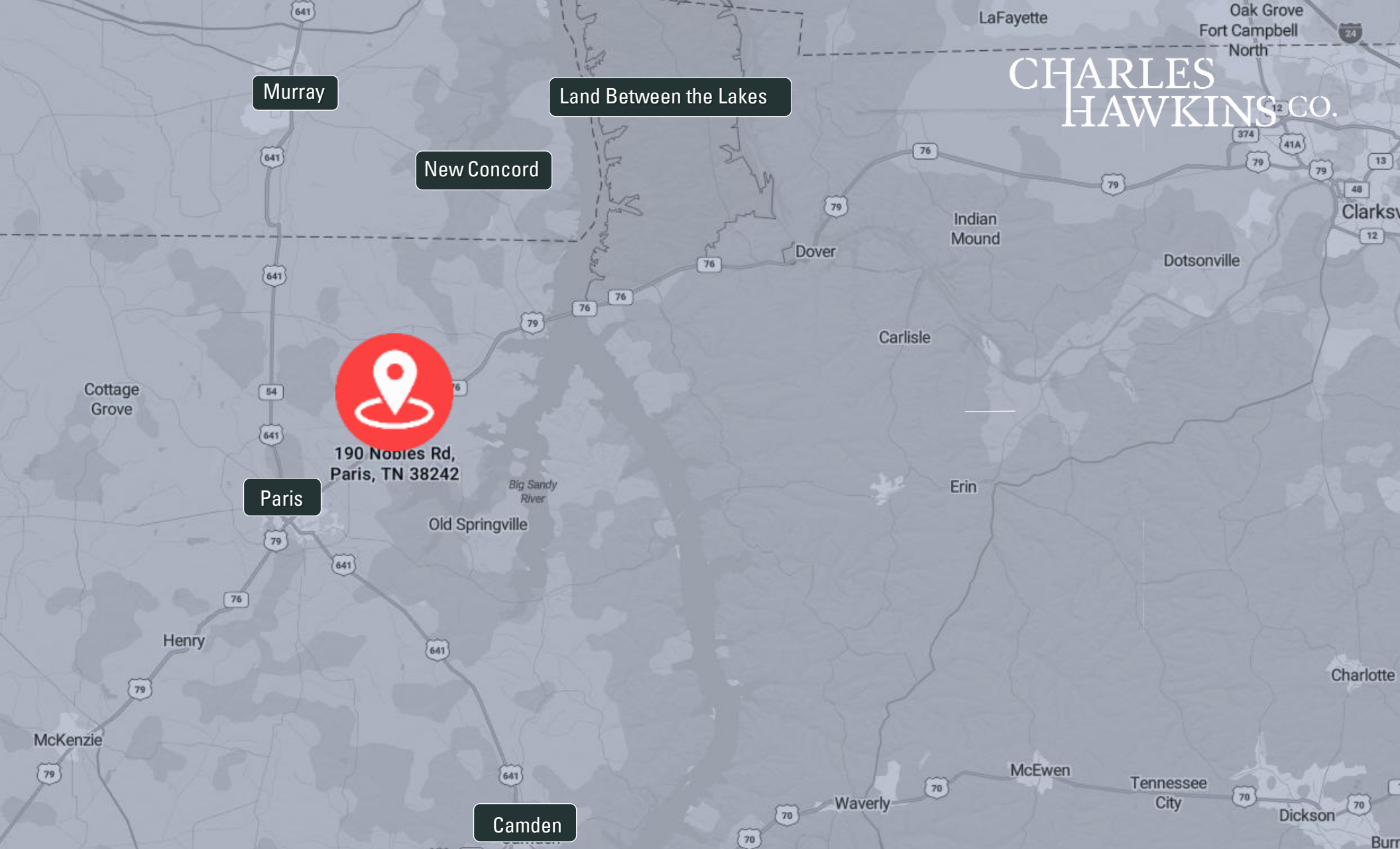
4. Regional Economic Hub for Henry County

Paris serves as the county seat of Henry County, making it the administrative and service center for the region. Agriculture, tourism, industry, and retail all contribute to the economy

5. Tourism and Cultural Events

Paris hosts well-known events like the

World's Biggest Fish Fry, and arts and community festivals. The events highlight the nearby lakes and bring visitors from across the region.



CHARLES
HAWKINS CO.

**PRIME
LOCATION**

STRATEGIC REGIONAL POSITIONING

The property is in situated in Paris, Tennessee. Paris is in Henry County in northwest Tennessee, near the western edge of the state and close to the Kentucky border. It sits just west of the Tennessee River and Kentucky Lake and is 77 miles west of Nashville. Pais is within commuting distance of a 67,000-person labor shed.

Comparative Profit & Loss

Paris, TN | Mobile Home Park & RV Resort | Prepared by Charles Hawkins Co.

	2023 Actual	2024 Actual	2025 Actual	Notes
INCOME				
Long Term RV Rental	\$5,557	\$14,127	\$19,419	Includes RV-ST1, RV-ST2, Lot 3 (LT-RV) and Lot 5 (LT-RV)
Puma / Short-Term RV (incl. Airbnb)	\$820	\$3,709	\$2,531	Park owned RV that sits on site RV-ST8
RV Lot Rent	\$9,721	\$8,906	\$7,434	Lot rent for ST tenants. Not on rent roll. RV-ST sites 3-7.
Total RV Revenue	\$16,098	\$26,742	\$29,384	
Mobile Home Rent	\$65,728	\$60,437	\$72,862	
Total MH Revenue	\$65,728	\$60,437	\$72,862	
TOTAL REVENUE	\$81,826	\$87,179	\$102,246	
OPERATING EXPENSES				
Management Fee (10% of Gross MH Rent) *	\$7,303	\$6,715	\$8,096	
Advertising & Promotion	\$781	\$1,328	\$1,639	
Bank / Card Fees	\$4,971	\$1,728	\$984	
Business Licenses & Permits	\$1,033	\$333	\$497	
Charitable Contributions	\$125	-	\$50	
Computer & Internet Expenses	-	-	\$1,160	
Dues & Subscriptions	-	\$51	\$10	
Insurance	\$2,168	\$3,188	\$1,775	
Interest Expense	\$15,870	\$4,663	\$1,294	
Janitorial / Cleaning	\$3,814	\$5,805	\$4,462	Airbnb cleaning fee
Meals & Entertainment	\$13	\$345	\$47	
Office Supplies	\$1,204	\$690	\$117	
Professional Fees	\$1,852	\$560	\$764	
Repairs & Maintenance (Recurring) *	\$16,912	\$8,976	\$13,163	
Supplies	\$719	\$324	\$747	
Taxes — Property	\$3,744	\$2,474	\$2,473	
Travel Expense	\$333	\$345	-	
Utilities	\$4,396	\$7,707	\$7,770	
TOTAL EXPENSES (incl. CapEx)	\$65,239	\$56,220	\$51,848	
NORMALIZED NOI (Excl. CapEx & Interest — Used for Valuation)				
Normalized NOI	\$32,457	\$46,610	\$58,492	

CAPITAL EXPENDITURES (One-Time — Per Owner Notes)

CapEx - #9 & 4 rehab (01/26)	\$1,000
CapEx - #9 & 4 rehab (02/09)	\$1,000
CapEx - #4 rehab (02/20)	\$1,000
CapEx - #9 Stove purchase install	\$250
CapEx - #1 pad prep	\$675
CapEx - Lot #1 Trailer set up	\$4,500
CapEx - #1 unit set up HVAC	\$650
CapEx - #1 set up labor (06/11)	\$462
CapEx - #1 set up labor (06/17)	\$651
CapEx - Septic pump C	\$300
CapEx - Septic lid C	\$500
CapEx - New Septic Field Lines/Pump	\$6,800

NOBLES 260 LLC — COMPLETE PROPERTY INVENTORY

190 & 260 Nobles Road | Paris, TN | Mobile Home Park & RV Resort | 23 Total Spaces

#	Space / Unit	Address	Category	Type	Status	Lease Type	Monthly Rent	Annual Rent	Notes
1	Lot 6	190 Nobles Rd	Mobile Home	POH	Occupied	At-Will	\$625	\$7,500	
2	Lot 7	190 Nobles Rd	Mobile Home	POH	Occupied	Month-to-Month	\$625	\$7,500	
3	Lot 8	190 Nobles Rd	Mobile Home	TOH	Occupied	Month-to-Month	\$225	\$2,700	Tenant-owned home
4	Lot 10	190 Nobles Rd	Mobile Home	TOH	Occupied	Month-to-Month	\$225	\$2,700	Tenant-owned home
5	Lot 12	190 Nobles Rd	Mobile Home	TOH	Occupied	Month-to-Month	\$225	\$2,700	Tenant-owned home
6	Lot 13	190 Nobles Rd	Mobile Home	POH	Occupied	Month-to-Month	\$625	\$7,500	
7	Lot 1	260 Nobles Rd	Mobile Home	POH	Occupied	Fixed w/ Rollover	\$550	\$6,600	Term ends 12/18/2025
8	Lot 2	260 Nobles Rd	Mobile Home	POH	Occupied	Month-to-Month	\$475	\$5,700	
9	Lot 4	260 Nobles Rd	Mobile Home	POH	Occupied	Fixed w/ Rollover	\$600	\$7,200	Post-rehab; term ends 8/8/2026
10	Lot 8	260 Nobles Rd	Mobile Home	POH	Occupied	Month-to-Month	\$625	\$7,500	
11	Lot 9	260 Nobles Rd	Mobile Home	POH	Occupied	Month-to-Month	\$625	\$7,500	Post-rehab
12	Lot 10	260 Nobles Rd	Mobile Home	POH	Occupied	Month-to-Month	\$625	\$7,500	
13	Lot 3	260 Nobles Rd	RV Space	Long-Term RV	Occupied	Month-to-Month	\$375	\$4,500	Tenant pays own electric; MH-ready lot
14	Lot 5	260 Nobles Rd	RV Space	Long-Term RV	Occupied	Month-to-Month	\$375	\$4,500	Tenant pays own electric; MH-ready lot
15	RV ST-1	260 Nobles Rd	RV Space	Short-Term / Nightly	Active	Month-to-Month	\$700	\$8,400	Full hookup: 50/30/20 amp. Tenant has been there for 2 years. Does not plan on leaving anytime soon
16	RV ST-2	260 Nobles Rd	RV Space	Short-Term / Nightly	Active	Weekly	\$672	\$8,064	Full hookup: 50/30/20 amp. Mid term worker paying \$168 weekly He has been onsite for 4 months as of 4/1/26
17	RV ST-3	260 Nobles Rd	RV Space	Short-Term / Nightly	Active	Nightly / Online	—	—	Full hookup: 50/30/20 amp
18	RV ST-4	260 Nobles Rd	RV Space	Short-Term / Nightly	Active	Nightly / Online	—	—	Full hookup: 50/30/20 amp
19	RV ST-5	260 Nobles Rd	RV Space	Short-Term / Nightly	Active	Nightly / Online	—	—	Full hookup: 50/30/20 amp
20	RV ST-6	260 Nobles Rd	RV Space	Short-Term / Nightly	Active	Nightly / Online	—	—	Full hookup: 50/30/20 amp
21	RV ST-7	260 Nobles Rd	RV Space	Short-Term / Nightly	Active	Nightly / Online	—	—	Full hookup: 50/30/20 amp
22	RV ST-8 / Puma	260 Nobles Rd	RV Space	Short-Term / Nightly	Active	Airbnb / Online	—	—	Owner-owned Puma RV; Airbnb listed
23	Lot 2 (Vacant)	260 Nobles Rd	Vacant	POH – Needs Repair	Vacant	—	—	—	Home on lot; vacant, needs repair
24	Lot 6 (Vacant)	260 Nobles Rd	Vacant	Bare Land	Vacant	—	—	—	No structure; development opportunity
25	Lot 7 (Vacant)	260 Nobles Rd	Vacant	Bare Land	Vacant	—	—	—	No structure; development opportunity
TOTAL MONTHLY RENT							\$8,172		

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