

AUCTION SALE | RIVER HILL RV PARK (BROWNSTOWN, TN) MEMPHIS, TN MSA



AUCTION SALE APRIL 13TH - APRIL 15TH | RIMARKETPLACE.COM

**6946 HIGHWAY 70 W
BROWNSVILLE, TN 38012**

PROPERTY HIGHLIGHTS:

- High-performing 14-site RV park located in Brownsville, Tennessee, ±55 miles from downtown Memphis
- Located just 8 miles from Ford's Blue Oval City, a \$5,600,000,000, 4,100 acre manufacturing campus projected to create more than 6,000 jobs and drive significant regional growth
- In-Place NOI is ±\$70,500 with historical annual occupancy exceeding 95%
- Strong value-add potential through rent increases and utility bill-backs, as the park maintains consistent 100% occupancy from long-term monthly tenants
- Each site offers full hook-ups, 20/30/50-amp electrical service, water, sewer, Wi-Fi, on-site property management access, and is pet-friendly

The information provided herein along with any attachment(s) was obtained from sources believed to be reliable, however, Friedman Real Estate makes no guarantees, warranties, or representations as to the completeness or accuracy of such information and legal counsel is advised. All information provided is subject to verification and no liability for reliance on such information or errors or omissions is assumed. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice. Copyright © 2026 Friedman Real Estate. All rights reserved.

FOR MORE INFORMATION PLEASE CONTACT:



DANIEL LEVINE
daniel.levine@freg.com



STEVEN SILVERMAN
steven.silverman@freg.com



JOHN-PAUL WOLFE
FREIDMAN REAL ESTATE MANAGEMENT TN LLC

248.324.2000

eCODE 049

