

# FOR SALE: WATERFRONT RESTAURANT & RV RESORT

29592 Hwy 22, Springfield, LA 70462

Offered at: \$2,600,000

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## EXECUTIVE SUMMARY

An unparalleled investment opportunity on the **Tickfaw River**. This ±4.885-acre property is a turnkey destination featuring a high-volume restaurant, a massive outdoor entertainment gazebo, and a revenue-generating RV park. Known as a premier stop for the boating community and a frequent filming location for major productions, this site offers both prestige and proven cash flow.

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## PROPERTY SPECIFICATIONS

- **Total Improvements:** 7,204 SF
  - **Main Restaurant:** 5,044 SF (Family-style dining/Full Bar)
  - **Covered Gazebo:** 2,160 SF (Ideal for live music and private events)
- **Land Area:** ±4.885 Acres
- **Waterfront:** Deep-water access with **9 dedicated boat hookups**
- **RV Resort:** 11 Full-Service Sites (30/50 Amp, Water, Sewer)
- **Turnkey:** Includes all Furniture, Fixtures, and Equipment (FF&E)

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## MARKET DATA & DEMOGRAPHICS

Springfield serves as a strategic recreational corridor between Baton Rouge and the Northshore.

Category	Regional Snapshot (2026 Est.)
Population Growth	Steady 1.5% annual increase in the Springfield hub
Primary Access	Hwy 22 (Major thoroughfare to Lake Maurepas)
Zoning	Commercial / Special Purpose
Topography	Level lot with extensive river frontage

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## INVESTMENT HIGHLIGHTS

- **Diversified Income:** Triple-threat revenue from restaurant sales, event bookings, and recurring RV site rentals.
- **Strategic Location:** Situated just 7 miles from Lake Maurepas; a "must-stop" for the heavy weekend boat traffic on the Tickfaw.
- **Cinematic Appeal:** Recognized filming location, adding unique branding value and additional short-term rental potential.
- **Infrastructure:** High-capacity commercial septic and public water systems in place.

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## CONTACT INFORMATION

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Listing ID: 2549016