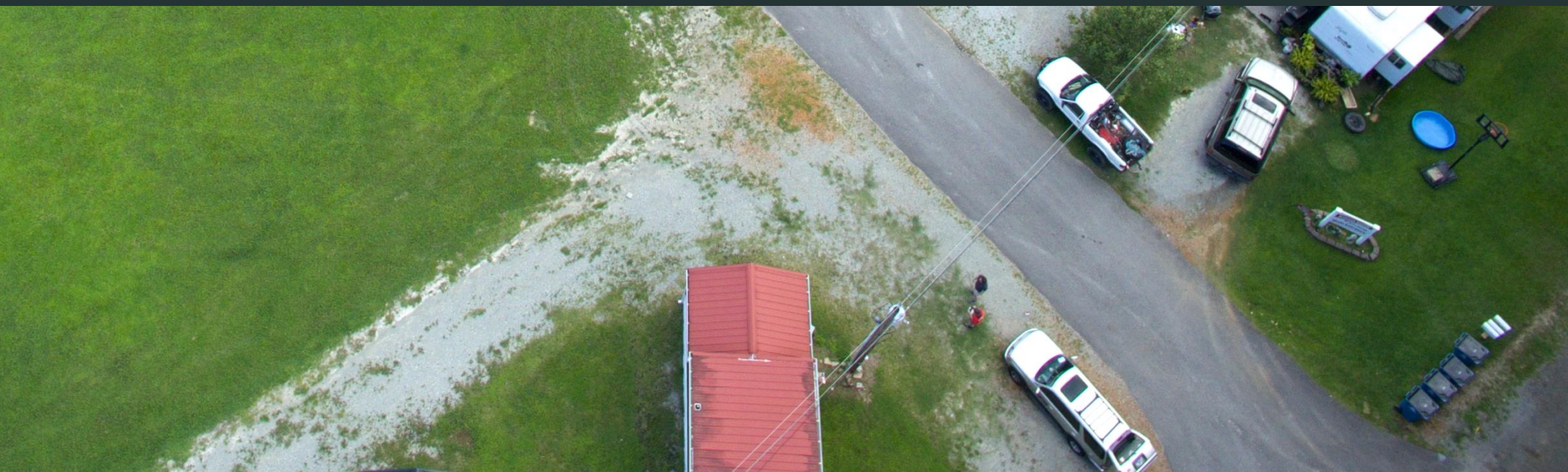


An aerial photograph of an RV park. On the left, there's a large building with a brown roof and a red-roofed extension. Next to it are several white and grey RVs. In the center, there's a gravel area with a few more buildings, including one with a red roof and another with a brown roof. To the right, there's a green building with a brown roof. The surrounding area is grassy with some trees.

CHARLES
HAWKINS CO.

ALMOST HOME RV PARK

Prime Opportunity to Purchase an RV Park & Cabins near Kentucky Lake
329 Rice Lane, Springville, TN



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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 Almost Home RV Park and Cabins — a nine-unit RV park and cabin community at 329 Rice Lane in Springville, Tennessee, offered at \$599,000.

Positioned in the Paris Landing area just off Kentucky Lake — the largest man-made lake east of the Mississippi and widely regarded as the best fishing water in Tennessee — the park captures steady angler, boater, and outdoor-recreation demand. Paris Landing State Park, a marina, multiple boat ramps and miles of riding, hunting, and hiking ground sit minutes away, and Springville lies in Henry County roughly 98 miles west of Nashville.

The improvements comprise a 3-bed / 2-bath mobile home, three cabins on long-term leases, and five RV pads, supported by a laundry and bathhouse, playground, 14x40 storage building, and 14x40 garage. Bush hog and landscaping equipment convey with the sale. The site is served by a single septic tank, with water and electricity currently paid by ownership.

Near-term upside is largely mechanical: placing the garage, storage building, and the shed on RV Pad 3 on paid leases, marking the mobile home to market, and adding RV pads or cabins subject to additional septic capacity. Surrounding demographics support the strategy — average household income of roughly \$80,000 across the trade area and a stable, affordability-driven year-round population beneath the seasonal lake traffic.

Unit-level income detail is presented in the Rent Roll.

Pricing: \$599,000



Property Highlights

Units/Amenities

- 1 Mobile Home (3 bed | 2 bath)
- 3 Cabins (Long term rentals)
- 5 RV Pads
- 14x40 Storage Building
- 14x40 Garage
- Playground
- Laundry/Bathhouse
- Bush Hog and Landscaping Equipment (included in sale)

Value Add

- Rent Garage and Storage Building
- Rent Shed on RV Pad 3
- Rent Mobile Home
- Expansion - More RV Pads or Cabins
 - Requires additional septic capacity
- Pass-through utilities to tenants

Utilities

- Sewer: 1 Septic Tank
- Electricity: Paid by park owner
- Water: Paid by park owner







DEMOGRAPHIC INFORMATION

2 Miles

2,162

Population

1,116

Households

\$81,447

Average Income

5 Miles

4,488

Population

2,155

Households

\$82,827

Average Income

10 Miles

13,039

Population

5,886

Households

\$79,517

Average Income

Consumer spending

2 Miles

\$33,399,517

Total Spending

\$29,928

Average Household Spending

5 Miles

\$66,278,509

Total Spending

\$30,756

Average Household Spending



Photo Credit: Trulia



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

SPRINGVILLE, TN HENRY COUNTY

Bottom-Line Demographic Positioning

Lower incomes →
affordability-driven economy

Stable population →
predictable (not explosive)
growth

Working-class base →
strong housing + essential
retail demand

Prime Investment Opportunity: Springville, TN

Kentucky Lake Access

The park is just minutes from Kentucky Lake — described as the largest man-made lake east of the Mississippi — which is considered the best fishing spot in the state of Tennessee, offering bass, crappie, and catfish. Guests can also enjoy boating, kayaking, and canoeing right nearby.

Paris Landing Resort Area

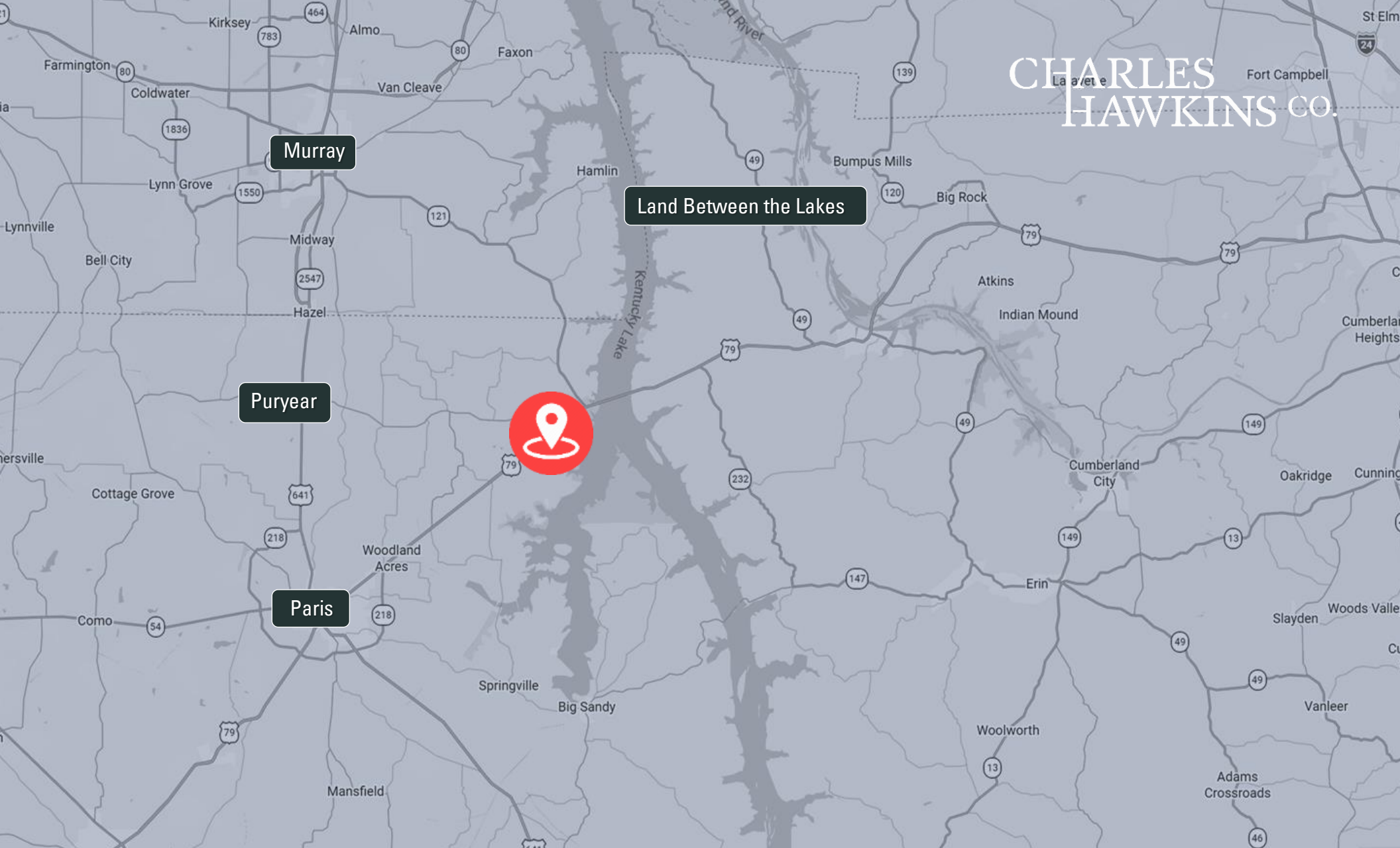
The campground is located near the Paris Landing Resort Area, a popular destination along Kentucky Lake with a state park, marina, and resort amenities close at hand.
Outdoor Recreation

The surrounding area offers plenty of trails for walking, horseback riding, and ATV use, and hunting is allowed nearby with a granted permit.

Regional Convenience

Springville sits in Henry County in West Tennessee, putting it within reasonable driving distance of larger regional destinations as well.

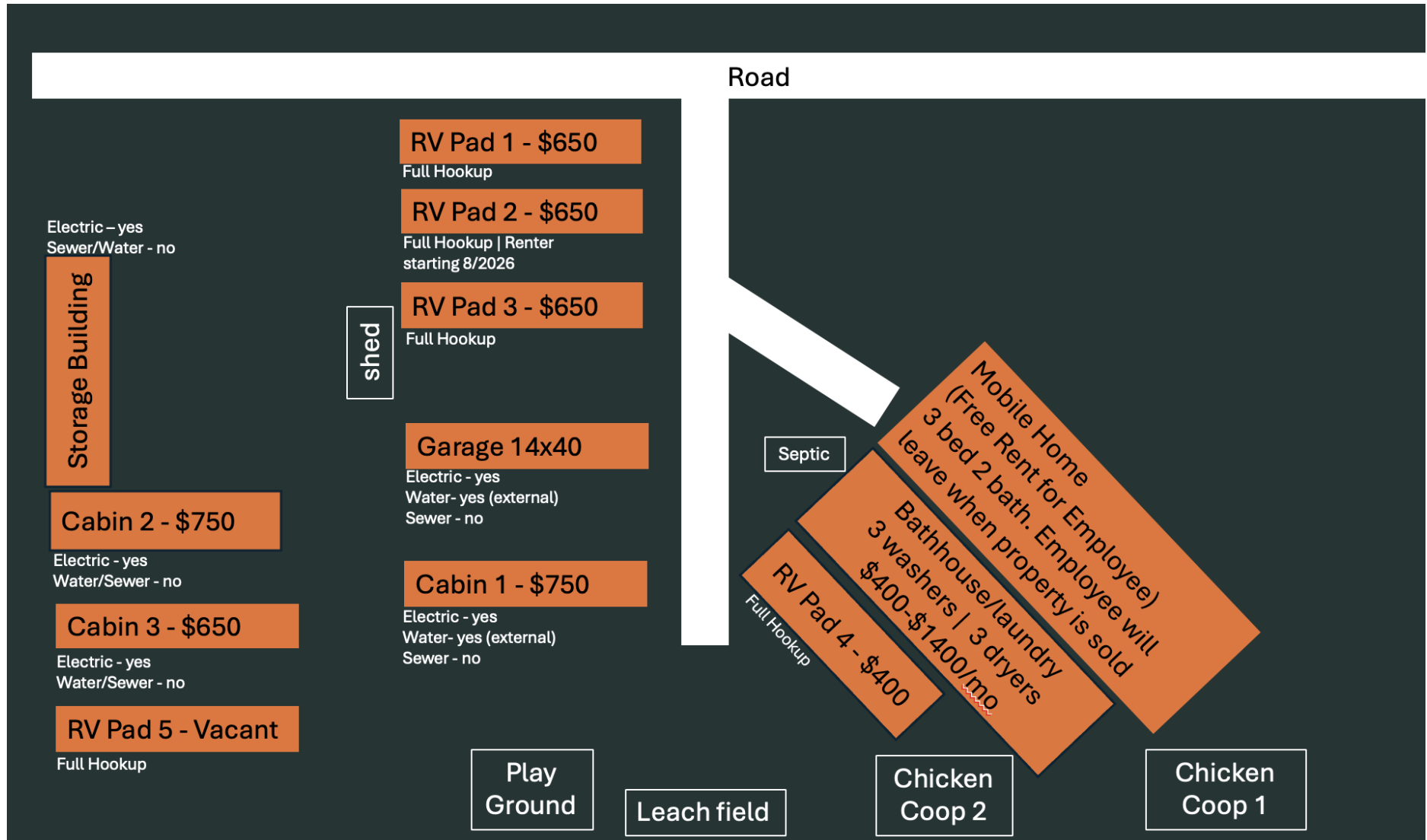
Overall it's a strong location for outdoor enthusiasts, anglers, and anyone wanting a quiet West Tennessee base near one of the South's premier fishing lakes.



PRIME LOCATION

STRATEGIC REGIONAL POSITIONING

The property is situated in Springville, Tennessee in the Paris Landing area just off Kentucky Lake. Springville 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 98 miles west of Nashville.



Rent Roll			
UNIT	Status	Current Rent	Market Rent
Cabin 1	Occupied	\$750	\$750
Cabin 2	Occupied	\$750	\$750
Cabin 3	Occupied	\$650	\$750
Mobile Home	Occupied	\$0	\$1,200
Garage 14x40	Vacant	\$0	\$750
Storage Building	Vacant	\$0	\$750
RV Pad 1	Occupied	\$650	\$650
RV Pad 2 (Renter starting August 2026)	Occupied	\$650	\$650
RV Pad 3	Occupied	\$650	\$650
RV Pad 4	Occupied	\$400	\$650
RV Pad 5	Vacant	\$0	\$650
RV Pad 6	Occupied	\$650	\$650
Total	9 / 12 Occupied	\$5,150	\$8,850

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RV PARK FOR SALE

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