

OFFERING MEMORANDUM

# FOR SALE

**Lockwood RV Park and Cabins**  
4224 GA-56 Waynesboro, GA 30830

Opportunity to Purchase a Mobile  
Home/RV Park near Augusta, GA

**PLEASE CALL TO SET UP A TOUR**

Contact Us

**Walker Tuten**  
**Vice President**  
C: 478.973.5384  
wtuten@charleshawkinsco.com

**Georgia Fletcher**  
**Vice President**  
C: 843.906.9407  
gfletcher@charleshawkinsco.com

**Jake Stumb**  
**Vice President**  
C: 615.788.1241  
jstumb@charleshawkinsco.com

Exclusively Listed By:

**Charles Hawkins Co.**  
O: 615.256.3189  
www.charleshawkinsco.com



# EXECUTIVE SUMMARY

The Charles Hawkins Company is pleased to present Lockwood RV Park and Cabins in Waynesboro, GA.

This property presents a compelling investment opportunity just 15 minutes from Augusta, GA. This  $\pm$ 20-acre property features 32 RV pads, 18 park-owned cabins (configured as 9 duplexes), and 3 mobile homes, generating approximately \$280,000 in annual gross income with roughly \$190,000 in net operating income based on trailing 12-month financials.

The property benefits from exceptional demand drivers including Fort Eisenhower—home to U.S. Army Cyber Command with 31,000+ personnel, generating \$2.4 billion in annual economic impact—Plant Vogtle, now America's largest nuclear power plant employing over 1,600 workers, and the annual Masters Tournament at Augusta National. Most current tenants work in Augusta, providing stable, year-round occupancy.

Additional income includes on-site laundry facilities. With well water, 15 septic systems, and an on-site manager compensated through free rent, this turnkey operation offers stable cash flow in a market anchored by military, energy, and world-class golf tourism.

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CHARLES  
HAWKINS CO.

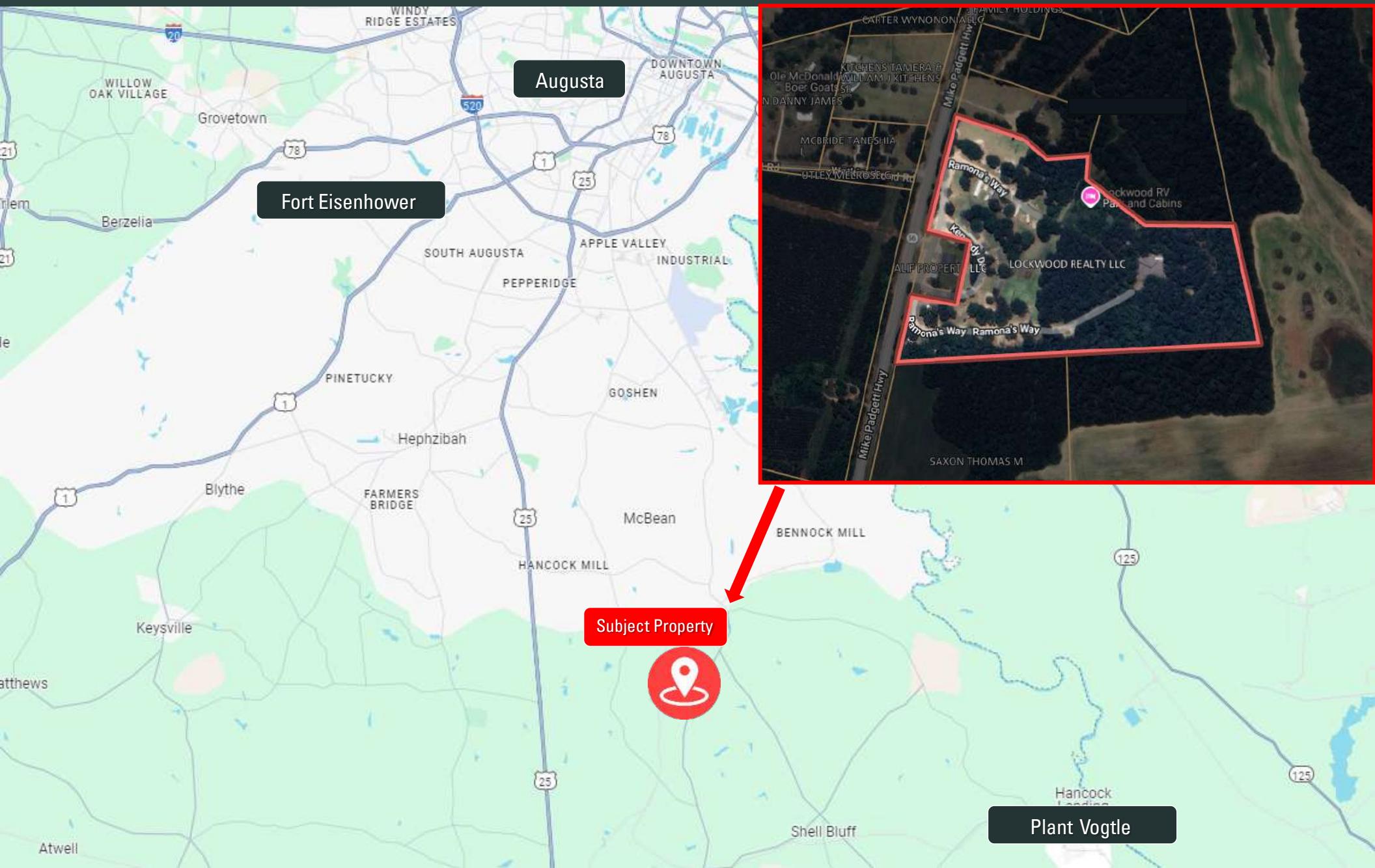
## PROPERTY HIGHLIGHTS

- **Sale Price:** \$ 2,200,000
- **Units/Amenities**
  - **$\pm$  20-acre** Mobile Home/Cabin/RV Park
  - **32 RV Pads**
  - **3 Mobile Homes**
  - **18 Cabins (9 duplexes)**
- Most tenants work in Augusta (roughly **15 minutes** away)
- Well Water | 15 Septic Systems | Electric paid by owner
- Cabins and Mobile Homes are **Park Owned**
- Lawn Care provided by onsite manager
- Manager is compensated with free rent

# LOCATION MAP

## Waynesboro, GA

Lockwood RV Park is strategically positioned 15 minutes from Augusta, GA, the home of Fort Eisenhower and Augusta National Golf Club, and 20 minutes from Plant Vogtle, the largest nuclear power plant in the US.



# PROPERTY PHOTOS

Lockwood RV Park and Cabins



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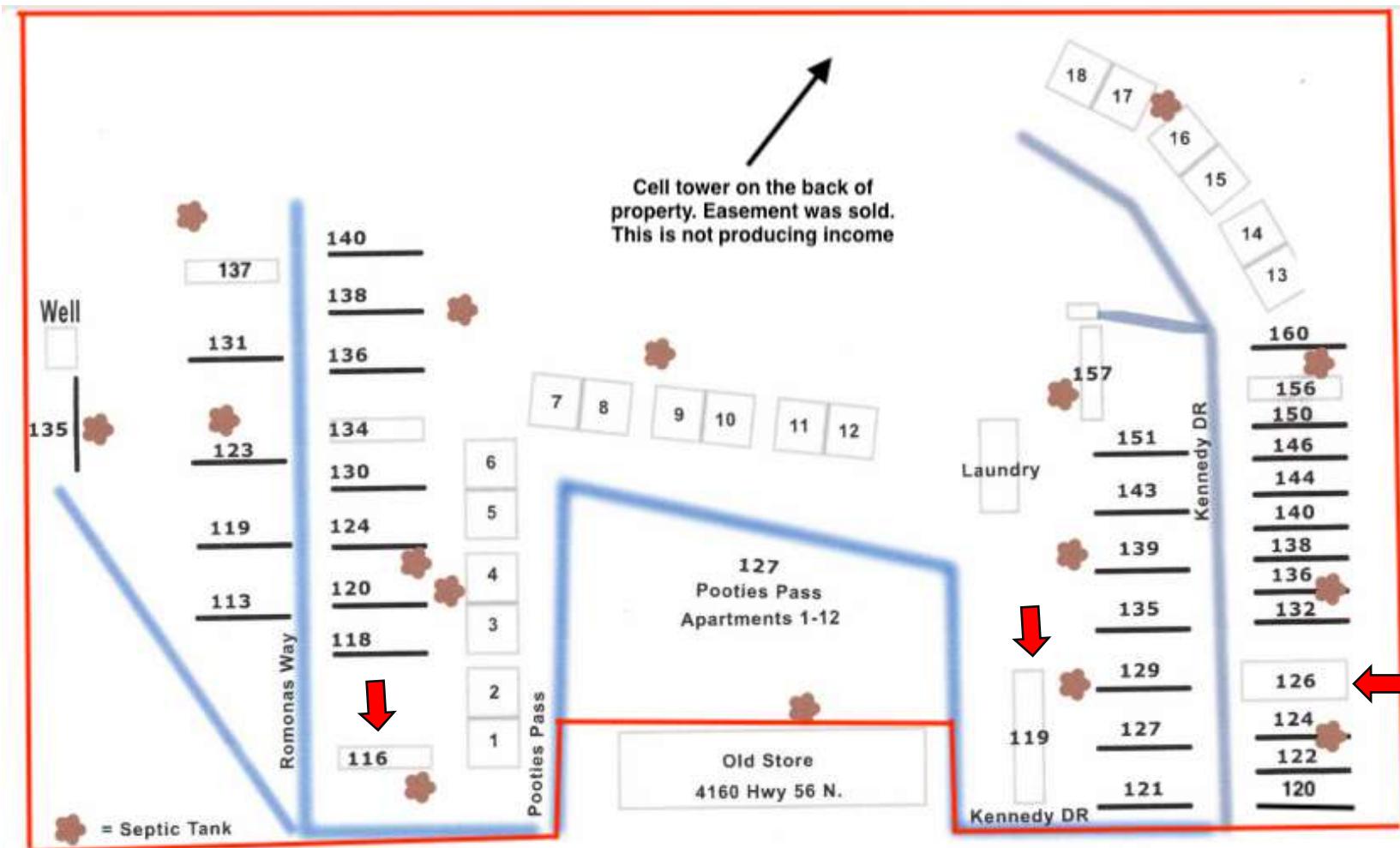
# PROPERTY PHOTOS

Lockwood RV Park and Cabins



# PROPERTY INVENTORY

Lockwood RV Park and Cabins



→ = Mobile Home (3)

1-18 = Cabin

Remaining spaces are RV pads

# PROPERTY FINANCIALS

Lockwood RV Park and Cabins

## Income Statement

1/1/2025 - 12/31/2025, By Month, Cash basis

Prepared By: Lockwood Property Management  
PO Box 719  
Midway, GA 31320

### Lockwood RV Park

Account	01-2025	02-2025	03-2025	04-2025	05-2025	06-2025	07-2025	08-2025	09-2025	10-2025	11-2025	12-2025	<b>Total</b>
<b>Income</b>													
Cleaning and Maint Income	100.00	200.00	700.00	600.00	400.00	400.00	500.00	300.00	500.00	500.00	300.00	200.00	4,700.00
Late Fee Income	225.00	300.00	300.00	75.00	225.00	300.00	225.00	75.00	75.00	150.00	225.00	225.00	2,175.00
Laundry Income	280.00	450.00	274.00	340.00	240.00	265.00							1,849.00
Rent Income	23,585.00	16,962.00	22,822.00	23,446.00	25,080.00	23,060.28	24,924.00	21,321.00	21,139.52	24,108.33	22,213.55	22,000.72	270,662.40
<b>Total Income</b>	<b>\$24,190.00</b>	<b>\$17,912.00</b>	<b>\$24,096.00</b>	<b>\$24,461.00</b>	<b>\$25,945.00</b>	<b>\$24,025.28</b>	<b>\$25,649.00</b>	<b>\$21,696.00</b>	<b>\$21,714.52</b>	<b>\$24,608.33</b>	<b>\$22,663.55</b>	<b>\$22,425.72</b>	<b>\$279,386.40</b>
<b>Expense</b>													
Advertising			28.22										28.22
Bank Fees	30.00	30.00	30.00	30.00				30.00	30.00	30.00	30.00	30.00	270.00
Cleaning and Maintenance	450.00		350.00	485.97					281.12	195.00	185.00	225.00	2,172.09
Insurance	648.06	648.06	1,591.03	2,534.00	1,238.65	1,238.65	1,238.65	1,238.65	1,238.65	1,238.65	1,248.21	1,246.13	15,347.39
Landscaping				200.00		392.56		0.00	0.00	0.00			592.56
Legal and Professional Fees		55.00			175.00								230.00
Management Fees													
Software	272.54	224.76	277.91	277.91	284.31	259.58	273.69	273.69	434.59	301.21	347.67		3,227.86
<b>Total for Management Fees</b>	<b>\$272.54</b>	<b>\$224.76</b>	<b>\$277.91</b>	<b>\$277.91</b>	<b>\$284.31</b>	<b>\$259.58</b>	<b>\$273.69</b>	<b>\$273.69</b>	<b>\$434.59</b>	<b>\$301.21</b>	<b>\$347.67</b>	<b>\$0.00</b>	<b>\$3,227.86</b>
Repairs	780.00	650.00			501.50	887.00	2,748.51	536.90	1,517.55	425.00	1,625.00	2,700.00	12,371.46
Supplies									221.45				221.45
Taxes	2,395.19												2,395.19
Utilities													
Cable/Internet	417.27	417.27	417.27	417.27	417.27	417.27	417.27	417.27	417.27	417.27	417.27	417.27	5,007.24
Electric Service	4,557.00	5,342.00	4,309.00	3,565.00	3,274.00	3,170.00	3,695.00	4,230.00	4,620.00	3,564.00	3,438.00	3,738.00	47,502.00
Trash Service	381.57	381.04	381.04	381.04	381.04	381.04	381.04	381.04	381.04	381.04	381.04	381.04	4,573.01
<b>Total for Utilities</b>	<b>\$5,355.84</b>	<b>\$6,140.31</b>	<b>\$5,107.31</b>	<b>\$4,363.31</b>	<b>\$4,072.31</b>	<b>\$3,968.31</b>	<b>\$4,493.31</b>	<b>\$5,028.31</b>	<b>\$5,418.31</b>	<b>\$4,362.31</b>	<b>\$4,236.31</b>	<b>\$4,536.31</b>	<b>\$57,082.25</b>
<b>Total Expense</b>	<b>\$9,931.63</b>	<b>\$7,776.35</b>	<b>\$7,356.25</b>	<b>\$7,891.19</b>	<b>\$6,271.77</b>	<b>\$6,746.10</b>	<b>\$8,754.16</b>	<b>\$7,329.00</b>	<b>\$8,920.22</b>	<b>\$6,552.17</b>	<b>\$7,672.19</b>	<b>\$8,737.44</b>	<b>\$93,938.47</b>
<b>Net Operating Income</b>	<b>\$14,258.37</b>	<b>\$10,135.65</b>	<b>\$16,739.75</b>	<b>\$16,569.81</b>	<b>\$19,673.23</b>	<b>\$17,279.18</b>	<b>\$16,894.84</b>	<b>\$14,367.00</b>	<b>\$12,794.30</b>	<b>\$18,056.16</b>	<b>\$14,991.36</b>	<b>\$13,688.28</b>	<b>\$185,447.93</b>
<b>Non-operating Income</b>													
Insurance Proceeds			16,000.00		54,119.07								70,119.07
<b>Total Non-operating Income</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$16,000.00</b>	<b>\$54,119.07</b>	<b>\$0.00</b>	<b>\$70,119.07</b>							
<b>Net Non-operating Income</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$16,000.00</b>	<b>\$54,119.07</b>	<b>\$0.00</b>	<b>\$70,119.07</b>							
<b>Net Income</b>	<b>\$14,258.37</b>	<b>\$10,135.65</b>	<b>\$32,739.75</b>	<b>\$70,688.88</b>	<b>\$19,673.23</b>	<b>\$17,279.18</b>	<b>\$16,894.84</b>	<b>\$14,367.00</b>	<b>\$12,794.30</b>	<b>\$18,056.16</b>	<b>\$14,991.36</b>	<b>\$13,688.28</b>	<b>\$255,567.00</b>

# LOCATION INFORMATION

Lockwood RV Park and Cabins

Photo Credits: [thelocalpalate.com](http://thelocalpalate.com)



## Prime Investment Opportunity: Augusta, GA

Augusta, Georgia is the gateway to world-class golf and serves as the second-largest city in the state.

Augusta enjoys a premier location on the Georgia/South Carolina border along the Savannah River, **one of the nation's most recognized destinations for golf and military-driven economic stability**. The city offers a unique blend of Southern charm, historic significance, and year-round demand drivers that support consistent visitor traffic and long-term population growth.

**The Masters Tournament** – Held annually at Augusta National Golf Club, The Masters draws hundreds of thousands of visitors each April, creating intense lodging demand across the region. Hotels, RV parks, and campgrounds book months in advance, with premium rates during tournament week.

**Fort Gordon (U.S. Army Cyber Command)** – Home to approximately 31,000 military and civilian personnel, Fort Gordon generates nearly \$2.4 billion in annual economic impact. As headquarters for U.S. Army Cyber Command and the Cyber Center of Excellence, the installation anchors stable, long-term housing and services demand throughout the metro area.

**Plant Vogtle Nuclear Generating Station** – Located 26 miles southeast in Waynesboro, Plant Vogtle is now **the largest nuclear power plant in the United States** with four operating reactors producing 4,536 megawatts of carbon-free electricity. Units 3 and 4, completed in 2023 and 2024, were the first new nuclear reactors built in the U.S. in over 30 years. The plant employs over 1,600 permanent workers and delivers power to more than 2 million homes and businesses—a long-term economic anchor for the region.

**Georgia Cyber Center** – A 332,000-square-foot public-private facility housing Augusta University's cyber programs, Augusta Technical College, and major defense contractors. This growing tech hub attracts skilled workers and creates spillover demand for housing and hospitality services.

**Atlanta, Charlotte & Columbia** – Within a 2-hour drive via I-20, these major metros provide a steady pipeline of weekend visitors and relocating families. I-20, I-520, and U.S. Highways 1, 25, and 78 ensure convenient regional access.

Augusta benefits from a diversified economy anchored by medicine, military, energy, and education. Augusta University's medical district alone employs over 25,000 people. The metro area population of 629,000+ provides a strong local customer base while maintaining a lower cost of living than comparable Southern markets.

## LOCKWOOD RV PARK

4224 GA-56  
WAYNESBORO, GA

# CONTACT US

## CHARLES HAWKINS CO.

Commercial Real Estate Services



**Walker Tuten**  
**Vice President**  
C: 478.973.5384  
wtuten@charleshawkinsco.com



**Georgia Fletcher**  
**Vice President**  
C: 843.906.9407  
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**Jake Stumb**  
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C: 615.788.1241  
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**Charles Hawkins Co.**  
O: 615.256.3189  
[www.charleshawkinsco.com](http://www.charleshawkinsco.com)  
2920 Berry Hill Dr, Ste 100  
Nashville, TN 37204

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