

OWN A PIECE OF TENNESSEE HISTORY  
AND SHAPE ITS FUTURE.

Natural Bridge Park | 299 Natural Bridge Park Rd | Waynesboro, TN 38485

OFFERING MEMORANDUM



EXCLUSIVELY LISTED BY:

**Kaveh Ebrahimi**  
Co-Founder & Managing Partner  
AiCRE Partners  
DRE #01896932  
Kaveh@AiCREPartners.com  
(805) 889-7837

**Mark Springer**  
Affiliate Broker  
Coldwell Banker Southern Realty  
DRE #357436  
MarkSpringerRealtor@gmail.com  
(615) 587-1800

**Stacey Springer**  
Affiliate Broker  
Coldwell Banker Southern Realty  
DRE #350688  
StaceySpringerRealtor@gmail.com  
(931) 242-9263

**Brian Brockman – Broker**  
Bang Realty-Tennessee Inc  
(513) 898-1551  
bor@bangrealty.com  
Lic #343847



©2025 AiCRE Partners. The information contained in this 'Offering Memorandum', has been obtained from sources believed to be reliable. AiCRE Partners does not doubt its accuracy; however, AiCRE Partners makes no guarantee, representation or warranty about the accuracy contained herein. It is the responsibility of each individual to conduct thorough due diligence on any and all information that is passed on about the property to determine its accuracy and completeness. Any and all projections, market assumptions and cash flow analysis are used to help determine a potential overview on the property, however there is no guarantee or assurance these projections, market assumptions and cash flow analysis are subject to change with property and market conditions. AiCRE Partners encourages all potential interested buyers to seek advice from your tax, financial and legal advisors before making any real estate purchase and transaction.

# TABLE OF CONTENTS

4

EXECUTIVE SUMMARY

8

UNIT BREAKDOWN

10

WHY INVEST HERE

12

THE UPSIDE OPPORTUNITY

14

PROPERTY MAP

15

AMENITIES ON-SITE





# A HISTORIC TENNESSEE LANDMARK **WITH** **UNLIMITED POTENTIAL**

Step into a rare opportunity to acquire one of Tennessee's most celebrated natural landmarks — Natural Bridge Park, home to a breathtaking natural stone arch that has captivated visitors for generations. Steeped in history and surrounded by lush southern Tennessee countryside, this property combines natural wonder with existing hospitality infrastructure and tremendous upside for redevelopment.



[WATCH VIDEO](#)





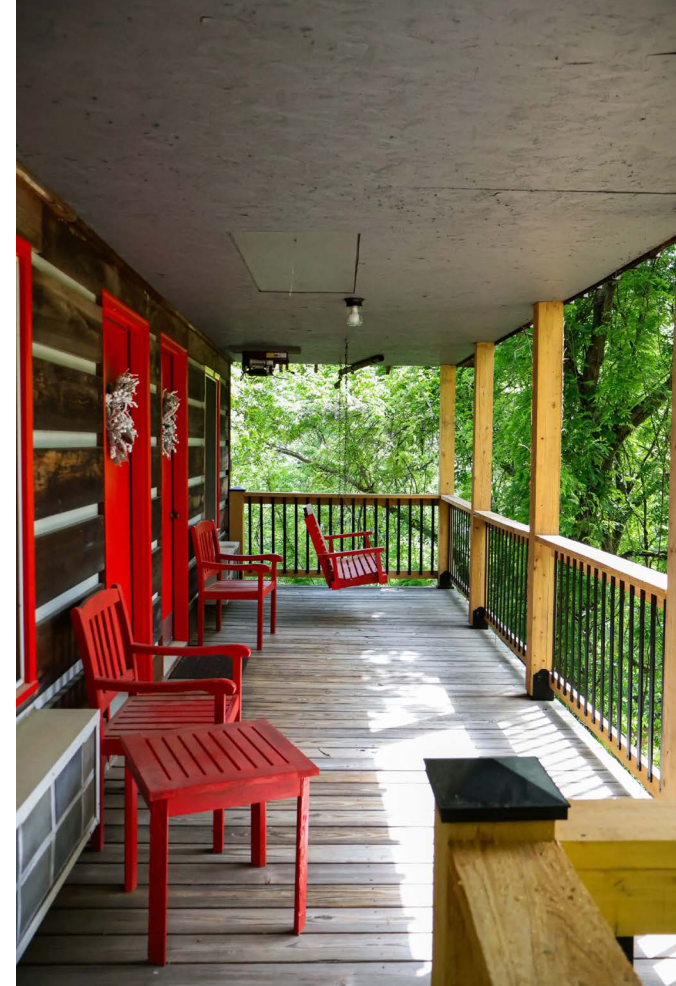
51 ACRES

51 ACRES OFFERED AT:  
\$4,100,000\*

\* ADDITIONAL ACREAGE IS AVAILABLE FOR SALE.  
PLEASE CONTACT BROKER FOR DETAILS.

WATCH VIDEO





The Bridges features a total of 28 guest rooms, thoughtfully distributed across a mix of cabins, suites and private rooms.

## UNIT BREAKDOWN

13

CABIN 4,5,6, CROCKETT

10

CABIN 2,3, CEDAR EDGE

05

RESORT ROOMS



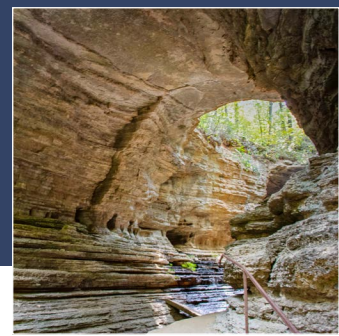




CLICK HERE FOR VIDEO

# WHY INVEST HERE?

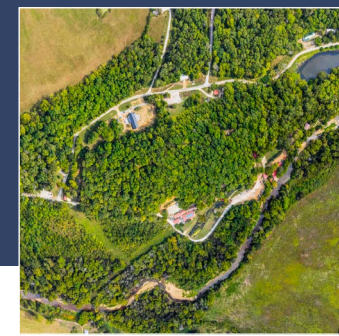
- Unlike typical development sites, this property comes with:
- A recognized name and brand in the region.
  - Historical significance that ensures sustained visitor interest.
  - Existing cash-flowing operations with immediate use potential.
  - A scenic backdrop that can't be replicated or replaced.



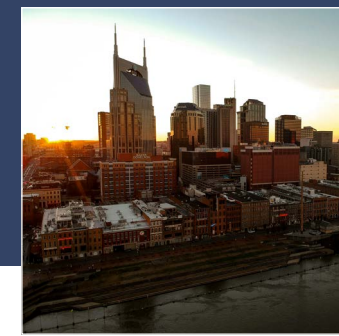
**ICONIC LANDMARK**  
Recognized as one of the state's most unique natural bridges, drawing tourists, outdoor enthusiasts, and history seekers alike.



**EXISTING INFRASTRUCTURE**  
Multiple guest cabins, RV hookups, and a central event facility already positioned to host weddings, family gatherings, reunions, church retreats, and outdoor events.



**EVENT VENUE POTENTIAL**  
The grounds provide ample space and flexibility for festivals, live music, wellness retreats, and corporate gatherings.

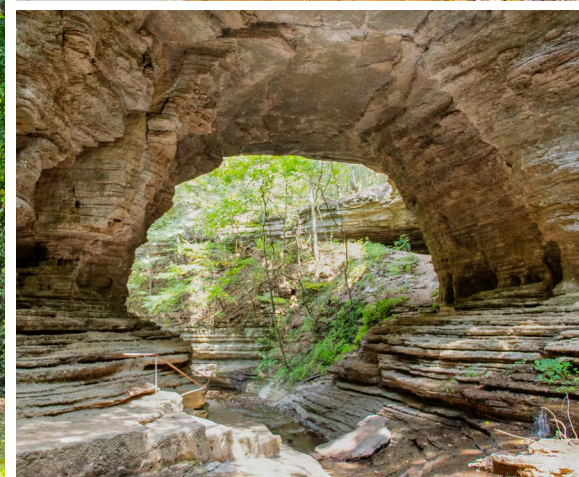
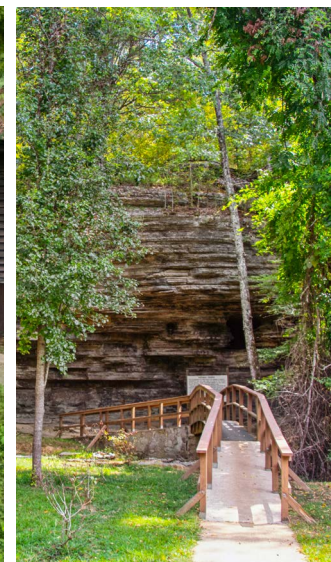
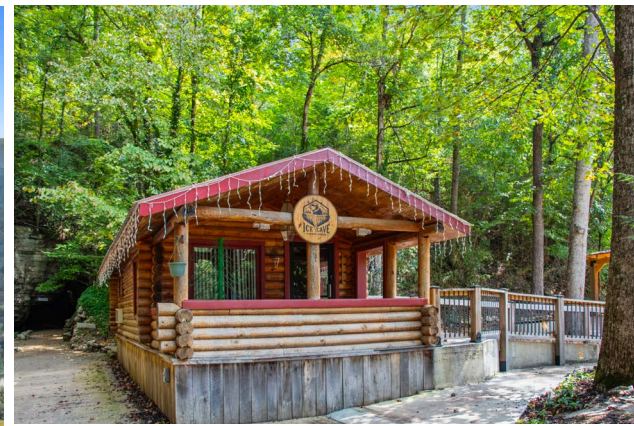


**ACCESSIBILITY**  
Ideally located within driving distance of Nashville, Memphis, and Huntsville, opening doors to a wide regional market of visitors.



# THE UPSIDE OPPORTUNITY

With occupancy-ready facilities already on site and the foundation for multiple income streams, investors have the opportunity to unlock value from day one while planning for long-term redevelopment.



Natural Bridge Park offers a blank canvas for visionary development. Beyond its natural beauty and historic appeal, the property holds strong potential for:

01

## HOSPITALITY EXPANSION

Enhance accommodations into a boutique resort or vacation rental destination.

02

## TOURISM GROWTH

Build upon the landmark's status to draw more regional visitors.

03

## EVENT DESTINATION

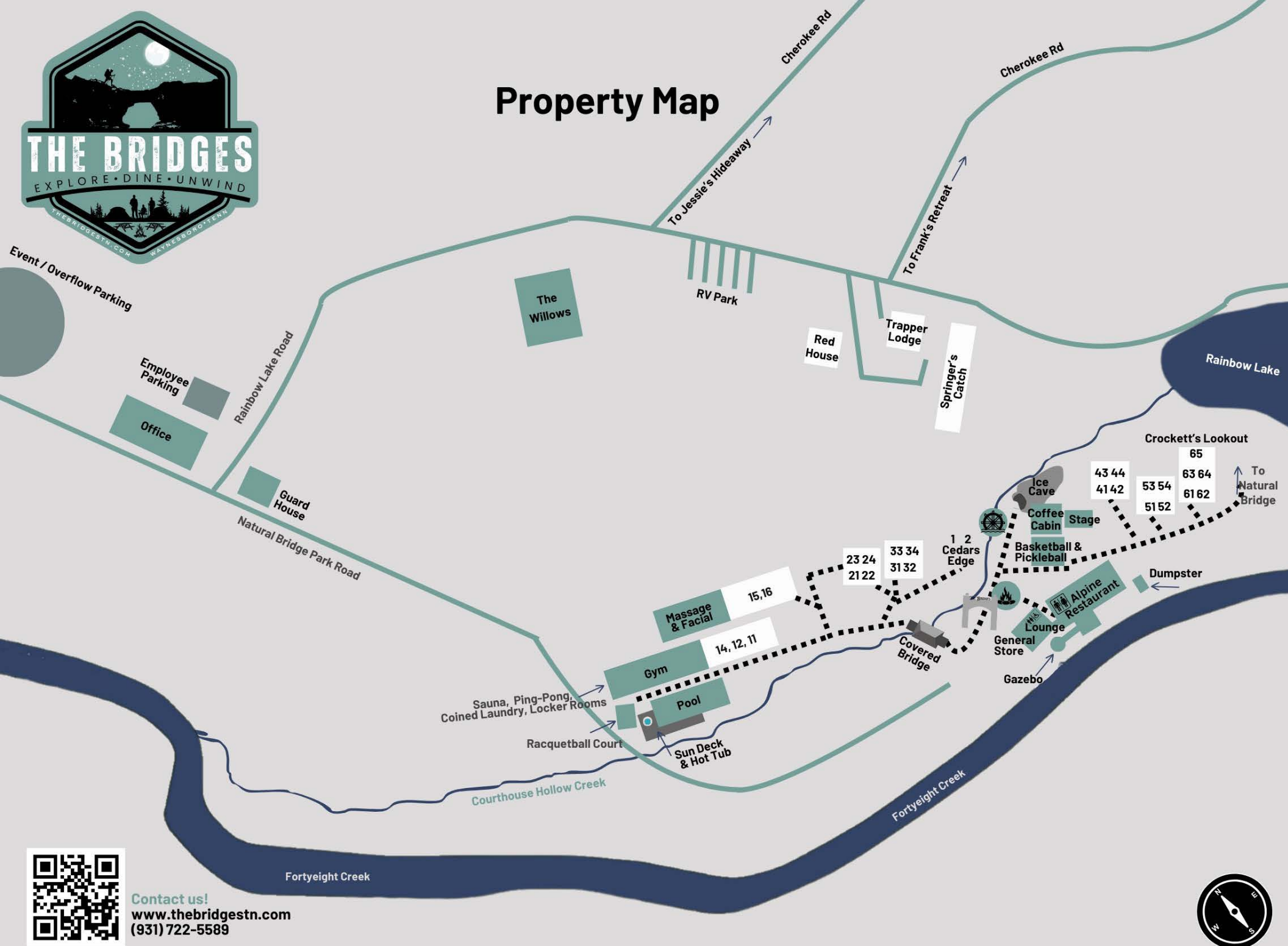
Transform the park into one of Tennessee's premier outdoor venues.

04

## OUTDOOR RECREATION

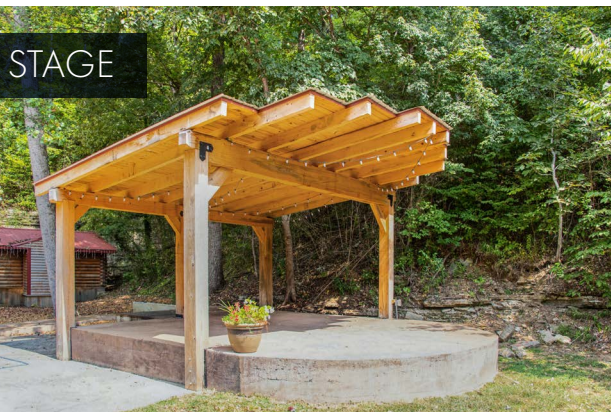
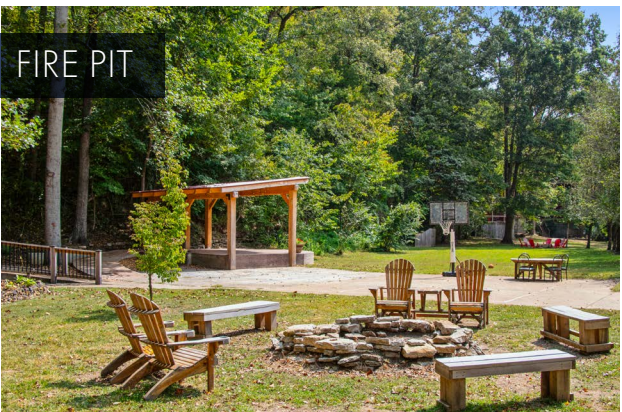
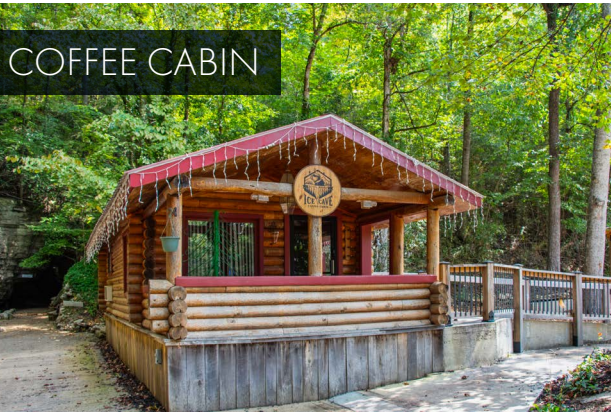
Add hiking trails, adventure sports, or eco-tourism amenities.





# AMENITIES ON-SITE

WATCH VIDEO





# BRING YOUR VISION. **CREATE ITS FUTURE.**

Natural Bridge Park is more than a property — it's a landmark waiting for its next chapter.

EXCLUSIVELY LISTED BY:

**Kaveh Ebrahimi**

Co-Founder & Managing Partner  
AiCRE Partners  
DRE #01896932  
Kaveh@AiCREPartners.com  
(805) 889-7837

**Mark Springer**

Affiliate Broker  
Coldwell Banker Southern Realty  
DRE #357436  
MarkSpringerRealtor@gmail.com  
(615) 587-1800

**Stacey Springer**

Affiliate Broker  
Coldwell Banker Southern Realty  
DRE #350688  
StaceySpringerRealtor@gmail.com  
(931) 242-9263

**Brian Brockman — Broker**

Bang Realty-Tennessee Inc  
(513) 898-1551  
bor@bangrealty.com  
Lic #343847

