

# R Haven Overnight Family Park

7643 US 11, Rising Fawn, GA 30738



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# INVESTMENT SUMMARY

## Investment Summary

Jennifer Stein Real Estate, Inc. in conjunction with out of state cooperating broker CRI Real Estate is pleased to exclusively market R Haven Overnight Family Park, a 53 unit, family-friendly RV and cabin campground situated just south of Chattanooga in Rising Fawn, GA. For an asking price of \$1,300,000 (approximately \$24,528 per unit), this offering presents a strong value-add opportunity.

After 28 years of family ownership, the park is poised for a new operator to capitalize on significant upside potential. The property consists of 7 full-hookup RV pads, 38 power-and-water RV pads, 3 guest cabins, 3 rental homes, 2 barns, and a 60x80 warehouse. Desirable on-site amenities—including pavilions, basketball, volleyball, tent sites, and a laundry room—cater to both full-time renters and transient outdoor vacationers.

Current operations rely heavily on walk-in traffic with minimal online visibility. A more tech-enabled operator could see substantial growth through the implementation of modern online marketing, reservation software, and modest rent adjustments.

Location
7643 US 11, Rising Fawn, GA 30738

Google Maps Link:
<a href="https://share.google/Mhhg0x4ESVChTXaze">https://share.google/Mhhg0x4ESVChTXaze</a>

Financial	
Sale Price	\$1,300,000
Price per Site	\$24,528
Price per SF	\$3.58
Average Site Rents: Nightly:	\$45 – Full Hook-Up RV \$40 – Power + Water RV \$55 – Cabins \$10/adult, \$5/child – Campsite (Power + Water) \$7/adult, \$5/child – Tent Site (Open Area)
Weekly:	\$315 – Full Hook-Up RV \$280 – Power + Water RV \$385 – Cabins \$70/adult, \$35/child – Campsite (P+W) \$49/adult, \$35/child – Tent Site (Open Area)
Monthly:	\$750 – Full Hook-Up RV \$650 – Power + Water RV \$975 – Houses \$666 – Weighted RV Average No monthly offered for tents or cabins

Property Details	
Unit Count	53 Units
Site Mix	45 RV Sites (6 Full-Hookup & 39 Power+Water), 3 Cabins, 2 (40x60) Barns, 3 Houses (2x2/1 & 1x3/1.5)
Warehouse	1 (60x80) Warehouse
Amenities	Pavilion rental, horseshoes, basketball/volleyball, fire pits, picnic tables, pond/creek fishing, coin-op laundry, bathhouse w/ showers, makeup area, propane access, free WiFi, stackable W/Ds
Lot Size	+/- 8.34 Acres
Sites per Acre	+/- 6.35 Sites

# PROPERTY DETAILS

Property Information	
Units Count	53 Rentable Sites/Units (45 RV Sites + 3 Cabins + 3 Houses + 2 Pole Barns)
Occupancy	Approx. 85%
Buildings	Laundry Room, Clubhouse (60’ x 80’ Metal Building), (2) Pole Barns (40’ x 60’, one with 16’ x 40’ upper level), 22’ x 40’ Concrete Slab (planned store), (3) Residential Houses, (3) Cabins, Pavilion, Restrooms (Men’s & Women’s), Warehouse Room & Garage
Park Owned Homes	None
APN’s	018 00 064 00; 018 00 064 01; 018 00 064 02; 018 00 062 00
County	Dade County
Lot Size (Acres)	+/- 8.34 Acres
Lot Size (SF)	+/- 363,290 SF
Age Designation	All Ages

## Property Description

R Haven has been family-owned for nearly 30 years and operates year-round as a destination for both extended-stay workers and weekend campers. Spanning multiple contiguous parcels, the park features septic systems, gravel-surfaced RV pads, and inviting common-area amenities. With little to no formal marketing and most traffic driven by word of mouth, the property offers strong upside potential through professional management,online booking systems, and the implementation of ancillary revenue streams.

## Utilities Table:

Utility	Provider	Paid By	Metering
Electric	Georgia Power	Landlord	Master Metered
Propane	Scrugs Propane	Landlord	None
Water	Trenton Water Authority	Landlord	None
Septic	2 Septic Tanks + 3 Leach Fields	Landlord	None
Trash	Trenton County	Landlord	None



PROPERTY PHOTOS



PROPERTY PHOTOS





PHOTOS



AERIAL PHOTOS





AERIAL PHOTOS



SITE MAP



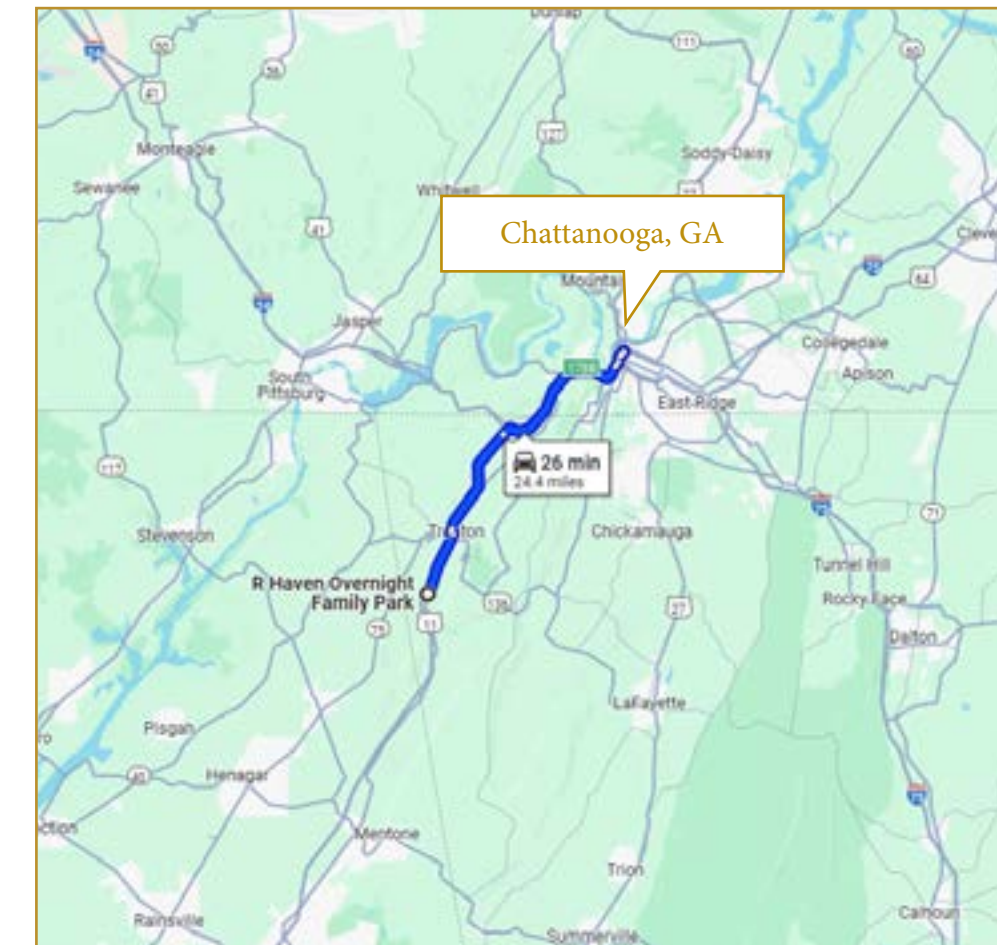
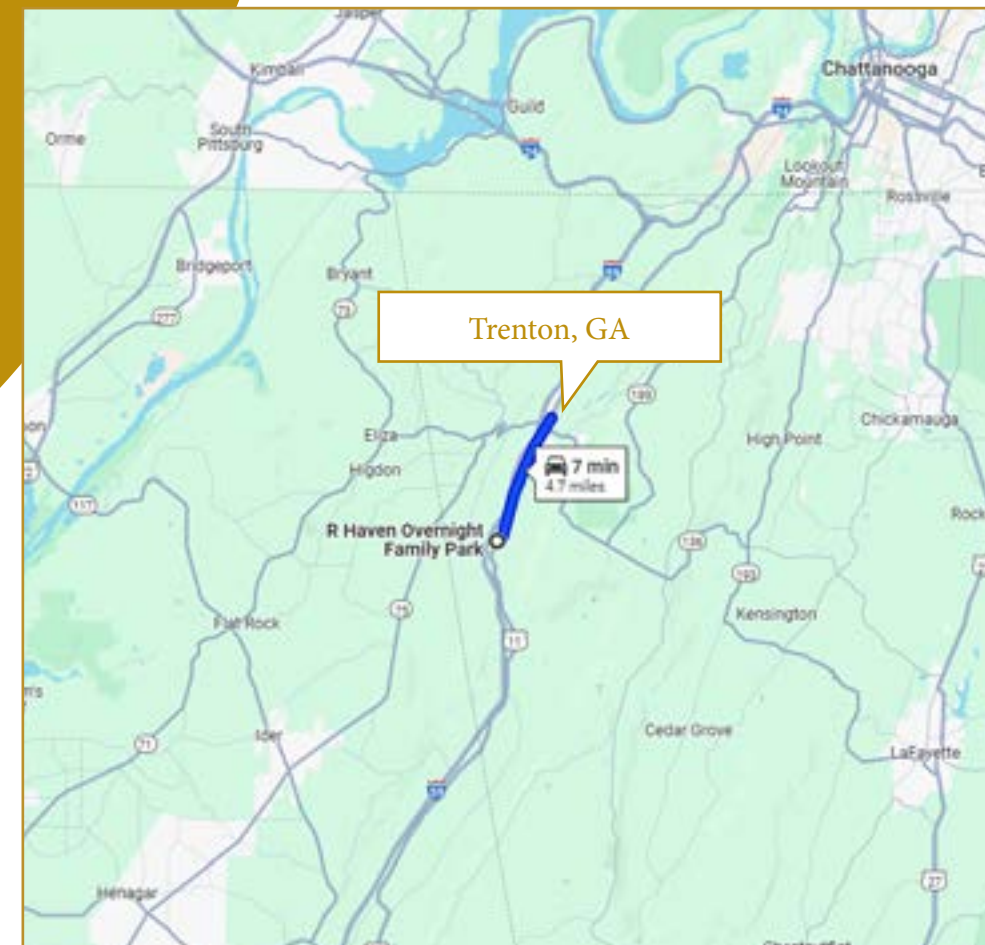




**Aerial Map**

## LOCATION MAP

**Regional Map**





# MARKET OVERVIEW

**Dade**  
County Population  
**16,196**

**Dade**  
County Median Household Income  
**\$58,936**

**Dade**  
County Median Property Value  
**\$166,600**

**Dade**  
County Employed Population  
**~6,180**

**Trenton**  
City Population  
**2,061**

**Trenton**  
City Median Household Income  
**\$37,329**

**Trenton**  
City Median Property Value  
**\$156,100**

**Trenton**  
City Employed Population  
**731**

## Market Overview

Nestled in the foothills of Lookout Mountain just south of Chattanooga, Dade County offers a scenic rural backdrop with strong fundamentals for RV and cabin park investment. The region combines affordability with a high homeownership rate (78.4%) and stable employment across manufacturing, education, and healthcare. Trenton, the county seat, complements this with local government services and retail-driven demand. The area’s demographics and outdoor-focused lifestyle support both long-term tenants and transient campers, making R Haven well positioned for continued growth.



# DEMOGRAPHICS

R Haven Family Overnight Park		
	Dade County, GA	Trenton, GA
Population	16,196	2,061
Median Household Income	\$58,936	\$37,329
Median Property Value	\$166,600	\$156,100
Employed Population	6,180	731
Poverty Rate	13.1%	20.4%
Homeownership Rate	78.4%	60.1%
Median Age	43.1 years	37.6 years
High School Grad Rate	85.4%	81.6%
Top Industries	Manufacturing, Education, Healthcare	Retail, Food Service, Public Admin







# SUMMARY




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## SUBMISSION DETAILS

Interested parties are invited to submit their proposals via a non-binding Letter of Intent to [dylanb@cricommercial.com](mailto:dylanb@cricommercial.com). Your offer should include the proposed purchase price, specifics of the earnest money deposit, and an outline of the due diligence period, including its length and scope. Additionally, detail the anticipated timeframe for closing, provide a summary of the buyer's track record in similar transactions, and describe the buyer's qualifications to complete the purchase. A comprehensive summary of the financing plan should also be included. Ensure your submissions are clear and thorough to aid in a smooth evaluation process.

## LISTING PAGE & DUE DILIGENCE LINK:

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