

Stabilized RV Park 35 Sites w/ 40 More
FOR SALE 23 Ac | Aiken, SC

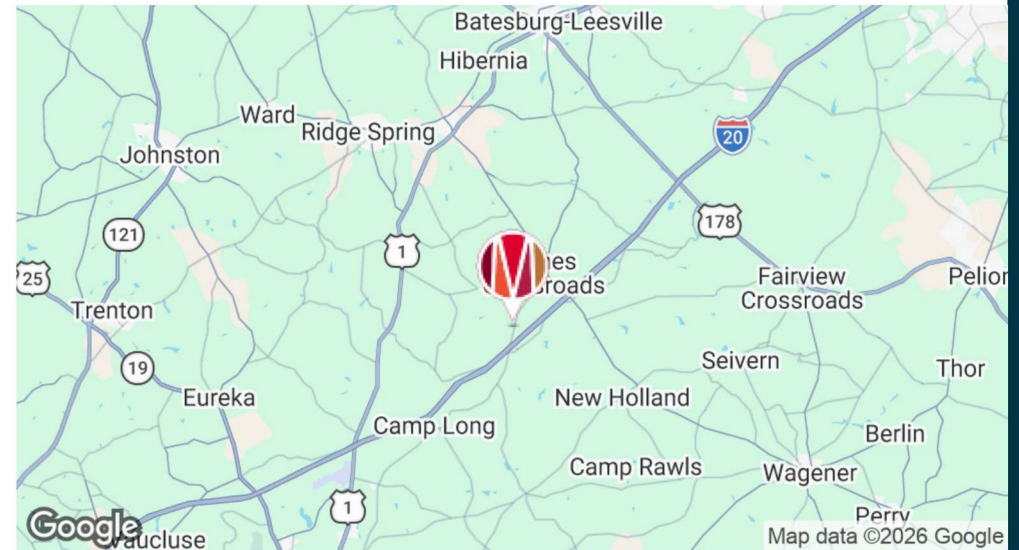
Stabilized RV Park 35 Sites w/ 40 More Entitled | 23 Ac | Aiken, SC

510 Smokey Cypress Loop, Aiken, SC 29805



CURT HANN
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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$2,200,000
Lot Size:	23.41 Acres
NOI:	\$204,000
Cap Rate:	9.27%

- 23.41-acre RV park in Aiken County, SC
- 98–100% occupancy; strong cash flow
- Demand from transient workforce
- Near Aiken, Augusta, Columbia & Savannah River Site
- ±40 entitled expansion sites

PROPERTY OVERVIEW

High-Performing RV Park Investment | 23.41 Acres | Aiken County, SC
Exceptional opportunity to acquire a stabilized, income-producing RV park positioned on approximately 23.41 acres in Aiken County, South Carolina. Sandy Oak RV Park is a proven asset with consistently strong performance, maintaining 98–100% occupancy, reflecting both the quality of the property and the sustained demand in the market. The property is thoughtfully laid out to support long-term and transient guests, offering a reliable income stream with minimal vacancy exposure. Its current operating history provides immediate cash flow for investors while also presenting opportunities for future growth through operational efficiencies, potential expansion, or rate adjustments. Strategically located within proximity to Aiken and major regional corridors, the property benefits from continued population growth, workforce demand, and regional travel patterns. The surrounding area supports a diverse tenant base, including contractors, seasonal workers, and long-term residents, contributing to the park's stability and resilience. With strong in-place performance, a desirable acreage footprint, and favorable market fundamentals, this offering is well-suited for investors seeking a turnkey operation with upside potential.

LOCATION OVERVIEW

The property is located in a desirable rural corridor of Aiken County, centered along Wire Road with additional access from Smokey Cypress Loop and Kedron Church Road. This location offers a strong balance of accessibility and privacy, making it ideal for RV park use and attractive to both long-term and transient tenants. The site benefits from convenient connectivity to the City of Aiken and nearby regional routes, including Interstate 20, providing access to the greater Augusta market. The offering consists of five contiguous parcels (182-00-07-005, 006, 007, 011, and 018) totaling approximately 23.41 acres. The parcels are positioned to provide functional access, visibility, and internal circulation, supporting the existing layout and operations of the RV park. Frontage along Wire Road serves as the primary entry point, while Smokey Cypress Loop and Kedron Church Road enhance site connectivity and usability. Surrounding uses include low-density residential and agricultural properties, contributing to a stable and consistent tenant base driven by workforce housing demand and regional travel. Located approximately 15–20 minutes from downtown Aiken, the property offers proximity to employment, retail, and services while maintaining the quiet, rural setting preferred by RV park residents.

RETAILER MAP / STABILIZED RV PARK 35 SITES W/ 40 MORE ENTITLED | 23 AC | AIKEN, SC



ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



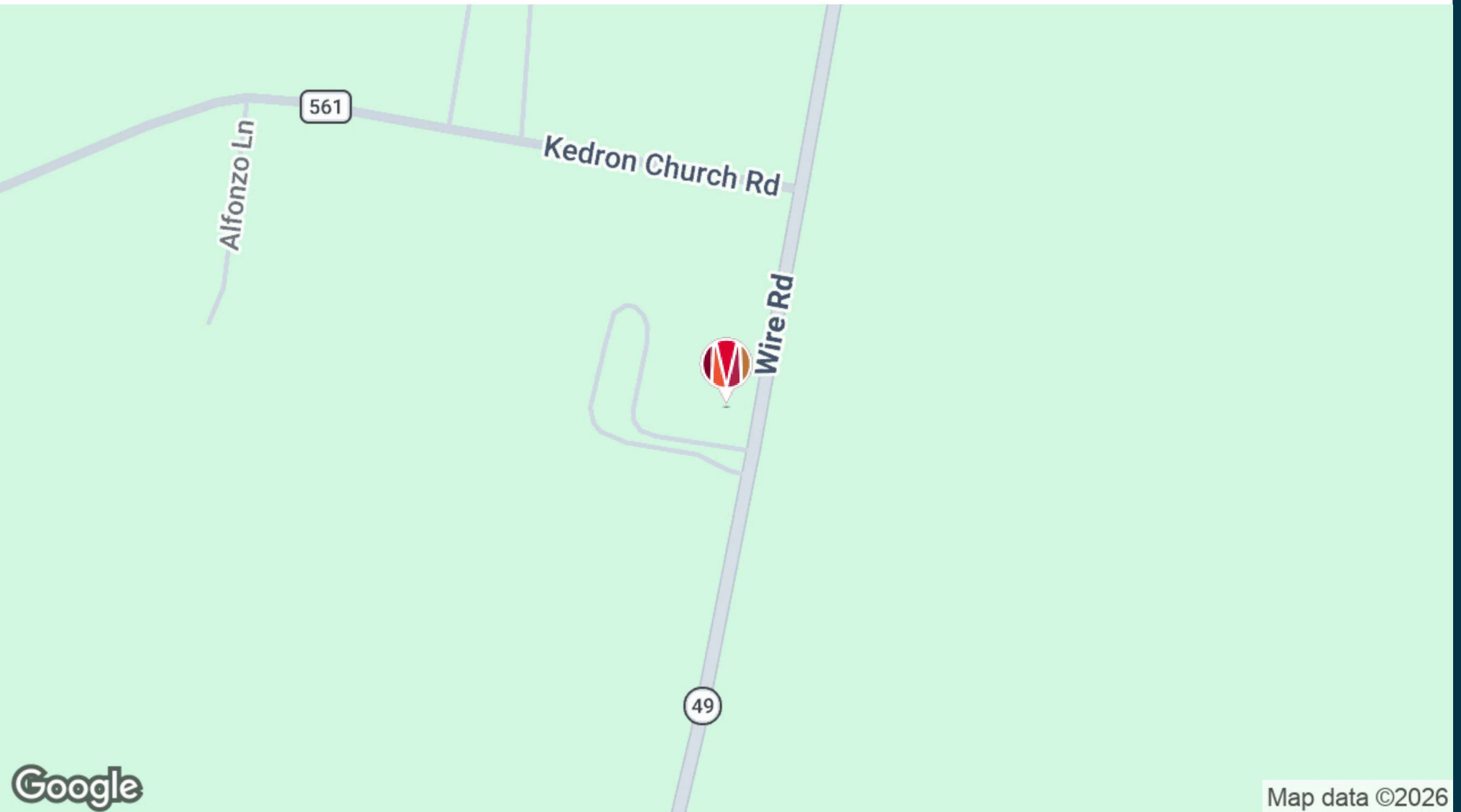
ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



LOCATION MAP

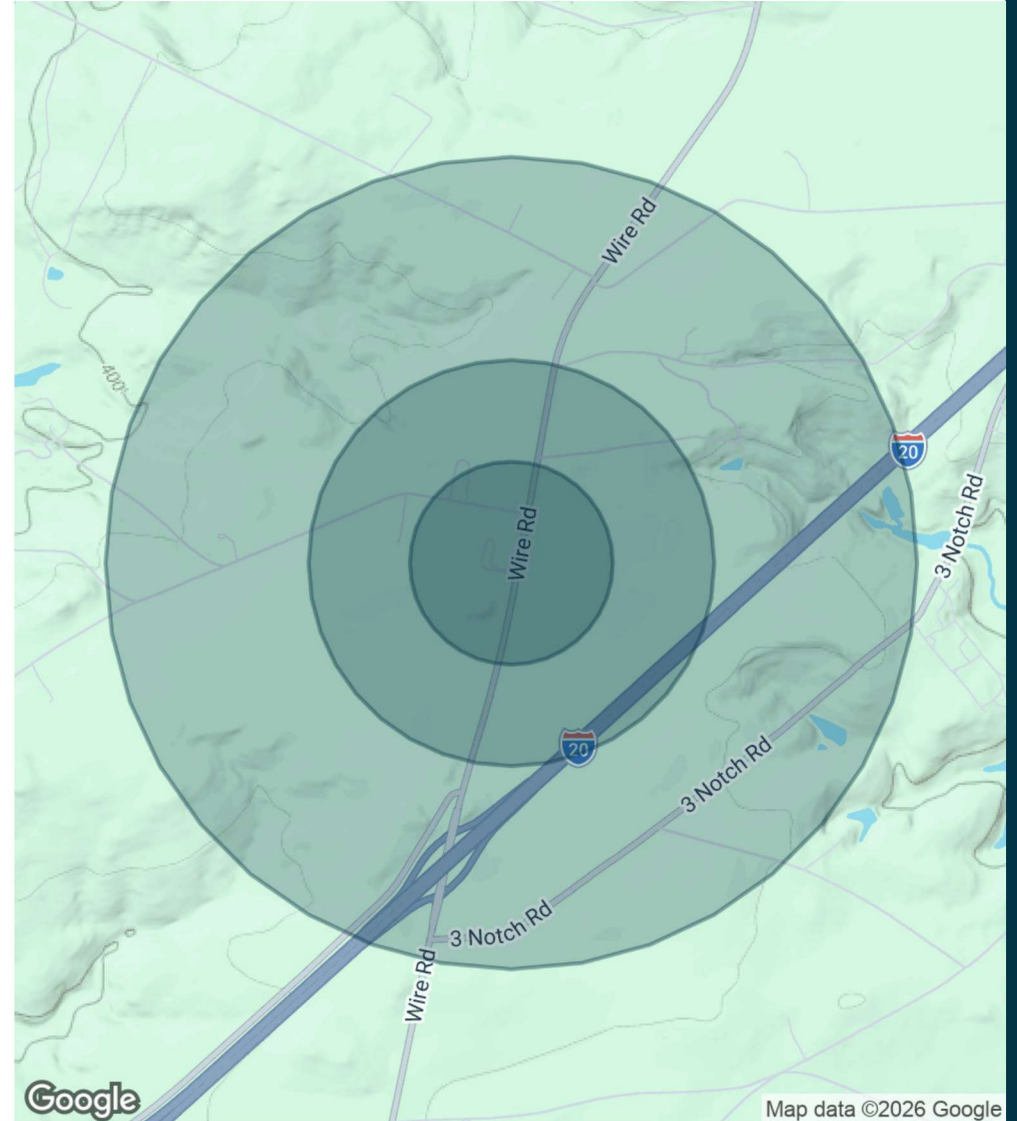


DEMOGRAPHICS MAP & REPORT

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	6	25	103
Average Age	54.6	52.4	50.9
Average Age (Male)	53.9	51.7	50.2
Average Age (Female)	59.2	56.9	55.2

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	2	8	35
# of Persons per HH	3.0	3.1	2.9
Average HH Income	\$88,604	\$88,604	\$81,009
Average House Value	\$123,919	\$123,919	\$120,164

2023 American Community Survey (ACS)



TEAM PAGE

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PROFESSIONAL BACKGROUND

Before joining the Meybohm Commercial team, Curt served for 5 years as the Executive director for Austin & Pethick Law Firm in Aiken, SC. In his role with the Law firm, in addition to his leadership responsibilities, he also worked closely with the firm's commercial real estate and business clients in a paralegal capacity. In addition to working for Meybohm Commercial as a sales agent, he continues to serve on the staff of the law firm as their Strategic Business Planner and as a paralegal where he continues to work closely with clients. His unique experience in his position with the Law Firm has afforded him a special perspective on the needs of commercial real estate developers and business owners. While he can assist in just about any area for our clients, he has a true passion for site selection, unique developments, and connecting developers with key specialized partners. Before joining Austin and Pethick Law Firm and Meybohm Commercial, Curt established a track record of successful business ventures. He founded, owned, and operated two businesses before he was 28, selling the last of the two businesses at 31. This experience has also allowed him the opportunity to directly help others in starting and efficiently operating their businesses and it helps him tremendously when developing proformas and in underwriting real estate investments. He has experience in sales, marketing, management, finances, systems, procedures, paralegal work, title issues, entitlement, zoning, and much more. His can-do attitude and ability to assess real estate from a business/investment perspective allows him to give our clients a unique and powerful level of support. He enjoys working with all types of clients, but if he had to choose, his favorite clients are those who like to discuss business while flyfishing or sipping on Bourbon. Although he is honored God has afforded him all these opportunities to grow professionally, he is most proud and grateful for his role as husband for over 20 years to his beautiful wife, Morgan, and father to his 4 amazing Children.