

OFFERING MEMORANDUM

FOR SALE

Alpine Hideaway Campground
251 Spring Valley Rd, Sevierville, TN 37863

Unique Opportunity to Purchase an
RV Park in Pigeon Forge, TN

**PLEASE DO NOT DISTURB ON-SITE
MANAGEMENT**

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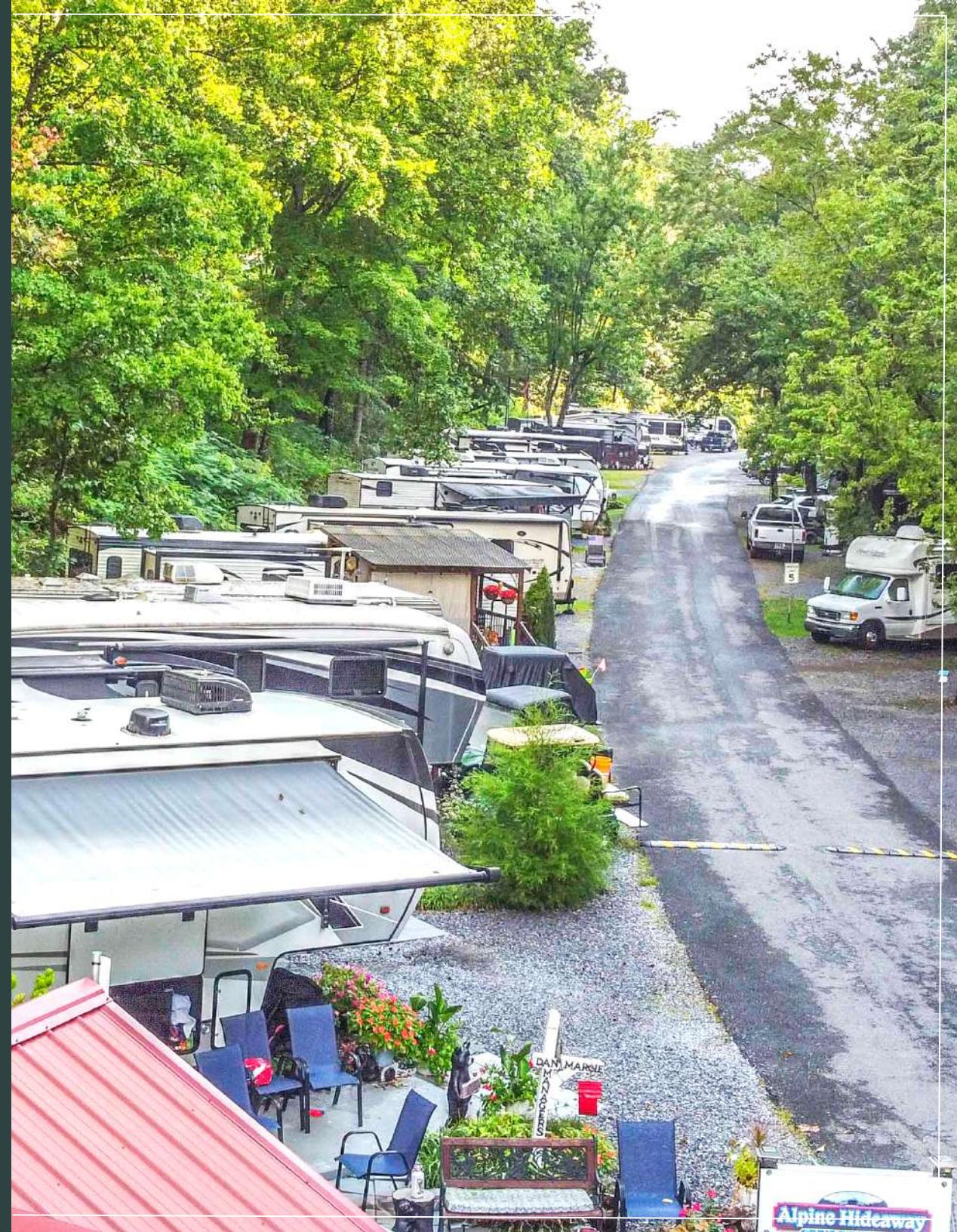
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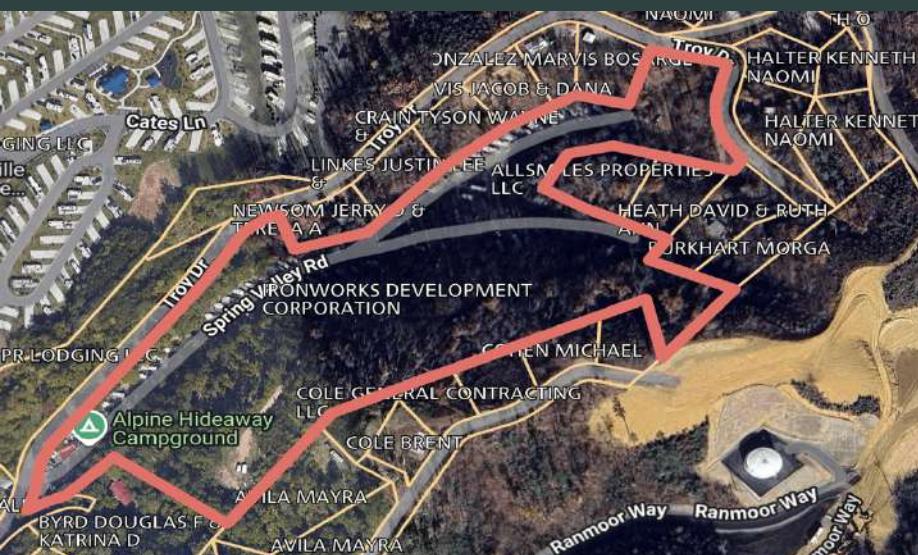
EXECUTIVE SUMMARY

Charles Hawkins Co. is pleased to present Alpine Hideaway RV Park. Located at 251 Spring Valley Rd, Pigeon Forge, TN 37863, this park offers a rare chance to acquire a **turn-key RV and cabin destination** in one of the nation's busiest RV and campground markets. Nestled between two mountains just minutes from the Parkway, the property delivers a quiet, scenic guest experience with unmatched access to the area's top attractions.

Guests are less than **3 miles from Dollywood**, the Dollywood Splash Country Water Park, and the Great Smoky Mountains National Park, as well as the shopping, dining, and entertainment venues that draw over 12 million visitors annually to Pigeon Forge and Gatlinburg. This prime location drives strong demand and consistent repeat business.

The campground features 62 full-service RV sites, 8 well-appointed rental cabins, a **newly renovated pool**, playground, upgraded bathhouse, laundry facilities, an "Owner's RV" and gated security. With a loyal customer base, modern infrastructure, and multiple avenues for revenue growth, Alpine Hideaway Campground represents a stable, lifestyle-oriented investment in a thriving tourism corridor.

PLEASE DO NOT DISTURB ON-SITE MANAGEMENT



CHARLES
HAWKINS CO.

PROPERTY HIGHLIGHTS

- **Sale Price:** \$3,950,000

Units/Amenities

- 8 Cabins + 1 "Owner's RV" – TVs, refrigerator, microwave, cable, picnic tables, grills, AC/Heat
- 62 Full service RV Pads (Including 30/50 amp electrical hookup, cable, water, and sewage) – ranging from 10-45 ft
- Playground, Office and **recently renovated pool**
- Common Area and Bath House for campground guests
- **13 acres** | Gated community | Lookout (See pictures)

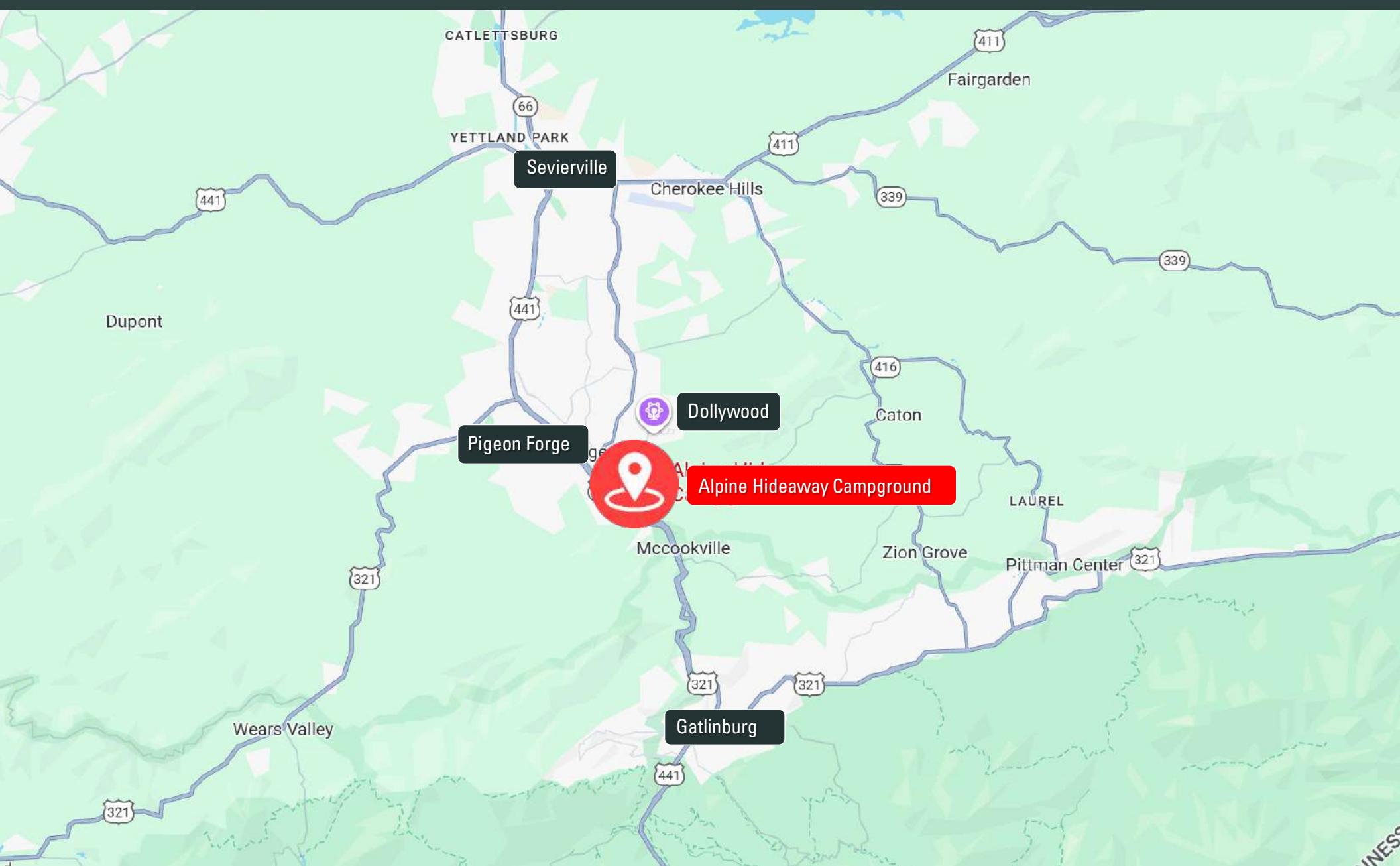
Value Add

- **Immediately raise rents** | Rents are +\$30 below market average per night
- **Marketing**
- **Optimize Operations and Decrease Labor Costs** | The park currently operates well above industry standard expense ratios
- **Rent 8 pads** that are currently given away to tenants (+\$100,000/year in revenue)

LOCATION MAP

Sevierville, TN

The Alpine Hideaway Campground is perfectly situated campground located in Pigeon Forge, Tennessee, near the Great Smokey Mountains, and Gatlinburg, Tennessee. The site is just minutes from Dollywood Park & Resort.



PROPERTY PHOTOS

Alpine Hideaway Campground



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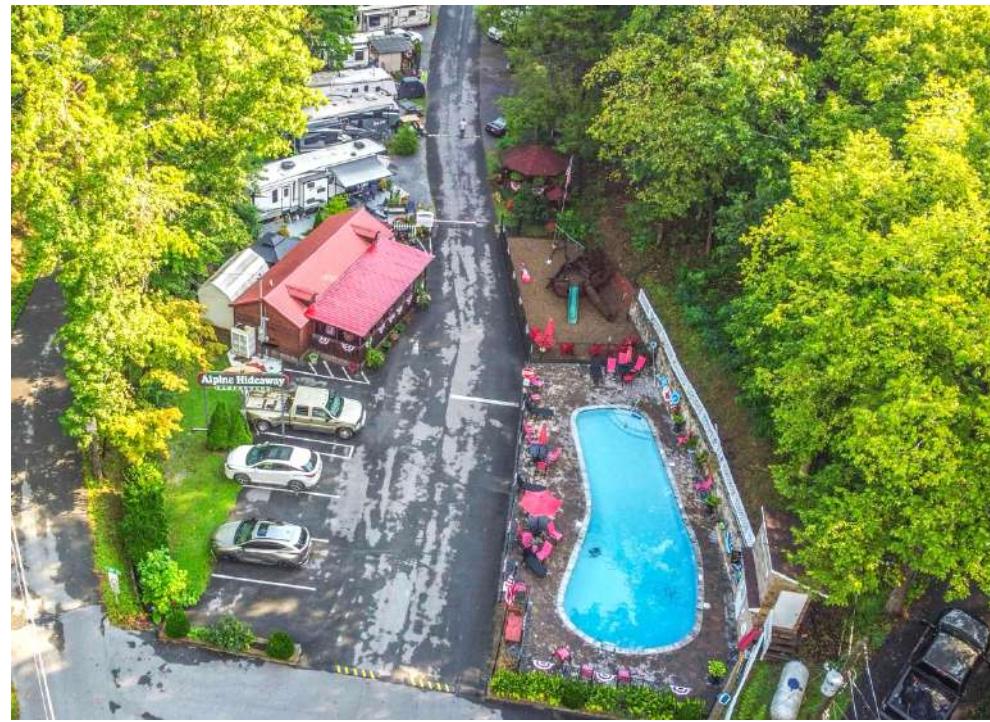
PROPERTY PHOTOS

Alpine Hideaway Campground



PROPERTY PHOTOS

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LOCATION INFORMATION

Alpine Hideaway Campground

Photo Credits: <https://visitsevierville.com/>



Prime Investment Opportunity: Sevierville, TN

Sevierville, Tennessee is the gateway to the Great Smokey Mountains and Dolly Parton's hometown.

Alpine Hideaway Campground enjoys a premier location in Pigeon Forge, Tennessee, **one of the nation's premier RV and campground markets**. The property sits quietly between two mountain ridges, creating a peaceful and scenic atmosphere—yet remains only a few minutes from the vibrant Parkway corridor. This unique blend of seclusion and accessibility is a core driver of the campground's guest appeal.

Dollywood Theme Park – Less than 3 miles away, Dollywood attracts over 3 million visitors annually, offering year-round events, rides, shows, and seasonal festivals that generate consistent lodging demand.

Dollywood's Splash Country Water Park – A top-rated family water park located adjacent to Dollywood, open during peak travel months, and further boosts summer occupancy.

Great Smoky Mountains National Park – The most-visited national park in the U.S., just 8 miles from the property's entrance, offering hiking, wildlife viewing, and outdoor recreation to millions of annual visitors.

Gatlinburg & Sevierville – Within a 15–20 minute drive, these sister cities add layers of demand through attractions like Ober Mountain, Ripley's Aquarium of the Smokies, Tanger Outlets, and numerous museums, theaters, and dining experiences.

Pigeon Forge benefits from an extensive regional draw, attracting drive-to visitors from major metros including Atlanta, Nashville, Charlotte, and Cincinnati. Interstate 40 and U.S. Highway 441 provide convenient access, while the area's robust tourism infrastructure—trolley systems, parking, and event scheduling—keeps visitor traffic high year-round.

Alpine Hideaway's location allows it to capture both destination tourists visiting Dollywood and longer-term vacationers exploring the Smoky Mountains. Its position off the main tourist corridor reduces noise and congestion, while still enabling quick access to attractions, dining, and shopping. This balance makes it attractive for families, retirees, and repeat seasonal visitors seeking comfort, convenience, and natural beauty.

ALPINE HIDEAWAY CAMPGROUND

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