

OFFERING MEMORANDUM

FOR SALE

Pebble Mountain RV Park

78 Pebble Mountain Cir, Chuckey, TN 37641

Unique Opportunity to
Purchase a Stabilized RV
Park & Campground

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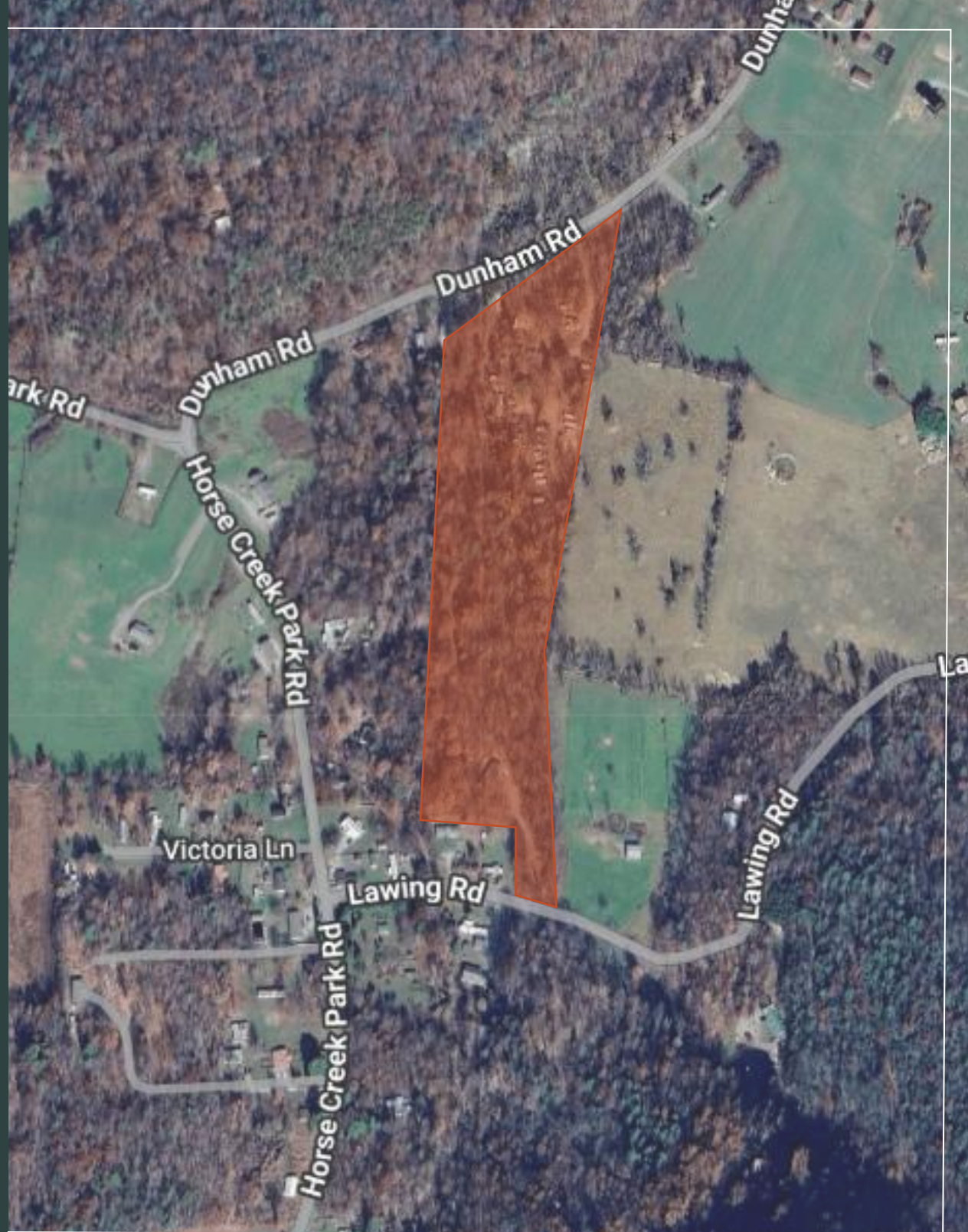
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EXECUTIVE SUMMARY

Charles Hawkins Co. is pleased to present the offering of **Pebble Mountain RV Park**, a unique investment opportunity located in Chuckey, Tennessee. The property features **44 total units**. This includes 41 RV Pads, 2 Mobile Homes, and 1 cabin.

The RV park covers approximately **13 acres in Greene County**. The property provides plenty of natural space and potential for future expansion.

Infrastructure includes **city water, city electric**, septic service (2 tanks), and sub-metered electric at most long-term sites — ensuring efficient operations and tenant accountability.

Nestled in East Tennessee, Chuckey offers direct access to outdoor attractions like Cherokee National Forest and David Crockett Birthplace State Park, making Pebble Mountain well-positioned to capture both local and regional demand.



PROPERTY HIGHLIGHTS

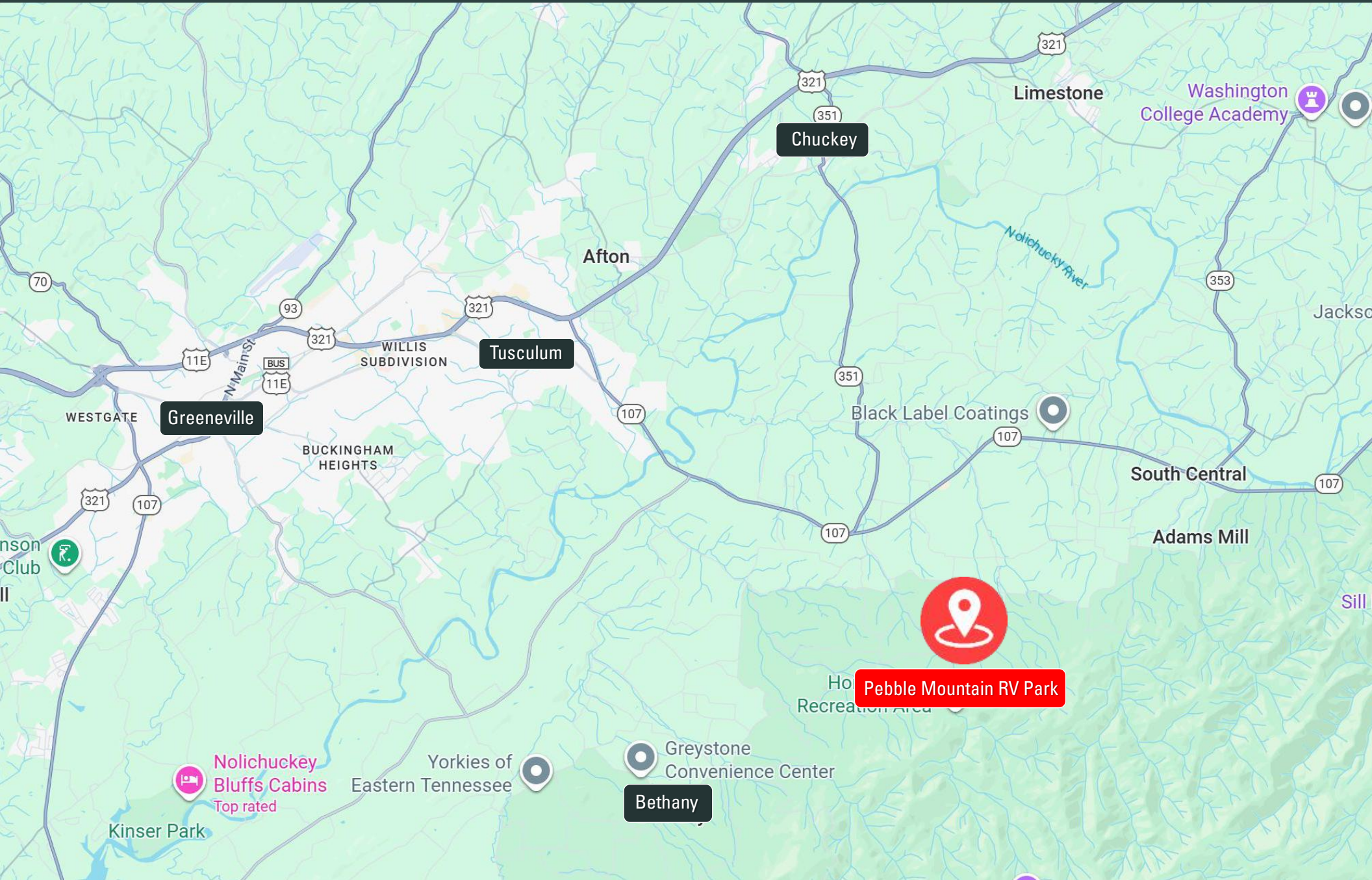
- **Sale Price:** \$795,000
- **44 Total Units**
 - 41 RV pads
 - 18 long-term tenants
 - 2 Mobile Homes – 1 is rented | 1 is owner's quarters
 - 1 cabin
- **13 Total acres**
 - RV Park is 3 acres
- City Water/Septic/City Electric
- 2 Septic tanks
- Most long-term sites are sub-metered (electric). Owner bills back tenants for electric



LOCATION MAP

Chuckey, Tennessee

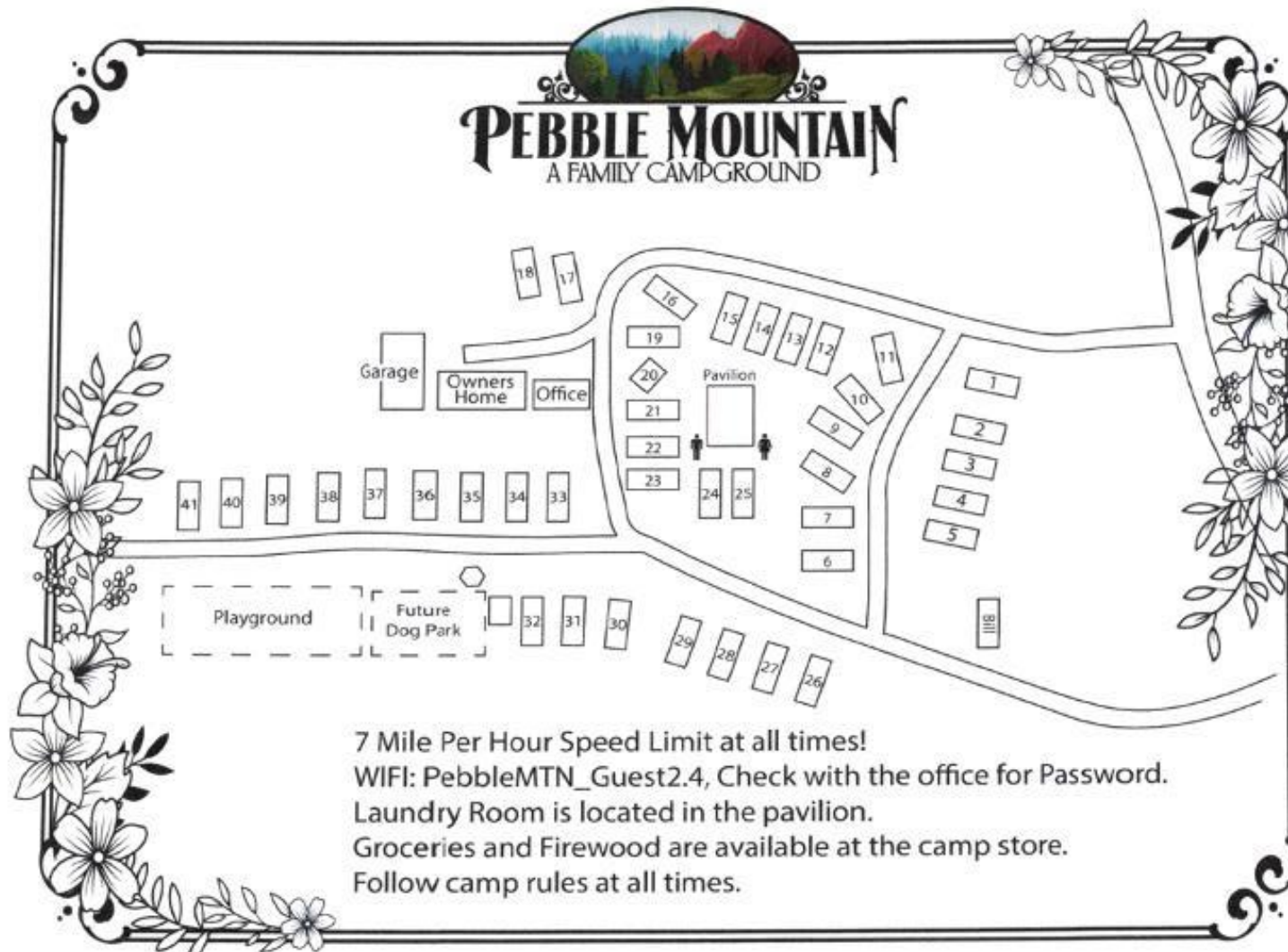
Chuckey, Tennessee, is an unincorporated community in Greene County known for its natural beauty, outdoor recreation, and proximity to attractions like David Crockett Birthplace State Park and Cherokee National Forest.



PROPERTY PHOTOS

Pebble Mountain RV Park





PROPERTY PHOTOS

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PROPERTY PHOTOS

Pebble Mountain RV Park



LOCATION INFORMATION

Pebble Mountain RV Park

Photo Credits: TownMapsUSA.com



Chuckey

TN

★ Designed by TownMaps

Chuckey is an unincorporated community in Greene County, Tennessee (zip 37641), nestled along the Nolichucky River and surrounded by the natural beauty of East Tennessee. The wider Greene County has roughly **70,000–75,000 residents** with a current estimated population around 75,147 and an annual growth rate about 1.7%. Median household income in Greene County recently rose to approximately \$54,071, and **property values have seen double-digit growth**, with a **12% increase year-over-year** in median property value.

Chuckey itself is rural: population for its zip is about 9,500–10,000, with a population density of ~104 people per square mile. The median age is in the mid-40s (≈ 45), indicating a stable base of homeowners and retirees, who often seek outdoor recreation and quiet living.

Key advantages for an RV park here include:

- **Regulatory tailwinds:** Greene County has recently adopted new regulations that allow RVs to serve as permanent residences when septic, safety, and other requirements are met. **Permanent placement over 90 days is now permitted** in certain contexts.
- **Outdoor/recreational appeal:** Proximity to the **Nolichucky River, the Davy Crockett Birthplace State Park**, and other natural areas make Chuckey attractive for tourists, seasonal visitors, and outdoors-oriented travelers.
- **Affordable cost basis + rising local demand:** Relatively low median home values (~\$186,400) and moderate cost of living combined with growing interest in short-term and recreational stays bolster demand.

Given population growth, improving regulation, natural amenities, and upward trending incomes and property values, Chuckey/Greene County presents a favorable market for an RV park that can serve both transient visitors and longer-stay or even semi-permanent residents.

Pebble Mountain Family Campground	
	2024
INCOME:	93,979.36
*This includes power bill back and store income	
GREENEVILLE LIGHT & POWER:	10,694.18
GREENE COUNTY SOLID WASTE (TRASH):	1,820.00
CHUCKEY UTILITY DISTRICT WATER:	4,150.71
COMCAST CABLE:	4,104.05
BLOSSMAN PROPANE:	3,425.00
INSURANCE:	1,761.56
BUSINESS TAX:	22
SALES & USE TAX:	1,538.00
HOTEL/MOTEL TAX:	2,206.25
PROPERTY TAXES:	1,883.00
PERSONAL PROPERTY TAXES:	31
REPAIRS/MAINTENANCE:	6,057.72
GAS:	288.51
OFFICE:	2,613.39
STORE (INVENTORY):	2,345.29
QUICKBOOKS (SOFTWARE):	726.51
SQUARE FEES (POINT OF SALE):	1,267.75
TOTAL EXPENSES	44,934.92
Expense Ratio	48%
NET OPERATING INCOME	49,044.44

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Chuckey, TN

CHARLES HAWKINS CO.

Commercial Real Estate Services

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