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REALTY

CUMBERLAND RIVER

LAND BETWEEN  
THE LAKES



**SUBJECT  
PROPERTY**

CROCKETT FRONTIER CAMPGROUNDS

EXCLUSIVE OFFERING MEMORANDUM





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210, 216 Maxwell Drive, 136, 136A and 136B Chandler Court, 1664 12th St, Grand Rivers, KY 42045

**CROCKETT FRONTIER CAMPGROUNDS**

EXCLUSIVE OFFERING MEMORANDUM



# EXECUTIVE SUMMARY

## *Crockett Frontier Campgrounds*

### THE OFFERING

This rare 11 acre opportunity is strategically located next to Patti's 1880 Settlement, a national treasure, in Grand Rivers, KY. The property currently is served by 50+ camper hook up sites, but its ripe for redevelopment! Bring your hospitality and retail developers. This tourism community is perfectly served by KY lake, LBL, & a charming small town vibe.

### KEY HIGHLIGHTS

- Excellent Grand Rivers Location - Close Proximity to Land Between The Lakes, Patti's 1880's Settlement, and a number of regional drivers and tourist hotspots.
- 11-Acre Parcel Size presents a Rare Redevelopment Opportunity in a well known tourist area.





# LOCATION OVERVIEW

## Grand Rivers

Grand Rivers is perfectly located on two beautiful lakes- Kentucky Lake and Lake Barkley-as well as being at the north entrance to Land Between the Lakes Recreation Area. It is commonly known as the village between the lakes and is home to two of the lakes area's most popular and first class resort marinas. Kentucky Lake and Lake Barkley together form the largest body of water between the Great Lakes and the Gulf of Mexico with the two make up over 210,000 acres of water. All of this water provides loads of fishing as the vast lakes have a plethora of sport fish including catfish, bass, crappie and bluegill. In addition to fishing, this area attracts many boaters and other outdoor enthusiasts.

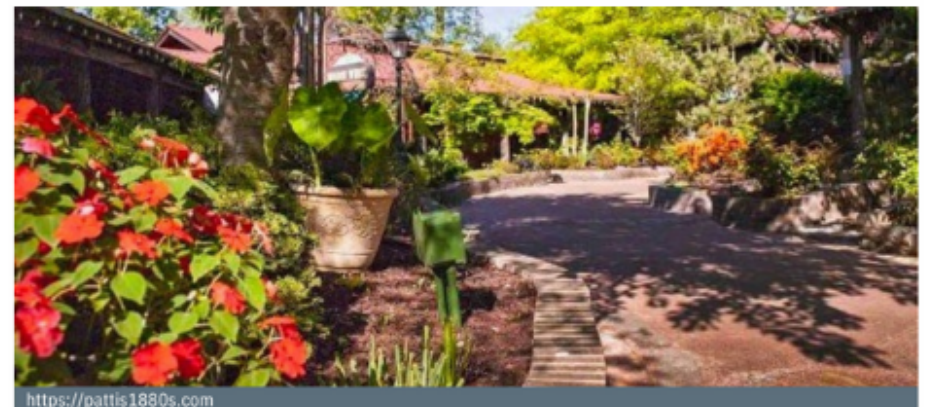
## Boat Rentals

Green Turtle Bay offers Avalon luxury pontoon boats and Alumacraft fishing boats as well as a variety of paddle watercraft and tow toys. Rentals are available for full or half days and reservations can be made online.

## Golf Cart Rentals

Golf cart rentals are available to guests of Green Turtle Bay Resort and Grand Rivers Inn, and Rose of the Lakes B & B offers a complimentary cart for guests. Those that are staying at one of the other great accommodations offered in Grand Rivers, camping or visiting for the day can rent a golf cart from Mid-America Customs. Located just minutes away, they will deliver a cart to you for the day, weekend or week and come pick it up when your done. What a fun and easy way to tour around Grand Rivers!

In addition to the lakes, Grand Rivers is also the home of the National award winning Patti's 1880's Settlement and Restaurant.





# LOCATION OVERVIEW

## Shopping

Grand Rivers offers a truly unique shopping experience. The charming village shops offer everything from antiques to one-of-kind boutique clothing and more.

- Grand Rivers Antique Mall
- Creative Canvas
- Patti's 1880 Settlement
- The Chandlery Ship's Store
- Wood-N-Wave
- Home Place
- Lobby Gallery
- Village Market & Cafe
- Village Liquors

## Fun Family Events

During the Spring and Summer months, the main street in Grand Rivers is blocked off in the center of town for a live band and street dance on the second Saturday of every month. On the fourth Saturday, Little Lake Park shows a newly released movie on a mega 17 foot screen. Both of these events are free for the whole family!

Each year Grand Rivers hosts several festivals, including one the region's largest Christmas light displays during what is called the Festival of Lights. Over 1.5 million lights adorn Patti's Settlement, the park, and store fronts November through January each year and tourists come from all over to see the magic!

Shows at the Badgett Theatre in Grand Rivers have as much talent and draw as anything you can find in the bigger entertainment cities. The Playhouse is a 6,000-square-foot facility located on JH O'Bryan in Grand Rivers behind the Welcome Center. Here you can see 15 amazing shows per year, witnessing incredibly talented actors and beautiful auditorium.

No matter the season, Grand Rivers has wonderfully fun events, something for everyone. Whether it be a parade, craft fair, concert, play or outdoor water sports, there will surely be something fun for the family to enjoy!





# LOCATION OVERVIEW

## Land Between The Lakes

Land Between The Lakes National Recreation Area is a strategically developed area Inside LBL that includes a living history farm, named The HomePlace 1850's, live animal events at Woodlands Nature Station, as well as The Elk & Bison Prairie to give you an intimate experience with some of nature's largest animals. Activities are endless in this outdoors paradise!

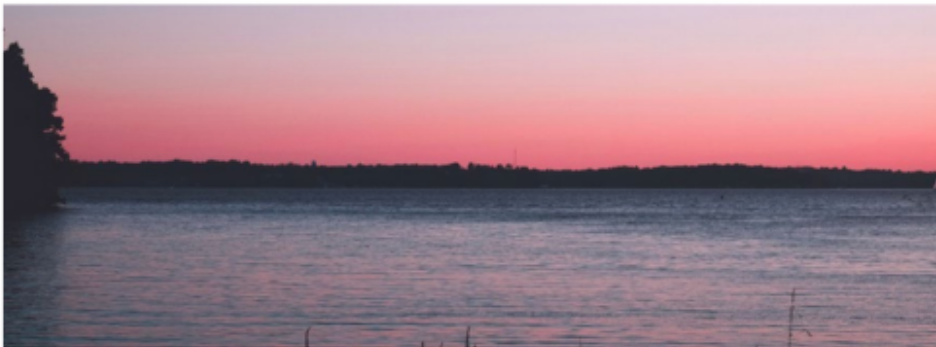
## Attractions Outside Land Between The Lakes

While there's the "main attraction" - Land Between The Lakes - this place wouldn't be possible without the majestic Kentucky Lake and Lake Barkley on our borders.

Nearby towns of Grand Rivers, Murray, Cadiz, and others offer their own set of "places to see". Some of those options include:

- Bowling Alleys
- Go-Kart Tracks
- Movie Theaters
- Museums
- Water Parks
- Mini-Golf

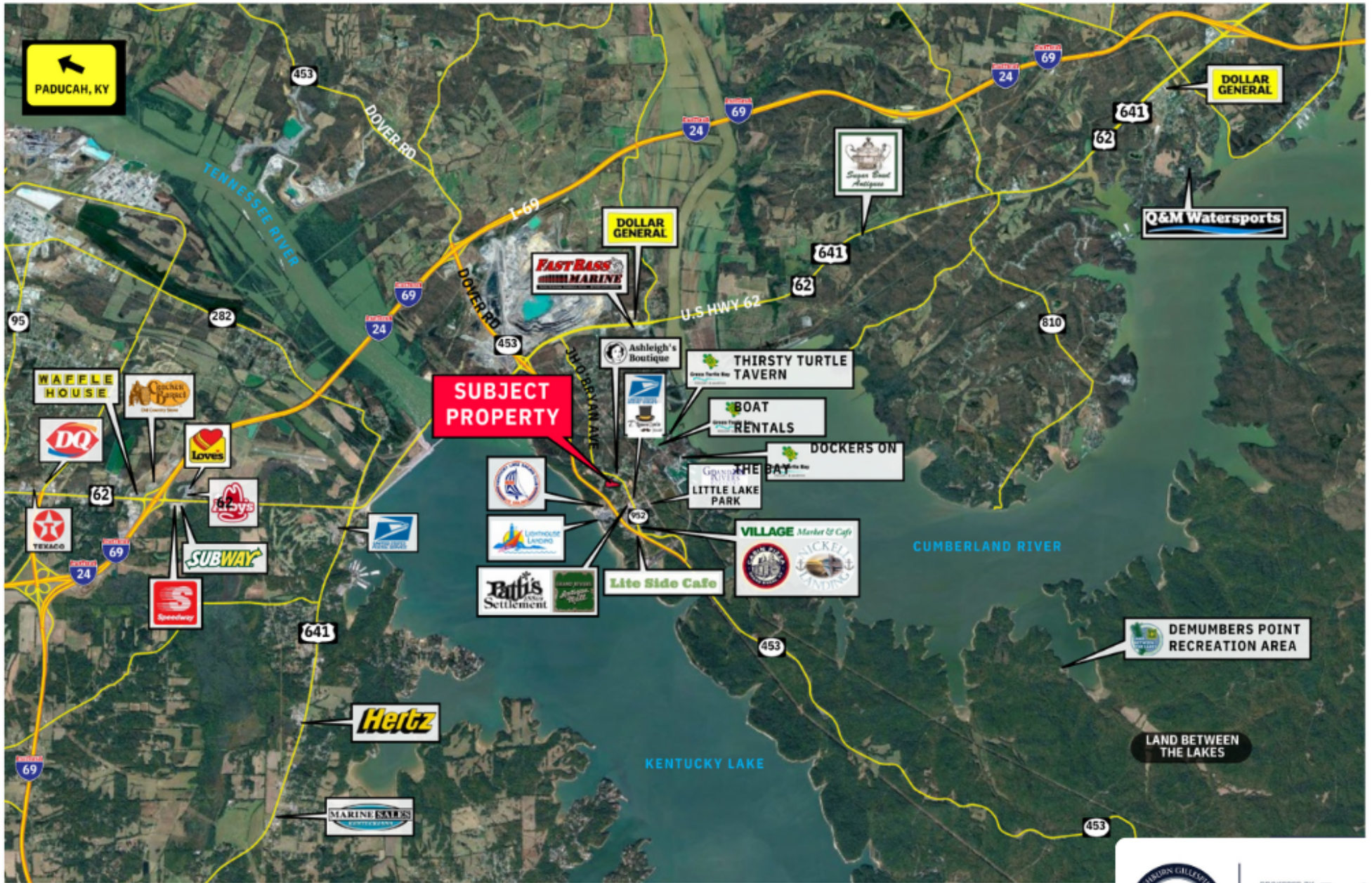
So if you're planning a trip to Land Between The Lakes, make sure you check out the nearby communities for a plethora of places to go!



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# AERIAL



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# REGIONAL MAP

