

OFFERING MEMORANDUM

# FOR SALE

**Appalachian RV Resort & Storage**  
3330 Line Springs Rd, Sevierville, TN 37862

Prime Opportunity to Purchase an  
RV Resort in the Smoky Mountains

**PLEASE CALL BROKERTO SET UP A TOUR**

Contact Us

**Walker Tuten**  
Vice President  
C: 478.973.5384  
wtuten@charleshawkinsco.com

**Georgia Fletcher**  
Vice President  
C: 843.906.9407  
gfletcher@charleshawkinsco.com

**Jake Stumb**  
Vice President  
C: 615.788.1241  
jstumb@charleshawkinsco.com

Exclusively Listed By:

**Charles Hawkins Co.**  
O: 615.256.3189  
www.charleshawkinsco.com



# EXECUTIVE SUMMARY

Charles Hawkins Co. is pleased to present Appalachian RV Resort. Located at 3330 Line Springs Rd, Sevierville, TN 37862.

Appalachian RV Resort is a strategically positioned 12-acre recreational vehicle park in Sevier County, Tennessee. Located just **5 minutes from Great Smoky Mountains National Park** (the nations most visited National Park) and **30 minutes from Dollywood** (3+ million annual visitors), the property offers exceptional positioning in a premier tourism market.

The resort features **56 RV pads** with diversified income including **24 park-owned RVs on lease-to-own contracts**, one leased mobile home, 27 storage units, and outdoor storage. Amenities include an office, leased shop, newly renovated bathhouse, newly renovated laundry facilities, and a pavilion.

Significant value-add opportunities include: expansion (**new owners could potentially double the size of the park**), potential to increase revenue via utility bill-back, establishing online booking systems, marketing via website and connecting to expanding county water service.

Situated peacefully in Wears Valley yet minutes from Pigeon Forge attractions, the property captures both destination tourists and extended-stay vacationers. With proven operations, multiple revenue streams, and clear expansion pathways, Appalachian RV Resort represents an exceptional opportunity for stable cash flow with substantial upside potential.

**PLEASE CALL BROKERTO SET UP A TOUR**



## PROPERTY HIGHLIGHTS

- **Sale Price:** \$6,900,000

### Units/Amenities

- 56 Total RV Pads |  $\pm$ 12 acres
- 24 Tenant Owned RVs on lease-to-own contracts
- 1 Park Owned Mobile Home
- 27 storage units |  $\pm$  10 spaces for outdoor RV/Boat storage
- Office | Shop (leased) | Bath House (newly renovated) | Laundry | Pavillion
- Well Water | Septic (upgraded in 2024-2025)

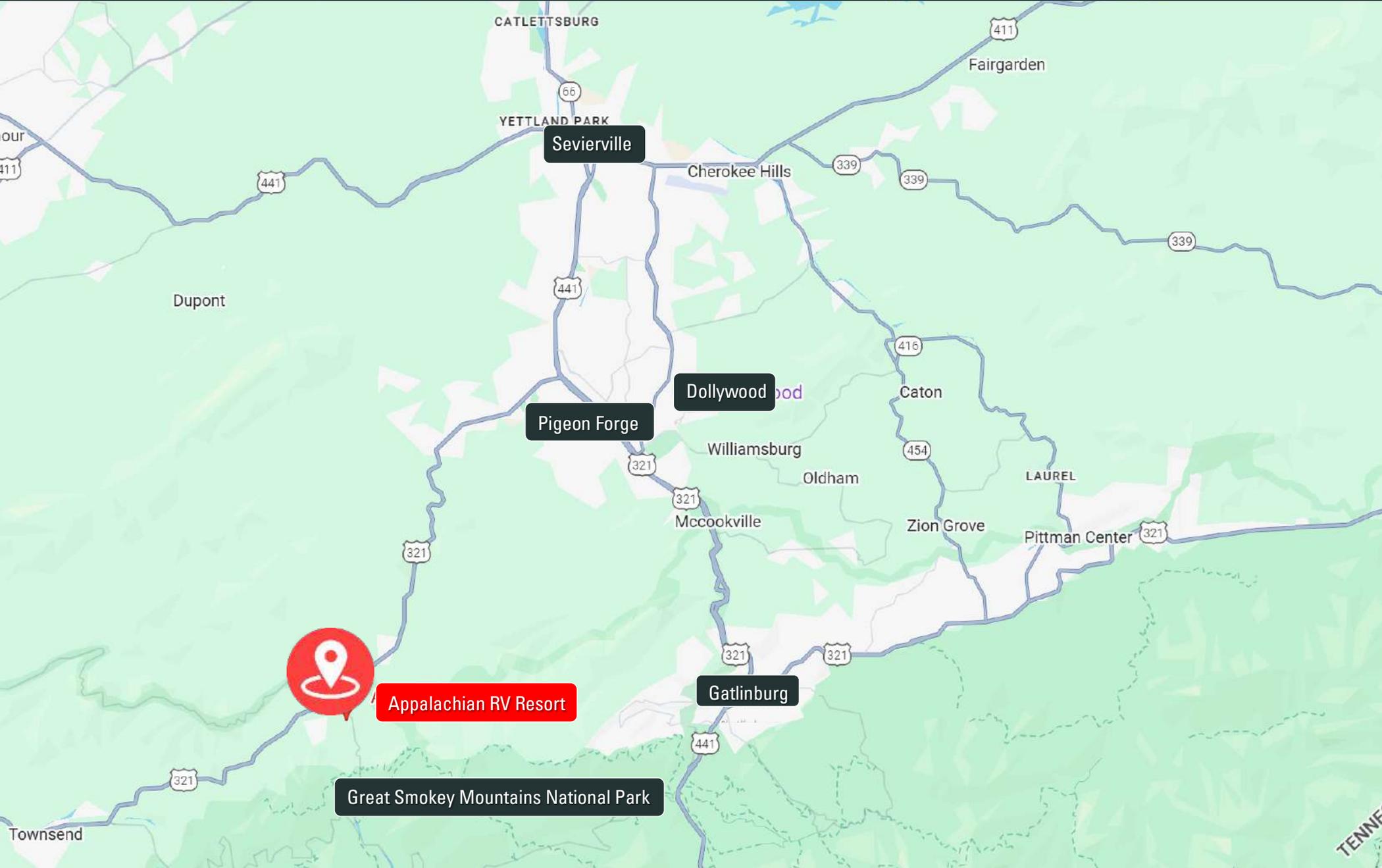
### Value Add

- **Significant expansion potential** via Storage, RV pads, Mobile Homes or Glamping. Electric stub out in place for expansion
- **Bill tenants for utilities.** Currently, all utilities are paid by owner
- **Tap into county water.** The county is expanding water service to the area
- Institute an online booking system and advertising
- Lease 10 owner-occupied storage units and additional boat/rv spaces

# LOCATION MAP

## Sevierville, TN

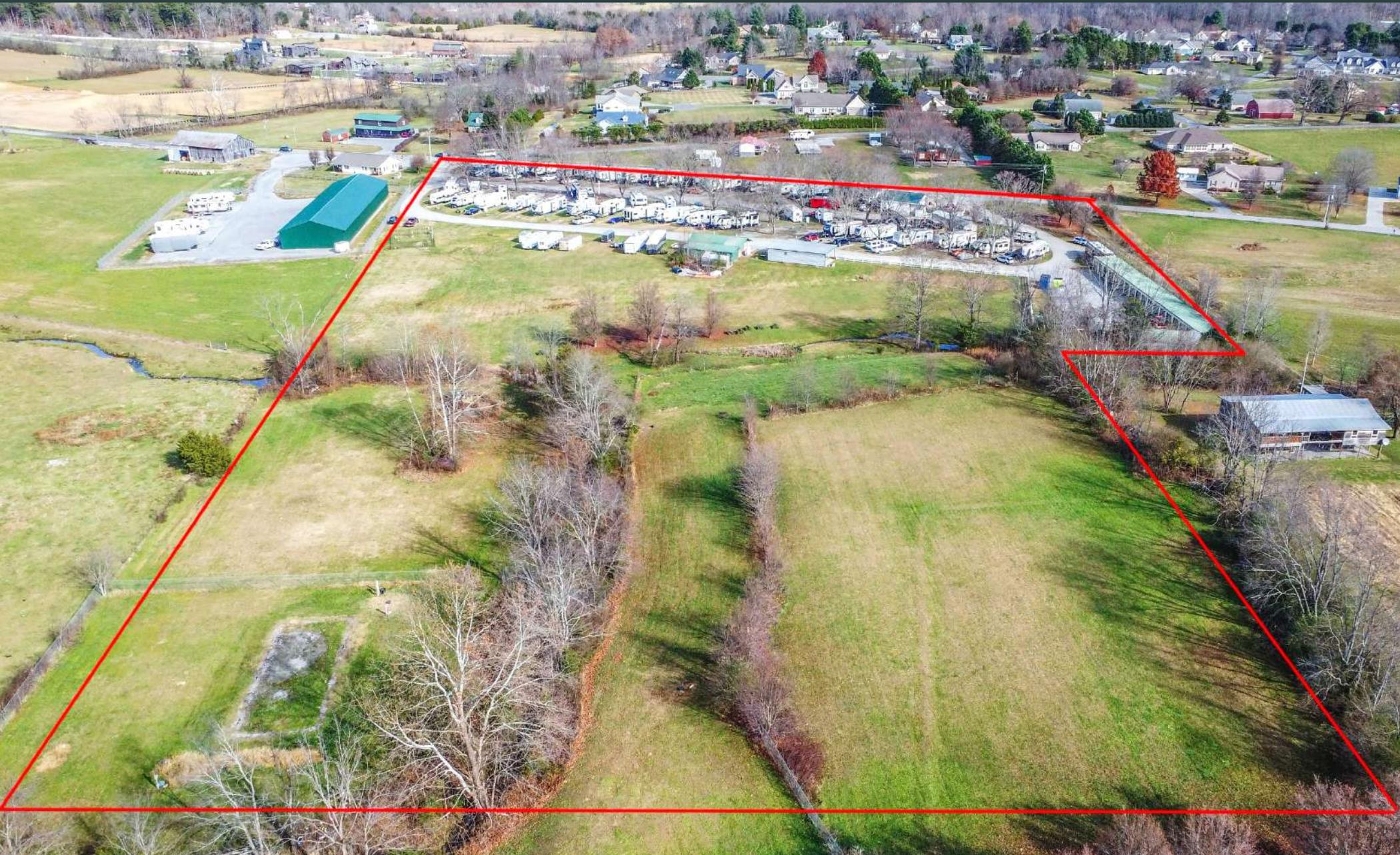
The Appalachian RV Park is strategically positioned one mile from the entrance to the Smoky Mountain National Park in Wears Valley, TN. The resort site is located minutes from Dollywood Park & Resort and Gatlinburg, TN.



# PROPERTY MAP

Appalachian RV Resort











# PROPERTY PHOTOS

Appalachian RV Resort









Type	Quantity
Lease To Own RV	24
RV Pad Rental	31
Park Owned RV	1
<b>TOTAL RV UNITS</b>	<b>56</b>
Storage Units	27
Boat/RV Stroage	9
Office	1
Shop	1
<b>TOTAL OTHER UNITS</b>	<b>38</b>
<b>TOTAL UNITS</b>	<b>94</b>

<b>THE APPALACHIAN RV RESORT LLC — Net Operating Income</b>			
<i>3330 Line Springs Rd • Sevierville, TN 37862 • 59 RV Pads • 27 Storage Units • 11.97 Acres</i>			
	2025 Actual	2026 Est.	Source / Notes
<b>INCOME</b>			
Rentals, RVs & Units	\$466,355	\$620,280	<i>This is the Jan 2026 Rent Roll X 12. Doesn't account for increased occupancy. We consider this very conservative.</i>
RV Site Monthly	\$148,979		
Warehouse / Mini Storage	\$29,575	\$38,575	<i>This assumed 5/10 of units currently occupied by owner are rented in 2026</i>
RV Site Taxed	\$5,285	\$5,285	
RV/Boat Storage	\$4,650	\$13,650	<i>This assumes 10 additional Boat/RV storage spaces are rented in 2026.</i>
Deposits, Misc Non-Refund	\$3,900	\$3,900	
Laundry	\$3,368	\$4,479	<i>Accounts for slight increase in laundry charges.</i>
4% Service Charge	\$2,112	\$2,112	
<b>Total Income</b>	<b>\$664,224</b>	<b>\$688,281</b>	
<b>OPERATING EXPENSES</b>			
Utilities & Electricity	\$62,330	\$58,491	<i>Last year less Waste Removal and Internet (formerly included as Utilities)</i>
Septic Maintenance		\$3,900	<i>BILL: IRM-C&amp;C \$325/mo</i>
Water Maintenance		\$3,000	<i>BILL: Water system \$250/mo (Snider)</i>
Septic / Water Maintenance	\$14,288		<i>This included septic renovation CapEx. Actual expenses above</i>
Internet & TV (Spectrum)		\$1,007	<i>BILL: \$83.90/mo × 12. New as of 2026</i>
Waste Removal (GFL Environmental)		\$2,832	<i>CONTRACT: 2× 8-yard, weekly. \$236/mo. Eff. 10/31/25. New — not on 2025 P&amp;L.</i>
Insurance	\$10,928	\$10,928	<i>Buyer should get their own quote.</i>
Lawn Care, Tree & Maintenance	\$7,699	\$7,699	<i>P&amp;L</i>
Office Supplies	\$2,745	\$2,745	<i>P&amp;L</i>
Credit Card Processing Fees	\$2,823	\$2,823	<i>P&amp;L</i>
Taxes, Licenses & Other (LLC, F&E, etc.)	\$31,229	\$31,229	<i>P&amp;L: \$31,229.</i>
Advertising / Marketing		\$305	<i>Buyer should underwrite their own Marketing expenses.</i>
Management / Salaries & Wages <sup>1</sup>			<i>Not currently expensed. Owner-managed. Buyer should budget \$36K–\$60K/yr if hiring.</i>
<b>Total Operating Expenses</b>	<b>\$132,042</b>	<b>\$124,959</b>	
<b>NET OPERATING INCOME (Buyer)</b>	<b>\$532,182</b>	<b>\$563,322</b>	
<b>Expense Ratio</b>	<b>19.9%</b>	<b>18.2%</b>	
<b>Monthly Operating Expenses</b>	<b>\$11,004</b>	<b>\$10,413</b>	
<sup>1</sup> Management: Owner-operated with no payroll. Buyers hiring a manager should budget \$3,000–\$5,000/mo.			
<sup>2</sup> All utilities are owner-paid. Tenant utility bill-back is a significant value-add opportunity.			
<sup>3</sup> Blue values = 2026 projections based on current bills, contracts, and 2025 actuals.			
<sup>5</sup> Sources: BILL = uploaded invoices. CONTRACT = signed agreements. P&L = owner-provided financials.			



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.

Appalachian RV Resort enjoys a premier location in Sevier County, Tennessee, **one of the nation's premier RV and campground markets**. The property sits quietly in Wears Valley, creating a peaceful and scenic atmosphere—yet remains only a short drive from the vibrant Parkway corridor in Pigeon Forge. This unique blend of seclusion and accessibility is a core driver of the campground's guest appeal.

**Dollywood Theme Park** – 30 minutes 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** – **5 minutes away**. The **most-visited national park** in the U.S., less than 1 mile from the property's entrance, offering hiking, wildlife viewing, and outdoor recreation to millions of annual visitors.

**Gatlinburg & Sevierville** – Within a **25-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.

Appalachian RV Resort'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.

## APPALACHIAN RV RESORT

3330 Line Springs Rd  
Sevierville, TN 37862

# CHARLES HAWKINS CO.

Commercial Real Estate Services

# CONTACT US



**Walker Tuten**  
Vice President

C: 478.973.5384  
wtuten@charleshawkinsco.com



**Georgia Fletcher**  
Vice President

C: 843.906.9407  
gfletcher@charleshawkinsco.com



**Jake Stumb**  
Vice President

C: 615.788.1241  
jstumb@charleshawkinsco.com

**Charles Hawkins Co.**

O: 615.256.3189  
www.charleshawkinsco.com  
2920 Berry Hill Dr, Ste 100  
Nashville, TN 37204

**CONFIDENTIALITY & DISCLAIMER** - The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Charles Hawkins Co. and it should not be made available to any other person or entity without the written consent of Charles Hawkins Co. By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Charles Hawkins Co. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Charles Hawkins Co. has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Charles Hawkins Co. has not verified, and will not verify, any of the information contained herein, nor has Charles Hawkins Co. conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.