

FOR SALE | RIVER HILL RV PARK

6946 HWY 70 W | BROWNSVILLE TN



6946 HIGHWAY 70 W
BROWNSVILLE, TN 38012

PROPERTY HIGHLIGHTS:

- High-performing 14-site RV park located in Brownsville, Tennessee, approximately 55 miles from downtown Memphis
- Located just 8 miles from *Ford's Blue Oval City*, a \$5.6+ billion, 4,100-acre EV manufacturing campus projected to create 6,000+ jobs and drive significant regional growth
- Strong value-add potential through rent increases and utility bill-backs, as the park maintains consistent 100% occupancy from long-term monthly tenants
- In-Place NOI is $\pm \$70,500$ with historical annual occupancy exceeding 95%
- Each site offers full hook-ups, 20/30/50-amp electrical service, water, sewer, Wi-Fi, on-site property management access, and is pet-friendly.



ASKING SALE PRICE: \$780,000 (9.00% CAP)

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