

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**

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# 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 **57 RV pads** with diversified income including **29 park-owned RVs on lease-to-own contracts**, one leased mobile home, one park model home coming January 1<sup>st</sup>, 2026, 27 storage units, and outdoor storage. Amenities include an office, leased shop, newly renovated bathhouse, laundry facilities, and 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, 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.

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## PROPERTY HIGHLIGHTS

- **Sale Price:** \$7,950,000

### Units/Amenities

- 57 Total RV Pads | ±12 acres
- 29 Park Owned RVs on lease-to-own contracts
- 1 Park Owned Mobile Home | 1 Park Model Home (Both Leased)
- 27 storage units | ± 10 spaces for outdoor RV/Boat storage
- Office | Shop (leased) | Bath House (newly renovated) | Laundry | Pavillion
- Well Water | Waste-water treatment system

### Value Add

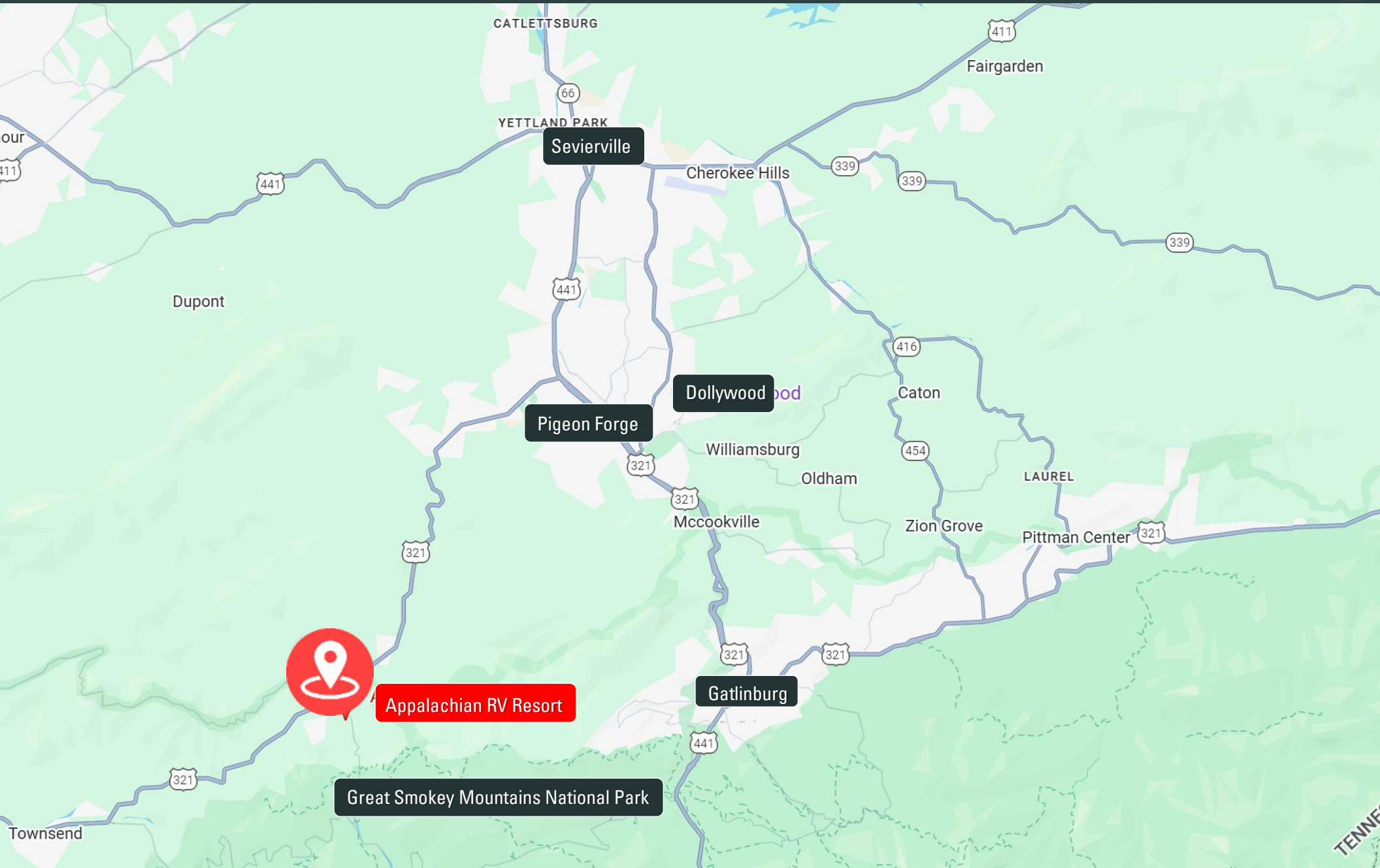
- **Significant expansion potential** via Storage, RV pads, Mobile Homes or Glamping
- **Bill tenants for utilities.** Currently, all utilities are paid by owner.
- **Tap into county water.** The county is expanding water service to the area
- Institute an online booking system



# 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 PHOTOS

Appalachian RV Resort













# PROPERTY PHOTOS

Appalachian RV Resort





# PROPERTY INVENTORY

Appalachian RV Resort

TYPE	UNITS	NOTE
Lease-To-Own RV	29	
Mobile Home (Park Owned )	1	
Additional RV Pads	26	Opportunity to develop more RV Pads
Park Model Home (Park Owned )	1	Being Added Jan 1
Shop	1	Rented out for \$200/mo
Storage Unit	27	There's room for construction of additional storage units
RV/BOAT Storage	10	There's ample room for expansion of the outdoor storage business
2025 57HP 4WD Kubota Tractor with Equipment	1	included in sale
Suzuki V.W Conversion Van	1	included in sale
4WD with Dump Bed Daihatsu Truck	1	included in sale
Deluxe Hot Tub	7	included in sale



THE APPALACHIAN RV RESORT - Profit & Loss Comparison			
	2023	2024	2025
Period	Jan 1 - Dec 31	Jan 1 - Dec 31	Jan 1 - Oct 15
<b>INCOME</b>			
<b>Total Income</b>	\$684,997	\$744,997	\$712,758
<b>EXPENSES</b>			
Advertising	\$305	\$305	\$0
Insurance	\$13,038	\$13,038	\$9,044
Office Supplies	\$2,745	\$2,745	\$2,745
Salaries & Wages	\$0	\$0	\$0
Lawn Care, Tree & Maintenance	\$9,240	\$9,240	\$7,099
Utilities & Electricity	\$73,402	\$73,402	\$49,904
Vehicle Fuel	\$6,240	\$6,240	\$3,095
Septic and Water Maintenance	\$7,480	\$9,480	\$12,488
Other	\$41,849	\$41,849	\$31,229
<b>Total Expenses</b>	\$154,299	\$156,299	\$115,604
<b>NET PROFIT</b>	\$530,698	\$588,698	\$597,154
<b>Notes:</b>			
2024 Other includes annual LLC Business and F&E taxes (\$12,977 paid for 2024)			
2025 Other includes annual LLC Business and F&E taxes			





## 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

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