

FOR SALE



# Talladega Knights RV Park

230 Summer Dale Ln  
Lincoln, AL 35096

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by eXp Commercial in compliance with all applicable fair housing and equal opportunity laws.

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Section 1

# Property Information



# Property Summary

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## VIDEO

### PROPERTY DESCRIPTION

Ideal for prospective investors, this distinctive property at 230 Summer Dale Ln presents an excellent investment opportunity. Boasting a 1,519 SF building with a 1993 construction, this prime location in the heart of Lincoln offers immense potential. With a 32% occupancy rate, there's ample room for growth and customization to suit the specialized needs of a Special Purpose/Other investor. This property provides a solid foundation for a variety of ventures, whether for educational, institutional, or community-focused purposes. Don't miss the chance to capitalize on this versatile property with promising prospects for expansion and development.

### PROPERTY HIGHLIGHTS

- Location to Talladega Superspeedway

### OFFERING SUMMARY

Sale Price:	\$800,000
Lot Size:	268,335 SF
Building Size:	1,519 SF
NOI:	\$60,113.00
Cap Rate:	7.51%

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	21	49	122
Total Population	53	123	308
Average HH Income	\$69,447	\$69,447	\$69,447

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# Property Description

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## PROPERTY DESCRIPTION

Ideal for prospective investors, this distinctive property at 230 Summer Dale Ln presents an excellent investment opportunity. Boasting a 1,519 SF building with a 1993 construction, this prime location in the heart of Lincoln offers immense potential. With a 32% occupancy rate, there's ample room for growth and customization to suit the specialized needs of a Special Purpose/Other investor. This property provides a solid foundation for a variety of ventures, whether for educational, institutional, or community-focused purposes. Don't miss the chance to capitalize on this versatile property with promising prospects for expansion and development.

## LOCATION DESCRIPTION

Located in the charming town of Lincoln, the area surrounding the property offers a serene and inviting environment for potential investors in the Special Purpose/School sector. With close proximity to local amenities and attractions, the location is ideal for an investor seeking a community-oriented setting. Nearby points of interest include the Talladega Superspeedway, Talladega National Forest, and Logan Martin Lake, providing opportunities for recreational and educational activities. The peaceful and welcoming atmosphere of the area, combined with its convenient access to essential facilities, makes it an appealing choice for investors looking to establish a presence in the heart of Lincoln's dynamic real estate market.

## PLUMBING DESCRIPTION

Septic

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# Complete Highlights

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## PROPERTY HIGHLIGHTS

- Location to Talladega Superspeedway
- All full hookups
- Dump stations
- Hot showers
- Pavilion



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# Additional Photos

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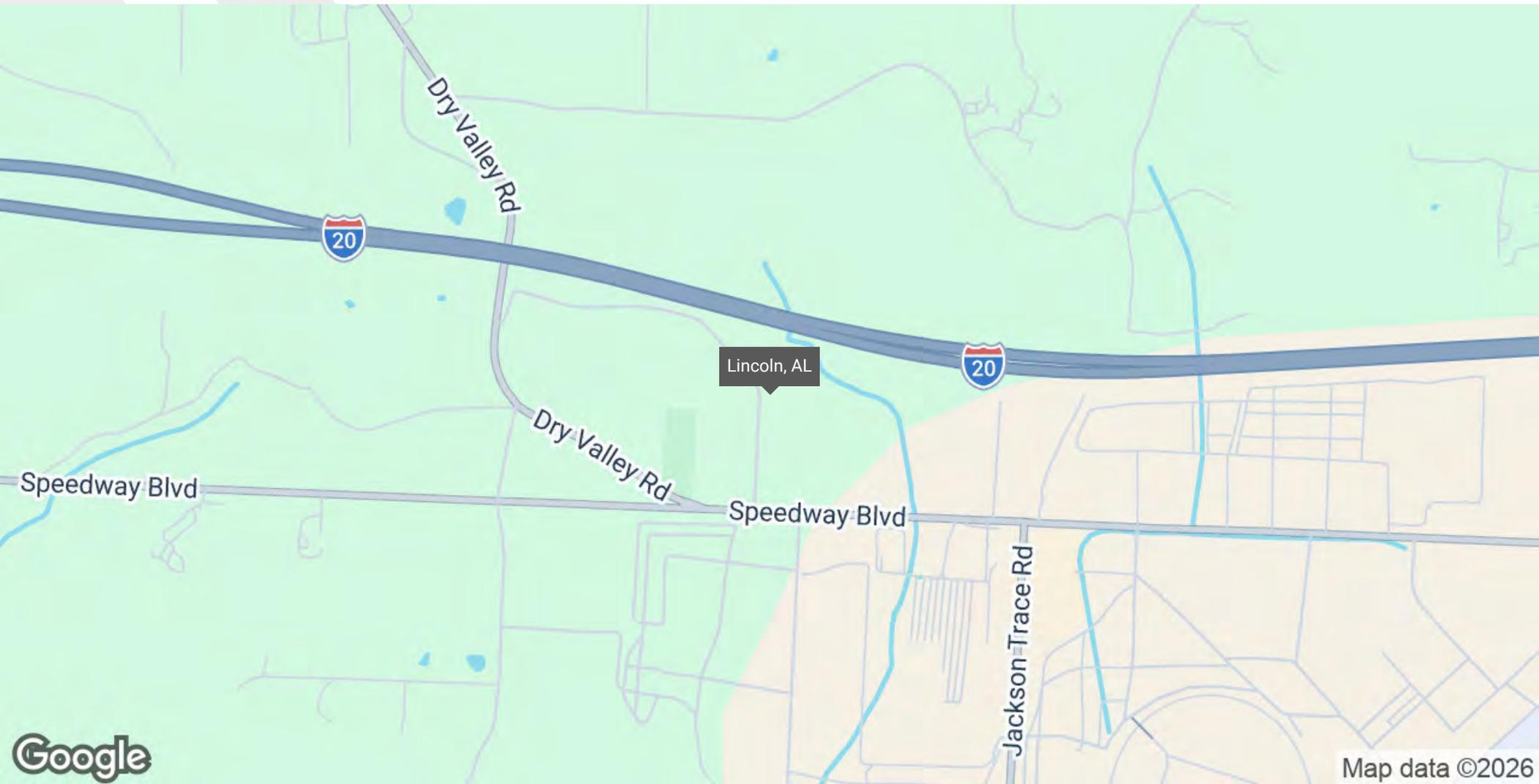
Section 2

# Location Information



# Regional Map

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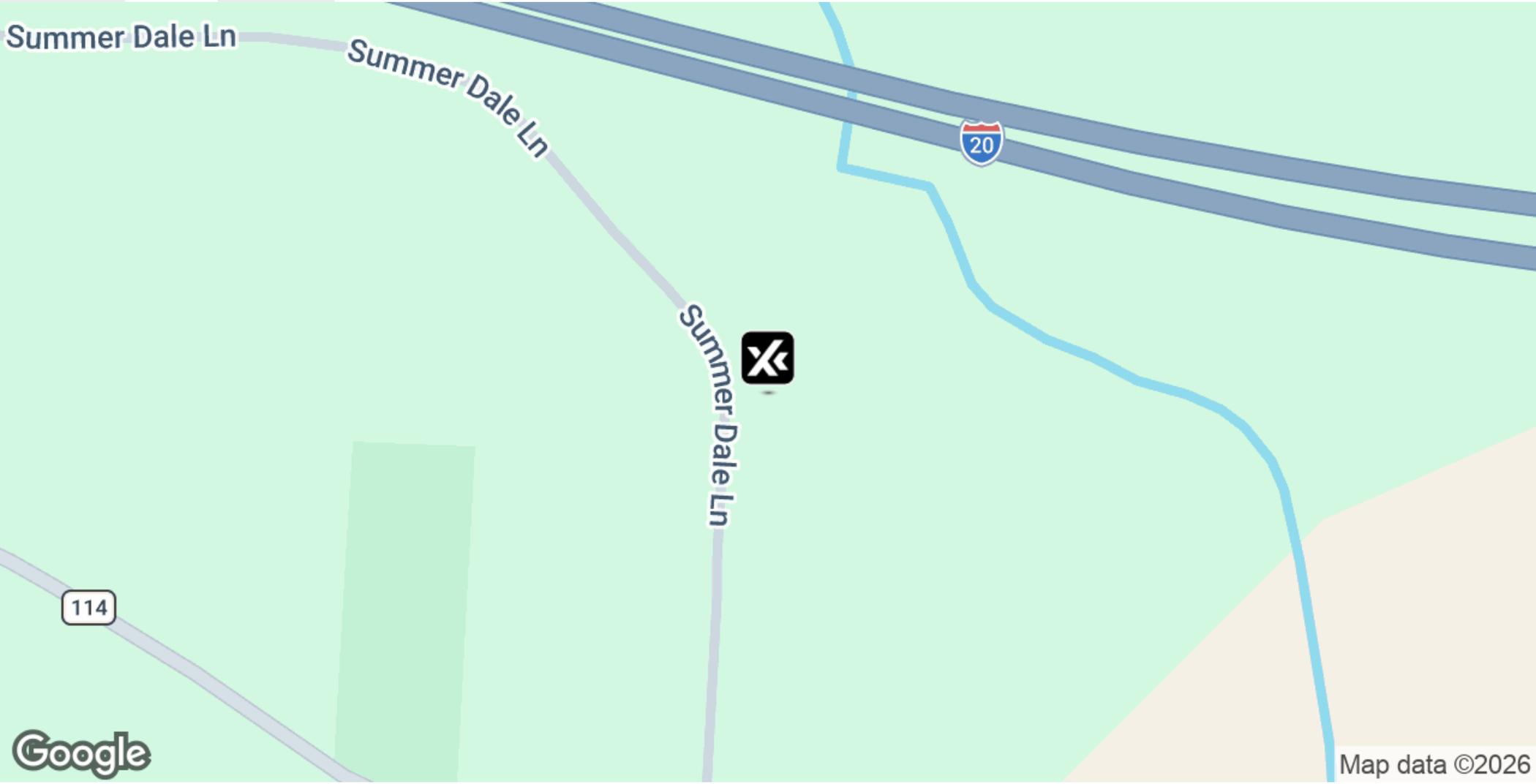
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# Location Map

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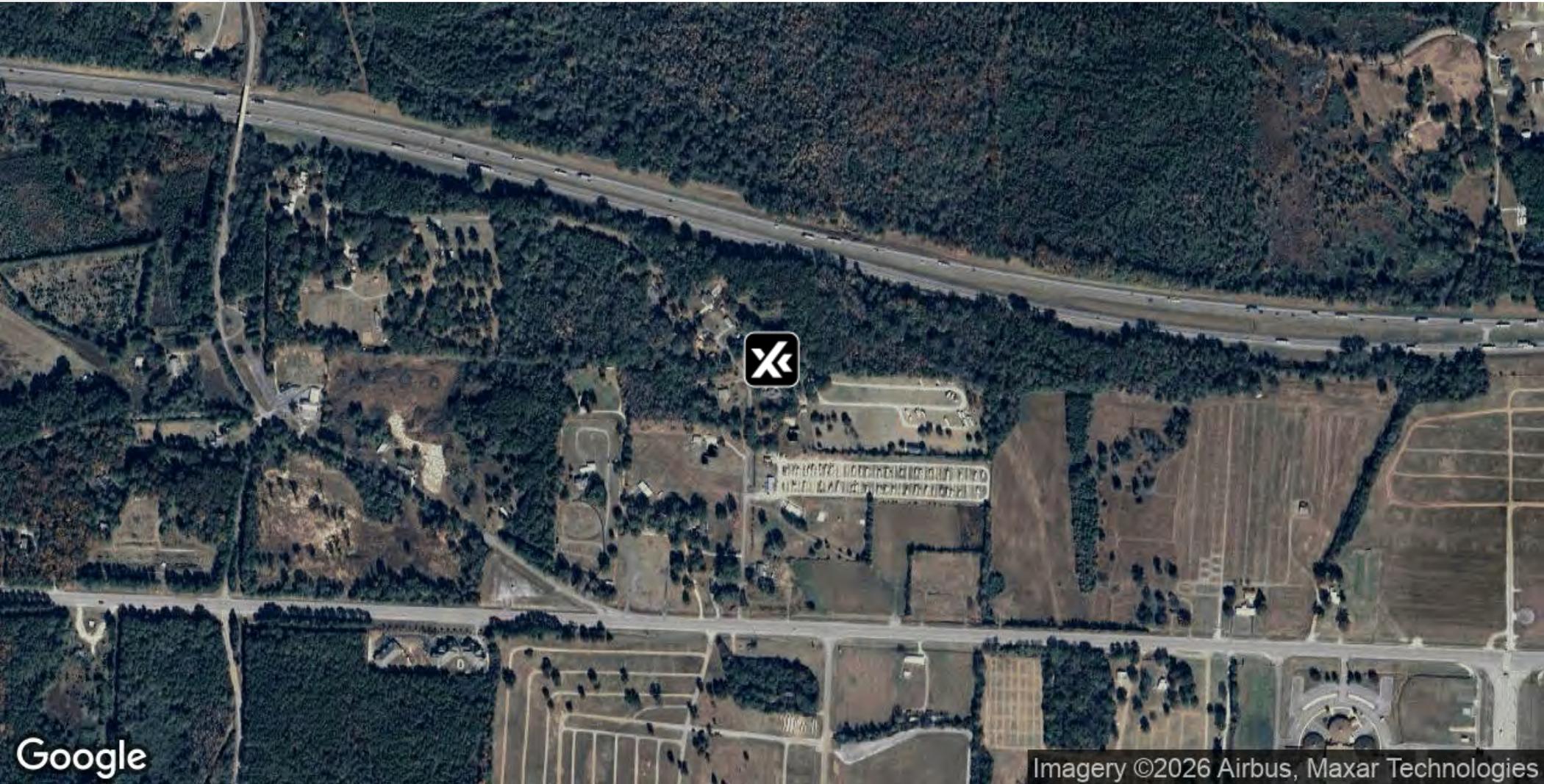
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# Aerial Map

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Section 3

# Demographics



# Demographics Map & Report

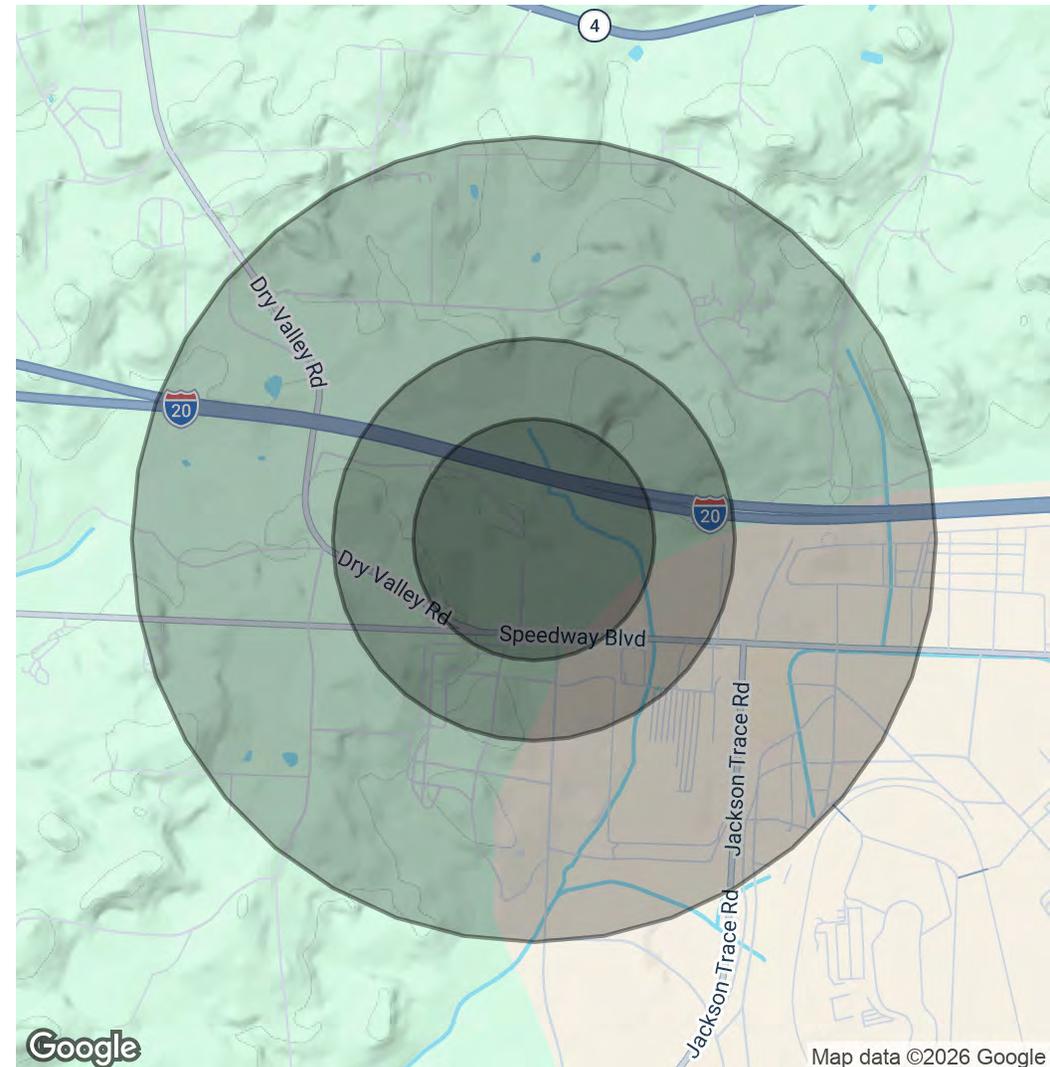
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	53	123	308
Average Age	40	40	39
Average Age (Male)	39	39	39
Average Age (Female)	40	40	40

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	21	49	122
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$69,447	\$69,447	\$69,447
Average House Value	\$284,816	\$284,816	\$284,816

Demographics data derived from AlphaMap



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Section 4

# Financial Analysis



# Financial Summary

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## INVESTMENT OVERVIEW

## TALLADEGA KNIGHTS 11 ACRE RV PARK FOR SALE

Price	\$800,000
Price per SF	\$527
CAP Rate	7.51%
Cash-on-Cash Return (yr 1)	7.51%
Total Return (yr 1)	\$60,113

## OPERATING DATA

## TALLADEGA KNIGHTS 11 ACRE RV PARK FOR SALE

Total Scheduled Income	\$177,685
Gross Income	\$177,685
Operating Expenses	\$117,572
Net Operating Income	\$60,113
Pre-Tax Cash Flow	\$60,113

## FINANCING DATA

## TALLADEGA KNIGHTS 11 ACRE RV PARK FOR SALE

Down Payment	\$800,000
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# Income & Expenses

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## INCOME SUMMARY

## TALLADEGA KNIGHTS 11 ACRE RV PARK FOR SALE

Rental Income	\$55,387
Pet Fees	\$1,000
RUBS - Electric	\$3,958
Late Fees	\$1,397
Race Income	\$115,848
Application Fees	\$95
<b>GROSS INCOME</b>	<b>\$177,685</b>

## EXPENSES SUMMARY

## TALLADEGA KNIGHTS 11 ACRE RV PARK FOR SALE

Office	\$2,181
Advertising	\$449
Bank Charges	\$3,856
Insurance	\$6,828
Legal & Professional	\$4,848
Repair and Maintenance	\$20,287
Utilities Electric	\$31,338
Utilities Internet	\$2,042
Utilities Water	\$0
Trash	\$2,699
Sales Tax	\$17,321
Contract Labor	\$17,340
Utilities	\$1,499

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# Income & Expenses

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Uncategorized Expense	\$6,884
<b>OPERATING EXPENSES</b>	<b>\$117,572</b>
<b>NET OPERATING INCOME</b>	<b>\$60,113</b>

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Section 5

# Advisor Bios



# Advisor Bio 1

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**KEITH ANDREWS, CCIM**

Vice-President of Sales and Senior Advisor

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Direct: **205.451.8889** | Cell: **205.451.8889**

AL #95294

## PROFESSIONAL BACKGROUND

"It is not about who you know. It is all about WHO KNOWS YOU!"

Keith Andrews CCIM is a seasoned Advisor, Senior Vice President and mentor at eXp Commercial, where he is the first-ever licensee and a leading figure in attracting professional commercial practitioners across the US and worldwide. Keith also mentors individuals entering the commercial real estate industry, providing guidance and support as they embark on their professional careers. With a focus on connecting national and global real estate investors to local tertiary markets in Alabama and the Southeast USA, Keith's company serves as a vital conduit for institutional and individual investors. Keith is a proud recipient of the prestigious Certified Commercial Investment Member (CCIM) designation and has an extensive background in financial and market analysis. His leadership roles and involvement with organizations such as the CCIM Institute and the Asian Real Estate Association of America (AREAA) reflect his commitment to shaping the future of the industry. With over 20 years of experience in the telecommunications sales arena, Keith brings a wealth of expertise in mentoring, networking, and relationship building on a global scale. A graduate of the University of Arkansas with a major in Finance and Banking, Keith resides in Pelham, Alabama, and has a passion for exploring new destinations around the world.

## EDUCATION

BSBA in Finance and Banking, University of Arkansas 1983

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# Advisor Bio 2

FOR SALE



**LUIS CHAVERRI MEJIAS**

Advisor

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AL #160087

## PROFESSIONAL BACKGROUND

Luis Chaverri Mejias – Real Estate Advisor

With a strong foundation in corporate leadership and strategic decision-making, Luis brings a results-driven approach to real estate advisory. With two years of experience in the realty industry, Luis has quickly established a reputation for excellence, leveraging a background in high-level management roles spanning multiple states.

Before entering real estate, Luis held key corporate leadership positions, overseeing large teams and making critical business decisions, ensuring multimillion-dollar operations' sustainability and growth. Managing complex negotiations and optimizing operational efficiencies honed an ability to assess opportunities and mitigate risks—an invaluable skill set in commercial and residential real estate transactions.

Now, as a dedicated Commercial Real Estate Advisor, Luis combines deep business acumen with a client-first approach, helping investors, business owners, and property buyers make informed, strategic decisions. Whether guiding clients through acquisitions, market analysis, or negotiations, Luis is committed to delivering results with integrity, professionalism, and a keen understanding of economic and market trends.

Luis' expertise in leadership, risk assessment, and long-term planning ensures that every client receives a tailored strategy designed for success. When working with Luis, you're not just getting a real estate professional—you're gaining a trusted advisor with a track record of driving sustainable growth and navigating complex transactions with confidence.

## EDUCATION

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