

Luxury Dome Retreat with Expansion Potential



Executive Summary

Georgia Domes is a fully operational, off-grid glamping retreat situated on 12 acres of unrestricted land in Mineral Bluff, GA. This turnkey property includes a luxury dome generating \$120K/year, paired with \$200K+ in infrastructure including solar energy, spring-fed water, a private road, and premium outdoor amenities. The business value includes the brand, booking systems, furnishings, and a 71K+ Instagram following. Ideal for investors seeking immediate ROI and long-term growth potential.

Current Investment Highlights

- Asking Price: \$1,200,000
- Business Value: \$500,000
- 12 Acres of Unrestricted Land (County Appraised at \$389K)
- Fully Furnished Luxury Dome Generating \$120K+/year
- \$80K Solar Energy System – Off-Grid Independence

- \$15K Spring Water Well – Sustainable Water Source
- \$50K Private Road Development – Accessibility for Expansion
- High-End Furnishings, Custom Fixtures, and Outdoor Amenities
- Minimal Expenses: Guest Fees Cover Cleaning
- Debt-Free, Cash-Flowing Business with 71K+ Social Media Followers

Expansion & Revenue Growth Potential

Georgia Domes is zoned and ready for expansion to 24 domes, with infrastructure already in place. Each dome would have 1/2 acre of privacy, enabling a scaled glamping experience that maintains exclusivity. Projected full build-out revenue: 24 domes x \$120K = \$2.88M/year. Estimated full valuation at 8–10% cap rate: \$28.8M – \$36M.

Property Description

Nestled in the scenic mountains of Mineral Bluff, this 12-acre property features stunning views, rich forestry, and abundant wildlife. The location is private yet accessible, adjacent to a luxury cabin community. The glamping dome sits on a spacious deck with a private hot tub, surrounded by curated outdoor relaxation zones. Modern interiors, sustainable systems, and smart design make this an unparalleled eco-retreat.

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