



**BRECKINRIDGE RV  
CAMPGROUND**

**395 OAK PARK CIRCLE  
CROSSVILLE, TN 38572**

*Offering  
Memorandum*

 **TRICORE**  
COMMERCIAL REAL ESTATE

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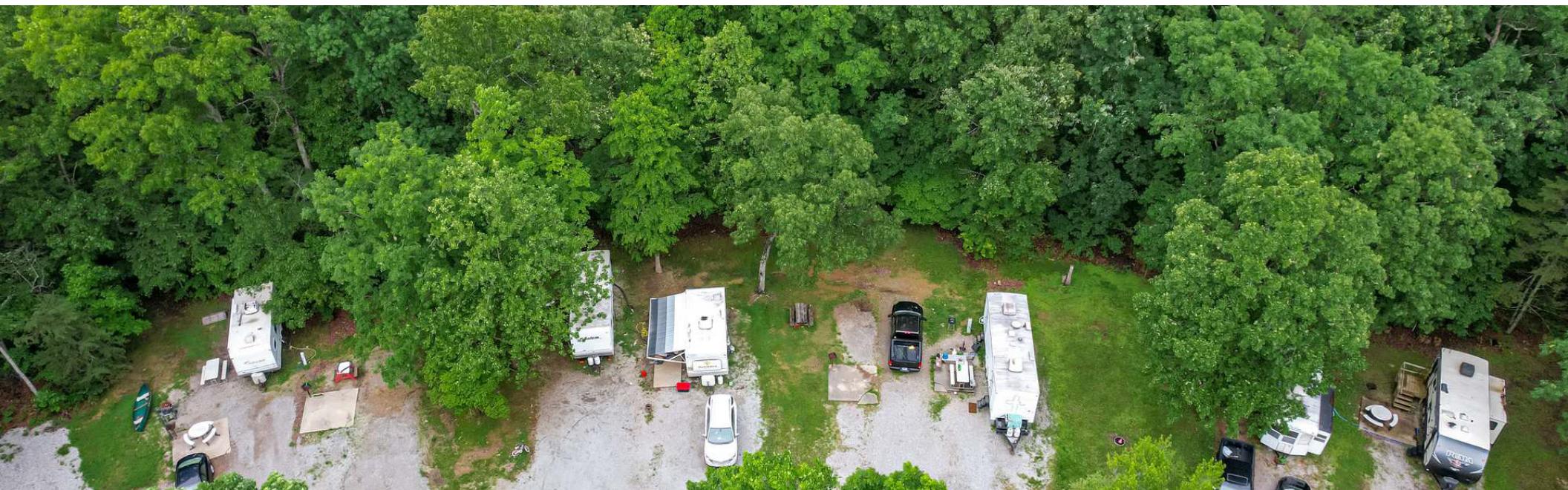


SECTION 1

## INVESTMENT HIGHLIGHTS

## Investment Highlights

- 13.46 acres of private, wooded terrain
- Site mix: 26 Full Hook-Up | 12 Water/Electric | 3 Electric-Only | 14 Primitive
- Completely updated infrastructure: all-electric + brand-new septic (2024)
- Clubhouse amenities: full kitchen, office, restrooms, showers, fenced dog park, firepit
- HOA access to nearby private lake and recreational amenities
- WiFi internet coverage throughout park
- Security system with surveillance cameras
- Open year-round, maximizing income across all seasons
- Good Sam Membership Park — strong brand and reputation among RV travelers
- Below-market rents, creating strong value-add potential
- Not in a flood zone



TriCore Commercial Real Estate is pleased to present Breckenridge Lake RV Campground — a highly desirable, 55-site RV park situated in the heart of Tennessee's stunning Cumberland Plateau. This income-producing asset offers both stability and upside in a region known for its natural beauty and recreational appeal. Positioned just off I-40 and US-70, Breckenridge Lake enjoys direct access to major metros like Nashville, Knoxville, and Chattanooga, making it a go-to destination for weekenders, snowbirds, and retirees alike. With no state income tax, a growing retiree population, and Crossville's title as the "Golf Capital of Tennessee," this location is primed for continued tourism and residential growth.

## Operational Highlights:

- \* Year-round operation Member of Good Sam RV Club
- \* Access to private lake and recreational activities via HOA
- \* Electric infrastructure and septic system completely overhauled
- \* Modern security system with surveillance cameras Wi-Fi throughout park and office
- \* Strong financials with clean books and records
- \* Significant upside with below-market rents
- \* Located near new Buc-ee's Travel Center and Flatrock Motorsports Park



- Tenants maintain their own sites (park rules enforced)
- Owner provides water, sewer, electric, trash service and landscaping
- Clean financials and well-documented operations
- Seller Financing: Available for qualified buyer
- With stable cash flow, professional operations, and significant upside potential, Breckenridge Lake RV Campground is an exceptional opportunity for investors seeking yield, growth, and long-term security in one of Tennessee's most vibrant outdoor corridors.

An aerial photograph of a campsite nestled in a dense forest. In the upper left, a large, calm lake is visible, surrounded by houses and trees. The campsite features several RVs and trailers parked along a paved road. The surrounding area is a mix of green fields and dense woods, with rolling hills in the distance under a clear blue sky.

## SECTION 2

# FINANCIAL OVERVIEW



**\$1,300,000**

LIST PRICE



**\$132,076**

NOI



**10.16%**

CAP RATE



**55**

PADS



**YES**

OWNER FINANCE

#### INVESTMENT SUMMARY

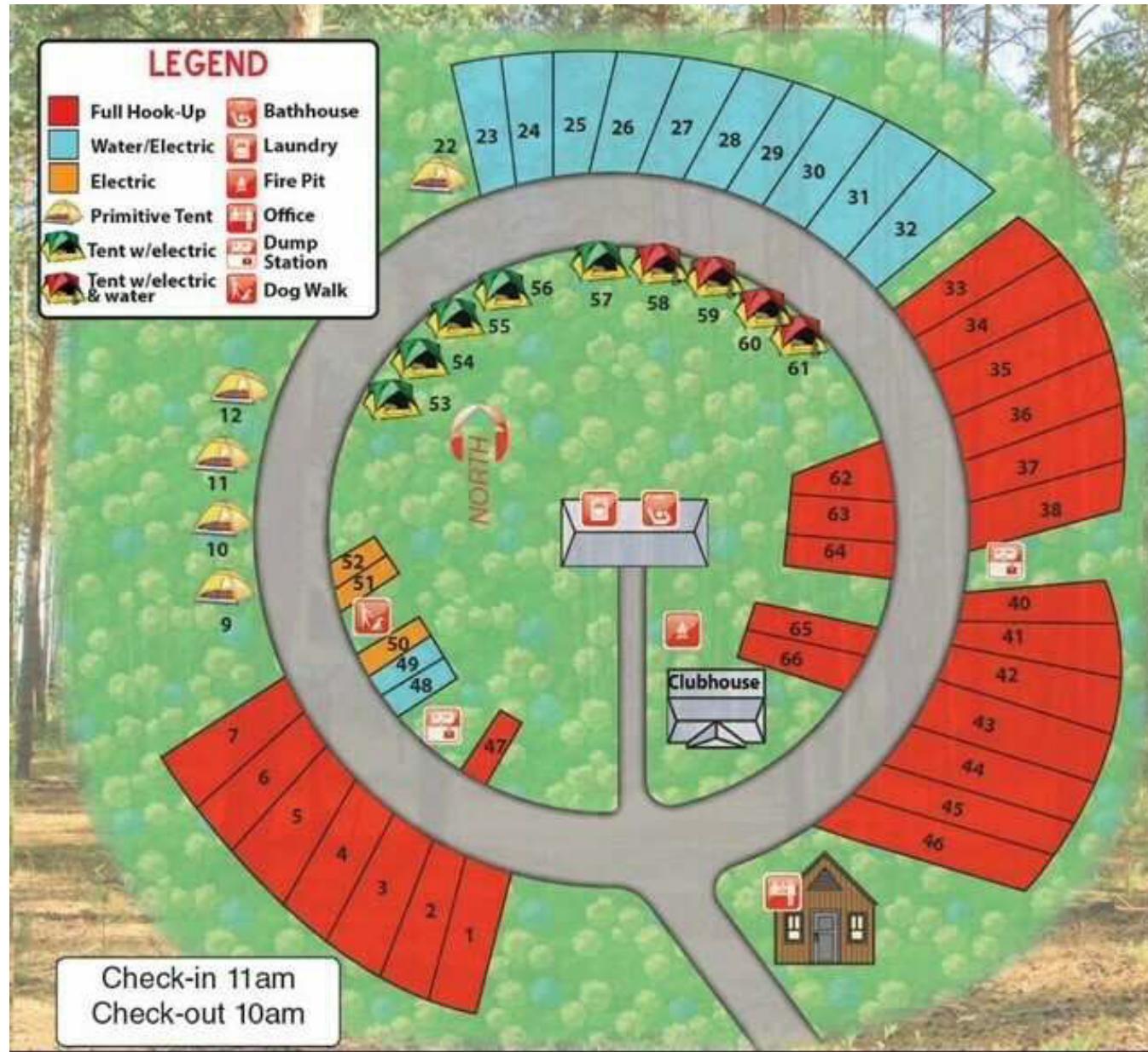
Purchase Price:	\$1,300,000
Gross Revenue:	\$229,557
Total Expenses:	\$97,481.22
CAP Rate:	10.16%
Down Payment:	25%
Annual Debt Service:	\$75,383.26
Cash on Cash Return:	17.45%
Debt Service Coverage Ratio: (DSCR)	1.75
Price Per Pad:	\$23,636
Expense Ratio	42.46%
Gross Rent Multiplier (GRM)	5.66

#### EXPENSES

EXPENSES	AMOUNT
Security & Cameras	\$466.90
Water	\$8,484.37
Electric	\$32,980.91
Entertainment	\$200.00
Insurance	\$2,493.00
Management/Labor	\$21,029.49
Lawn & Tree Maintenance	\$4,824.50
Marketing	\$1,445.00
Phone (Wifi + Alarm)	\$7,168.83
Property Tax	\$625.00
Repairs & Maintenance	\$3,337.63
Septic	\$2,8525.00
TN State SOS	\$870.17
WastePro Trash	\$2,602.08
Supplies	\$8,128.34

395 Oak Park Circle, Crossville, TN 38572







SECTION 3  
**AREA OVERVIEW**



#### LOCATION DESCRIPTION

Discover the prime investment potential of Crossville, TN. Located in the heart of Cumberland County, this vibrant community offers easy access to major roadways and a range of local conveniences. Nearby, you'll find the Cumberland Medical Center and the thriving Crossville Memorial Airport, a testament to the area's accessibility and amenities. With a dedicated focus on economic growth, Crossville is the perfect location for your next mobile home investment. Experience the charm of small-town living with the convenience of big-city infrastructure. Discover the endless opportunities that await at this promising location in Crossville. Crossville developed at the intersection of a branch of the Great Stage Road, which connected the Knoxville area with the Nashville area, and the Kentucky Stock Road, a cattle drovers' path connecting Middle Tennessee with Kentucky and later extending south to Chattanooga. These two roads are roughly paralleled by modern US-70 and US-127, respectively. By the time a post office was established in the 1830s, the community had taken the name "Crossville". In the early 1850s, James Scott, a merchant from nearby Sparta, purchased Lambeth's store and renamed it Scott's Tavern. When Cumberland County was formed in 1856, Crossville, being nearest to the center of the county, was chosen as county seat. Scott donated the initial 40 acres for the erection of a courthouse and town square.

# 395 Oak Park Circle, Crossville, TN 38572

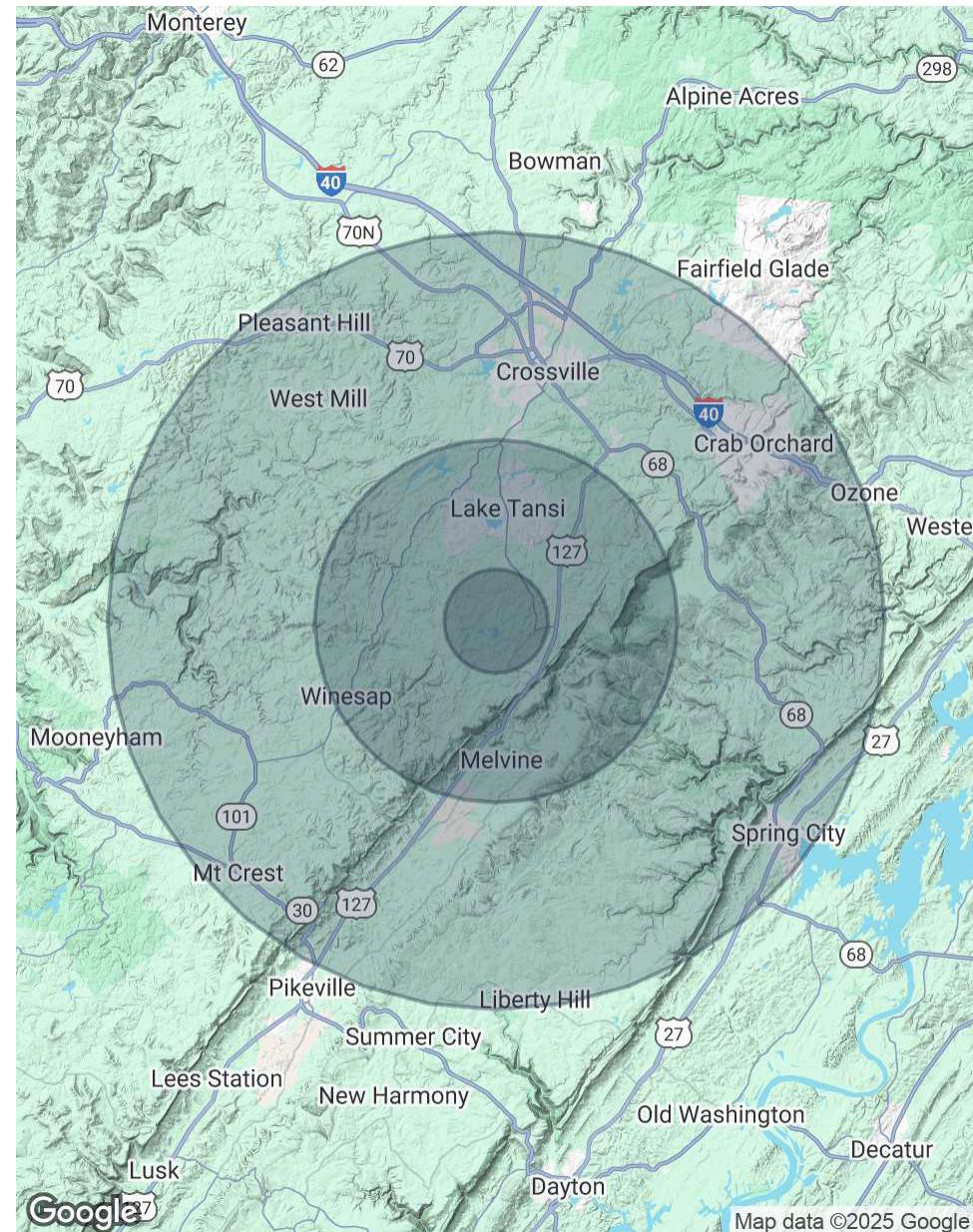
POPULATION	2 MILES	7 MILES	15 MILES
Total Population	1,043	13,166	55,569
Average Age	50	50	46
Average Age (Male)	50	49	45
Average Age (Female)	50	50	47

HOUSEHOLDS & INCOME	2 MILES	7 MILES	15 MILES
Total Households	465	5,855	23,189
# of Persons per HH	2.2	2.2	2.4
Average HH Income	\$66,102	\$74,832	\$75,617
Average House Value	\$296,922	\$263,667	\$278,213

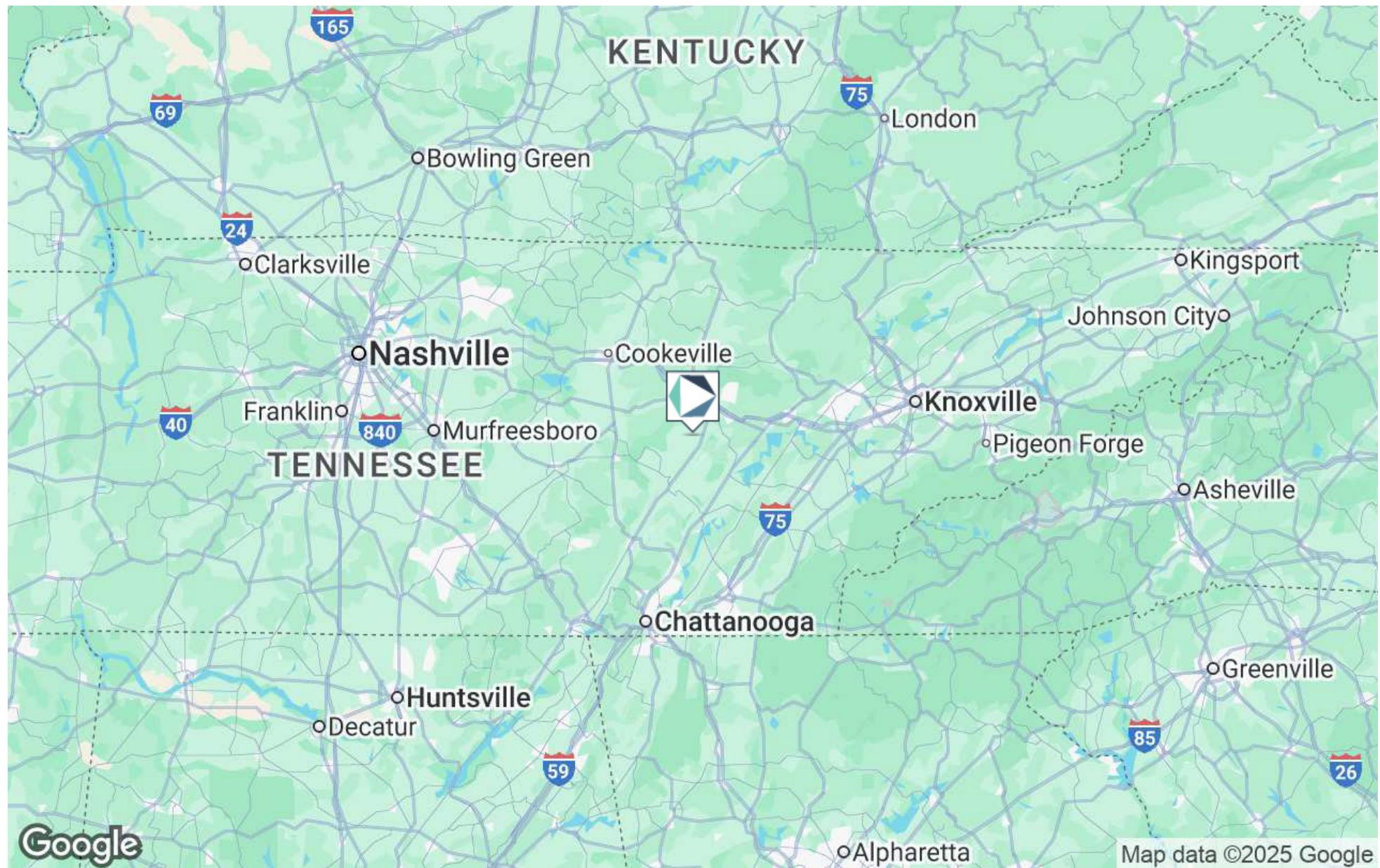
ETHNICITY (%)	2 MILES	7 MILES	15 MILES
Hispanic	2.4%	2.5%	3.7%

RACE	2 MILES	7 MILES	15 MILES
% White	93.6%	92.4%	90.2%
% Black	0.3%	0.3%	2.0%
% Asian	0.4%	0.4%	0.7%
% Hawaiian	0.0%	0.0%	0.0%
% American Indian	0.5%	0.3%	0.3%
% Other	0.8%	0.8%	1.5%

Demographics data derived from AlphaMap



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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 TriCore Commercial Real Estate in compliance with all applicable fair housing and equal opportunity laws.



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