



# SMITH RIVER RV PARK

319 T B Stanley Hwy  
Bassett, VA 24055

**Max Kinser**

VICE PRESIDENT

404.791.0865

[MAX@MCCOYWRIGHT.COM](mailto:MAX@MCCOYWRIGHT.COM)



# PROPERTY SUMMARY



## PROPERTY HIGHLIGHTS

- 122 pull through sites designed for 35'+ RVs on 25 acres
- 75 acres total with 69 additional sites already approved on Tract 4
- County Water and Sewer to all existing sites
- All underground electric
- Approx. 3,200' of Smith River Frontage- the river flows clear and cold out of the bottom of the Philpott Dam 10.6 miles above the park
- 5,000 sq ft general store (with a liquor license)
- 1,200 sq ft bathhouse with laundry machines (coin op and card)
- Covered picnic shelter, fenced dog park, river access (w/ tubing and kayaking tours), playground, and propane refilling station
- Construction started in 2020
- Other development potential along the frontage on T B Stanley Hwy

## OFFERING SUMMARY

Sale Price:	\$4,400,000
Number of Units:	122
Lot Size:	75 Acres
Building Size	5,000 SF General Store, 1,200 SF Bathhouse with laundry
NOI:	\$350,079.55
Cap Rate:	7.96%

DEMOGRAPHICS	5.3 MILES	10.5 MILES	20 MILES
Total Households	10,051	23,704	52,567
Total Population	23,009	53,963	121,991
Average HH Income	\$59,352	\$65,758	\$70,232



**319 T B STANLEY HWY**

319 T B Stanley Highway | Bassett, VA 24055

# PROPERTY DESCRIPTION



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-The Smith River RV Park is an established 122 site RV park located in the scenic Smith River valley in Bassett, VA with significant upside potential.

-Total land area is 75 acres with over 700 ft. of frontage on T B Stanley Hwy.

-Bassett, VA is sandwiched between Roanoke, VA (97,000 people), Greensboro (301,000 people), and Winston Salem (251,000 people). - 12 mi to Martinsville Speedway, 10.6 mi to Philpott Dam (the source of the Smith River), and 9.4 mi to Fairy Stone State Park.

-8% cap rate based on the trailing 12 months of NOI (\$350,079.55) with significant value add potential with building out the additional sites (69 additional sites already approved).

-Year over year growth has shown to be 16% so far, and it appears it should continue to grow.

-Newly constructed, well built, and well cared for.

## LOCATION DESCRIPTION

Bassett Virginia



**319 T B STANLEY HWY**

319 T B Stanley Highway | Bassett, VA 24055





# LOCATION INFORMATION

**Max Kinser**

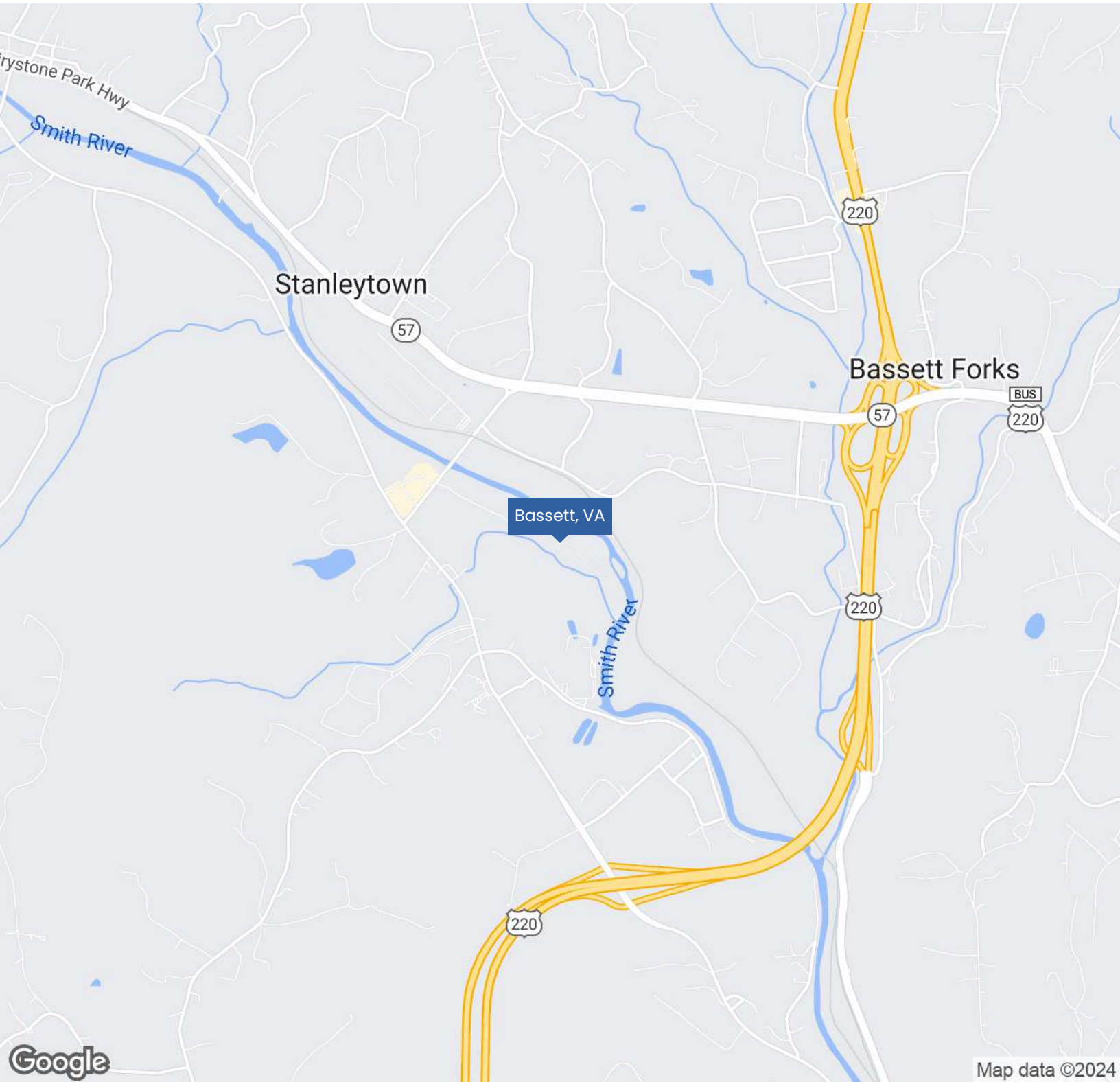
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# REGIONAL MAP

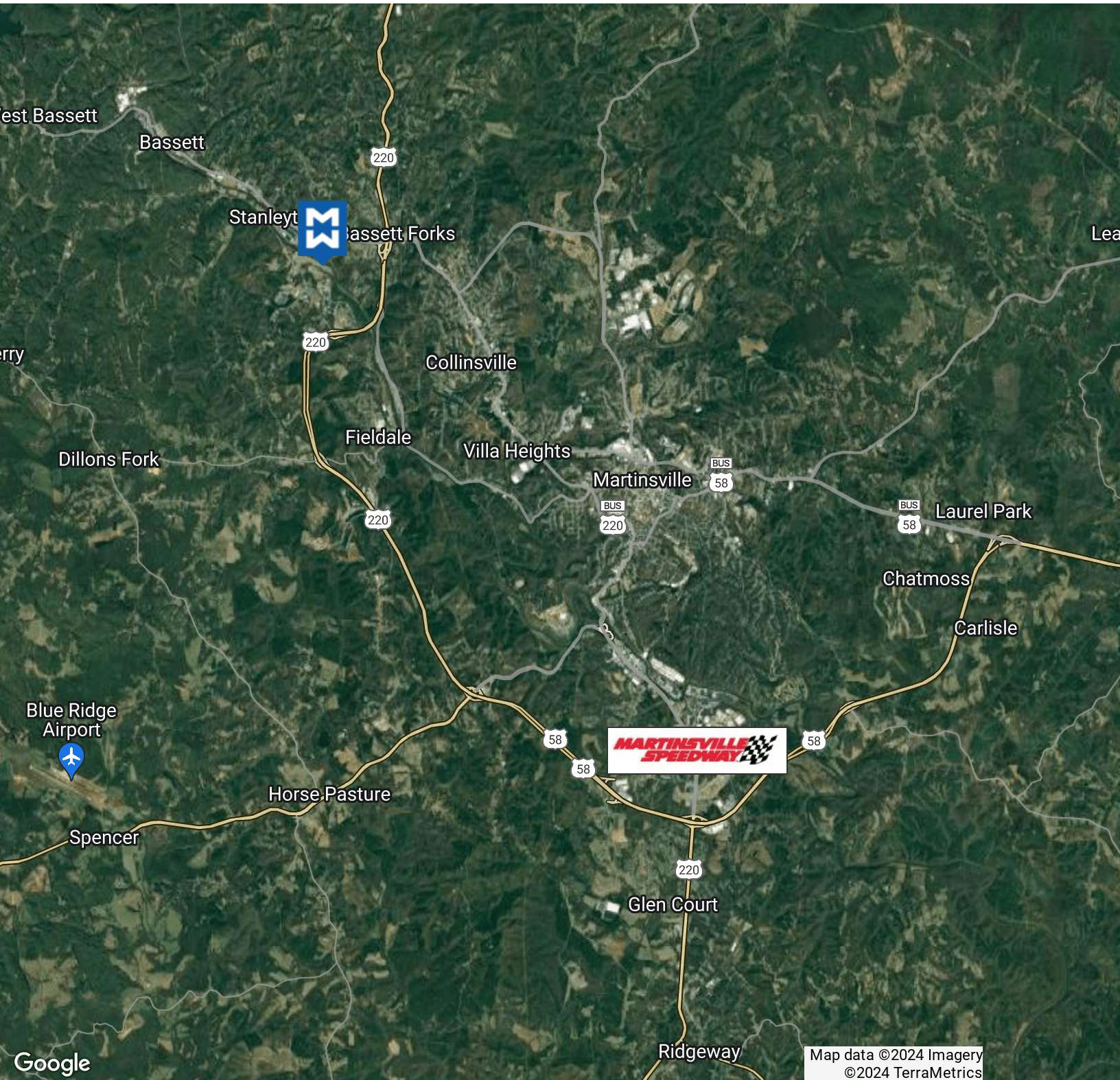


## 319 T B STANLEY HWY

319 T B Stanley Highway | Bassett, VA 24055



# RETAILER MAP



## 319 T B STANLEY HWY

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# RETAILER MAP



## 319 T B STANLEY HWY

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**DESCRIPTION OF THE NORTH SIDE OF THE 100' ACCESS AND UTILITY EASEMENT:**

NUMBER	DIRECTION	DISTANCE
E1	N 59°21'24" W	589.61'
E2	N 49°03'53" W	150.14'
E3	N 64°52'59" W	158.19'
E4	S 68°25'27" E	150.20'
E5	S 50°33'13" E	164.92'
E6	S 07°44'55" E	209.62'

**± DESCRIPTION OF THE CENTERLINE OF SMITH RIVER:**

NUMBER	DIRECTION	DISTANCE
R1	S 62°33'53" E	286.99'
R2	S 64°17'51" E	585.48'
R3	S 66°03'46" E	230.97'
R4	S 50°49'35" E	367.15'
R5	S 53°45'04" E	402.79'
R6	S 69°46'51" E	529.09'
R7	S 50°33'16" E	76.27'
R8	S 30°23'50" E	172.82'
R9	S 03°46'23" E	138.57'
R10	S 25°13'41" E	222.37'
R11	S 08°38'56" E	185.71'

**NOTES:**

This plat represents a current field survey to set corners on the new dividing lines between Tract 2 and Tract 3 and Tract 3 and Tract 4 by Bryan Jones Surveying, P.C. All other property information are compiled from previous surveys of record in M.B. 95 - Pg. 415 and M.B. 96 - Pg. 270.

This map has been prepared without the benefit of a title report and does not necessarily indicate all encumbrances on the property.

This property is located within FEMA Flood Hazard Areas. Flood boundaries shown hereon were scaled from Flood Insurance Rate Map No. 51089C0130C, dated Sept. 26, 2008, as prepared by FEMA.

All deed and map references shown hereon are of record in the Henry County Circuit Court Clerk's Office.

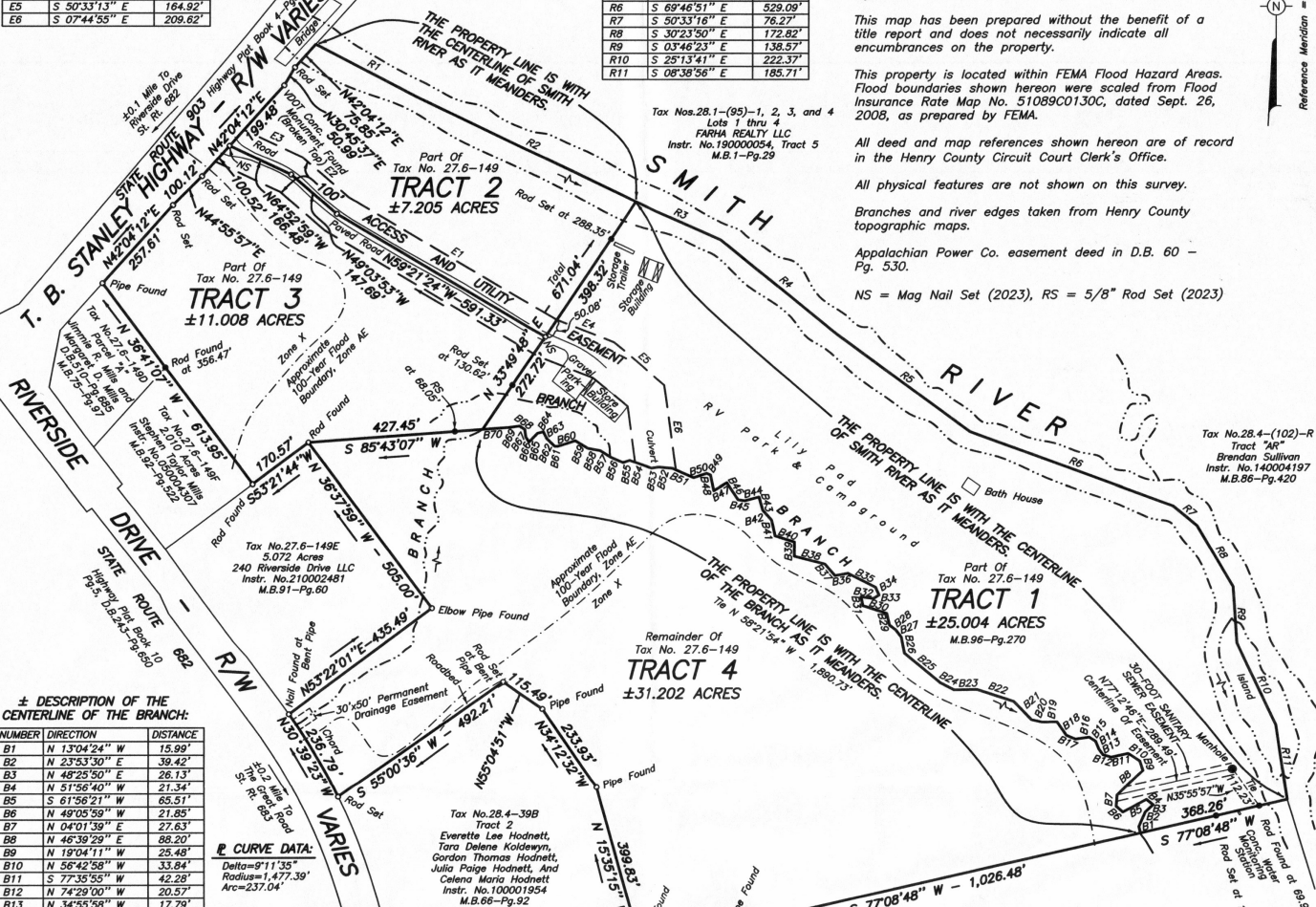
All physical features are not shown on this survey.

Branches and river edges taken from Henry County topographic maps.

Appalachian Power Co. easement deed in D.B. 60 - Pg. 530.

NS = Mag Nail Set (2023), RS = 5/8" Rod Set (2023)

Reference Meridian = M.B.95-Pg.415



**± DESCRIPTION OF THE CENTERLINE OF THE BRANCH:**

NUMBER	DIRECTION	DISTANCE
B1	N 1°04'24" W	15.99'
B2	N 23°53'30" E	39.42'
B3	N 48°25'50" E	26.13'
B4	N 51°56'40" W	21.34'
B5	S 61°58'21" W	65.51'
B6	N 49°05'59" W	21.85'
B7	N 04°01'39" E	27.63'
B8	N 46°39'29" E	88.20'
B9	N 19°04'11" W	25.48'
B10	N 56°42'58" W	33.84'
B11	S 77°35'55" W	42.28'
B12	N 74°29'00" W	20.57'
B13	N 34°53'58" W	17.79'
B14	N 23°07'15" W	20.50'
B15	N 57°01'28" W	18.71'
B16	S 82°08'05" W	34.18'
B17	N 66°43'27" W	23.68'
B18	N 35°06'02" W	40.69'
B19	S 88°41'55" W	36.35'
B20	N 78°58'03" W	26.84'
B21	N 43°56'48" W	62.68'
B22	N 71°44'24" W	94.39'
B23	S 88°51'58" W	55.62'
B24	N 62°43'25" W	39.03'
B25	N 50°13'34" W	113.55'
B26	N 10°50'11" W	39.96'
B27	N 38°04'51" W	22.35'
B28	N 52°38'49" W	19.05'
B29	N 12°52'52" W	29.64'
B30	N 72°22'09" W	61.84'
B31	N 10°34'15" W	22.37'
B32	S 82°10'06" E	30.29'
B33	N 59°29'23" E	16.28'
B34	N 23°54'43" W	21.07'
B35	N 63°04'48" W	75.92'
B36	S 80°08'20" W	32.13'
B37	N 41°04'50" W	37.43'
B38	N 75°43'19" W	76.98'
B39	N 00°54'10" E	34.95'
B40	N 72°04'39" W	49.19'
B41	N 12°54'43" W	39.19'
B42	N 41°27'43" W	32.54'
B43	N 15°11'19" W	33.96'
B44	S 74°41'59" W	35.58'
B45	N 82°27'23" W	17.03'
B46	N 33°42'11" W	49.61'
B47	S 59°00'20" W	37.47'
B48	N 11°35'39" W	36.80'

**± DESCRIPTION OF THE CENTERLINE OF THE BRANCH:**

NUMBER	DIRECTION	DISTANCE
B49	N 66°12'16" W	10.23'
B50	S 71°34'25" W	33.95'
B51	N 66°02'53" W	56.93'
B52	N 84°58'11" W	33.23'
B53	S 82°08'18" W	19.09'
B54	N 71°28'05" W	59.66'
B55	S 71°28'22" W	17.36'
B56	N 65°57'32" W	33.83'
B57	N 57°22'01" W	28.75'
B58	N 79°08'56" W	31.06'
B59	N 58°59'31" W	36.08'
B60	S 72°17'52" W	43.40'
B61	N 89°43'06" W	8.59'
B62	N 45°05'09" W	27.13'
B63	N 26°06'24" W	18.05'
B64	S 75°19'50" W	14.37'
B65	S 43°38'22" W	29.26'
B66	N 32°58'56" W	14.59'
B67	N 07°07'43" W	18.67'
B68	N 56°40'20" W	15.05'
B69	S 82°36'14" W	25.44'
B70	S 85°53'14" W	65.17'

**± CURVE DATA:**

Delta=9°11'35"  
Radius=1,477.39'  
Arc=237.04'

The platting of Tracts 1, 2, 3, and 4 and all easements as shown hereon is with the free consent and in accordance with the desire of the undersigned owner.

*Jesse D. Cahill*  
Jesse D. Cahill, Trustee

Commonwealth of Virginia, At Large  
I, *Kimberly A. Jones*, Notary Public in the Commonwealth of Virginia, hereby certify that the foregoing instruments were acknowledged before me.

by *Jesse D. Cahill*  
this 23rd day of May, 2023,  
in the city/county of Henry, Virginia.

KIMBERLY ADKINS SPOUSE  
Notary Public  
Commonwealth of Virginia  
Registration No. 149967  
My Commission Expires Jan 31, 2025  
commission expires: 01-31-25

PLAT APPROVAL EXEMPTION CATEGORY

Survey of Existing Lots

First Cut

Last Line Adjustment

State Road Frontage S/D

Family S/D

CODE COMPLIANCE CONFIRMED

Virginia Department of Health N/A

Zoning Ordinance mm

Subdivision Ordinance mm

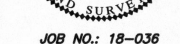
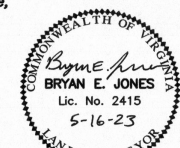
APPROVAL FOR RECORDATION

*Lee Clark*  
Director of Planning, Zoning and Inspection

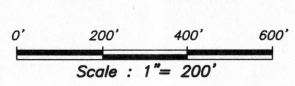
**PARTIAL COMPILED MAP AND PARTIAL PLAT OF SURVEY FOR THE JESSE D. CAHILL REVOCABLE TRUST**

Showing Property Situated On The Southeast Side Of T. B. Stanley Highway And On The Northeast Side Of Riverside Drive, Horsepasture District, Henry County, Virginia.

Henry County Parcel ID: 228180000, Tax No. 27.6-149  
Current Owner: Jesse D. Cahill, Trustee Of The Jesse D. Cahill Revocable Trust  
Legal References: Instrument No. 180002511 And Instrument No. 190002633  
Map Reference: Plat Of Survey For The Jesse D. Cahill Revocable Trust And The Christine A. Cahill Revocable Trust In M.B. 95 - Pg. 415, And Plat Of Survey For The Jesse D. Cahill Revocable Trust In M.B. 96 - Pg. 270



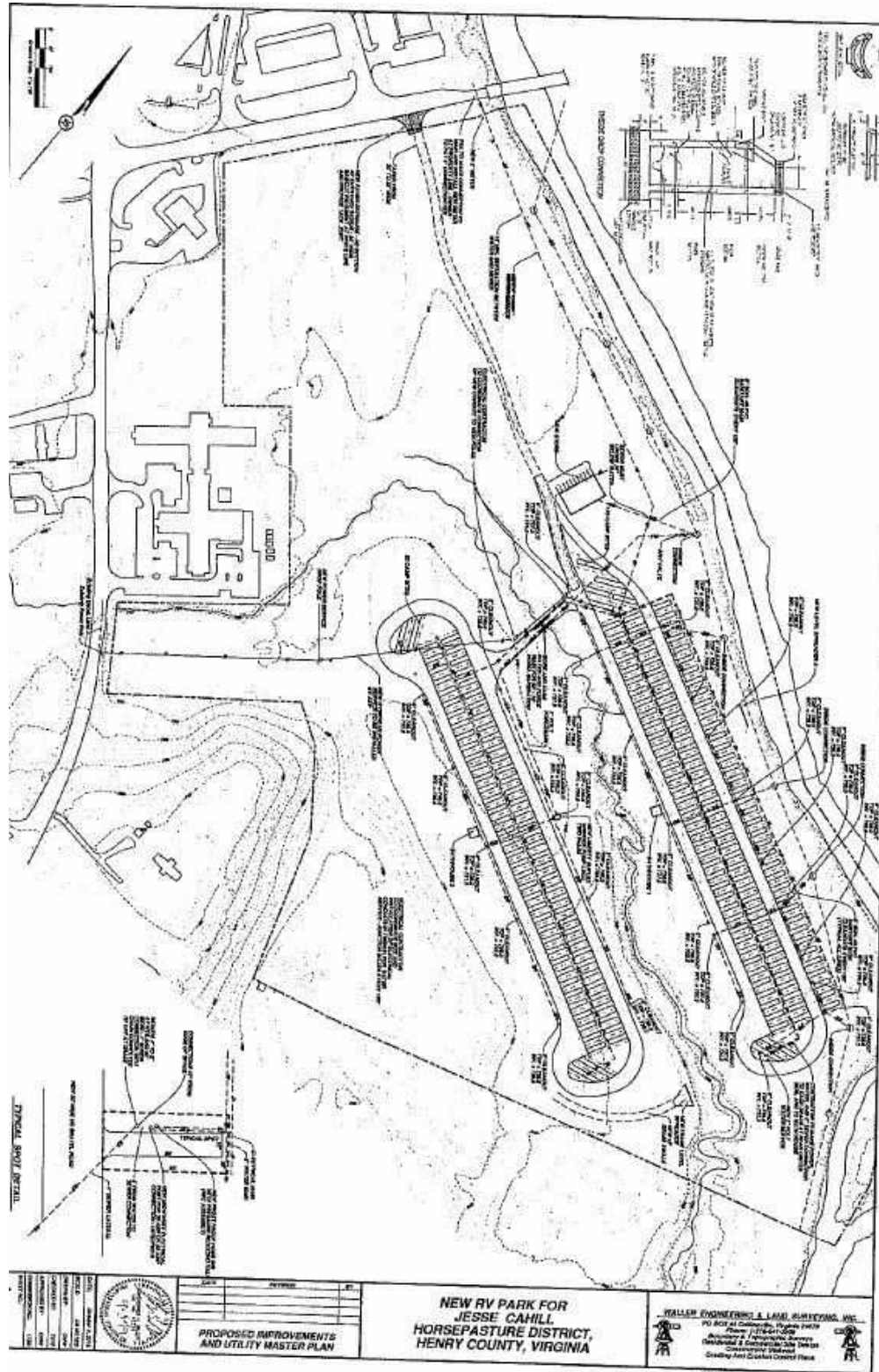
**BRYAN JONES SURVEYING, P.C.**  
785 PROVIDENCE CHURCH ROAD, HENRY, VIRGINIA 24102  
276-647-4448



May 16, 2023

JOB NO.: 18-036







# Smith River RV Park

## Profit and Loss

May 25, 2023 - May 25, 2024

	<b>Total</b>
<b>Income</b>	
Laundry-Sales	5,036.44
POS Sales-General Store Merchandise	32,873.64
Reservations -Sales	554,454.78
Vending-Sales	68.81
<b>Total Income</b>	<b>\$ 592,433.67</b>
<b>Cost of Goods Sold</b>	
Firewood - COGS	50.00
General Merchandise - COGS	14.88
Propane	9,483.65
<b>Total Cost of Goods Sold</b>	<b>\$ 9,548.53</b>
<b>Gross Profit</b>	<b>\$ 582,885.14</b>
<b>Expenses</b>	
Advertising & marketing	107.76
Promotional	365.61
<b>Total Advertising &amp; marketing</b>	<b>\$ 473.37</b>
Business licenses	347.00
Commissions & fees	621.78
<b>General business expenses</b>	
Bank fees & service charges	114.97
Memberships & subscriptions	327.38
Uniforms	323.02
<b>Vehicle expenses</b>	
Vehicle gas & fuel	1,034.74
<b>Total Vehicle expenses</b>	<b>\$ 1,034.74</b>
<b>Total General business expenses</b>	<b>\$ 1,800.11</b>
<b>Insurance</b>	
Business, Property, Liability Insurance	3,008.90
Insurance Bond	396.00
<b>Total Insurance</b>	<b>\$ 3,404.90</b>
Landscaping	5,475.61
Legal & accounting services	199.00
Legal Fees	1,106.10
<b>Total Legal &amp; accounting services</b>	<b>\$ 1,305.10</b>
Medical Expenses	200.00
<b>Office expenses</b>	
Merchant account fees	16,950.04
Office supplies	1,167.82
PayRange Merchant Service Fee	40.00



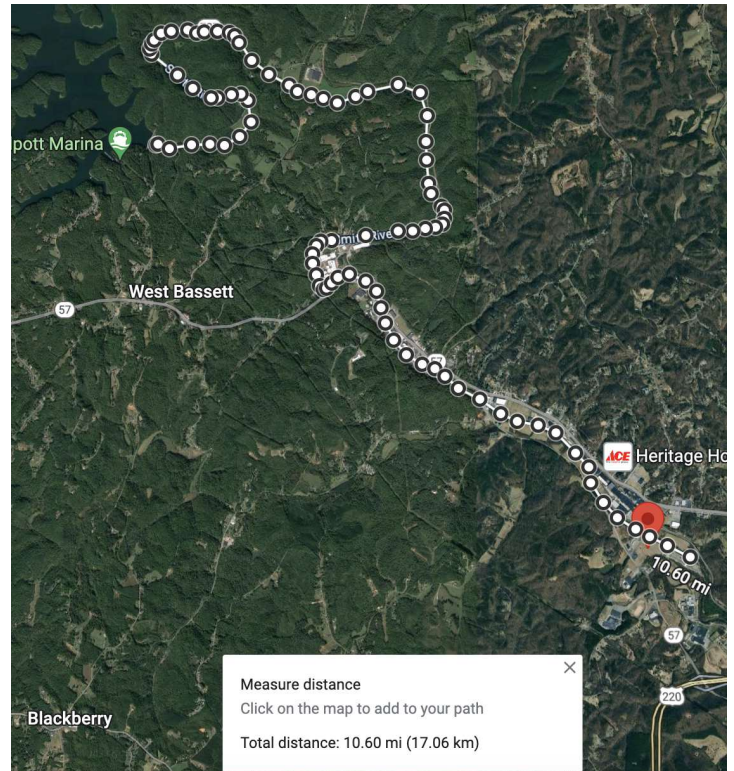
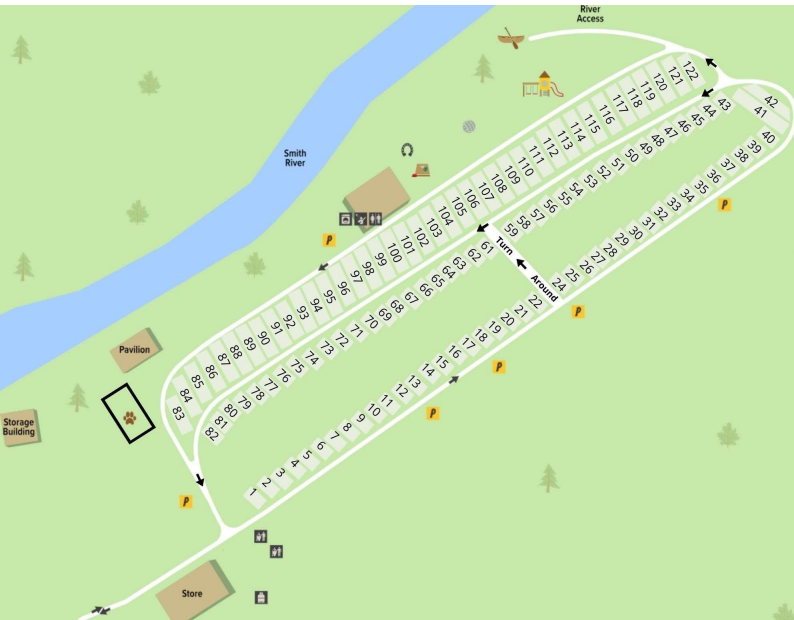
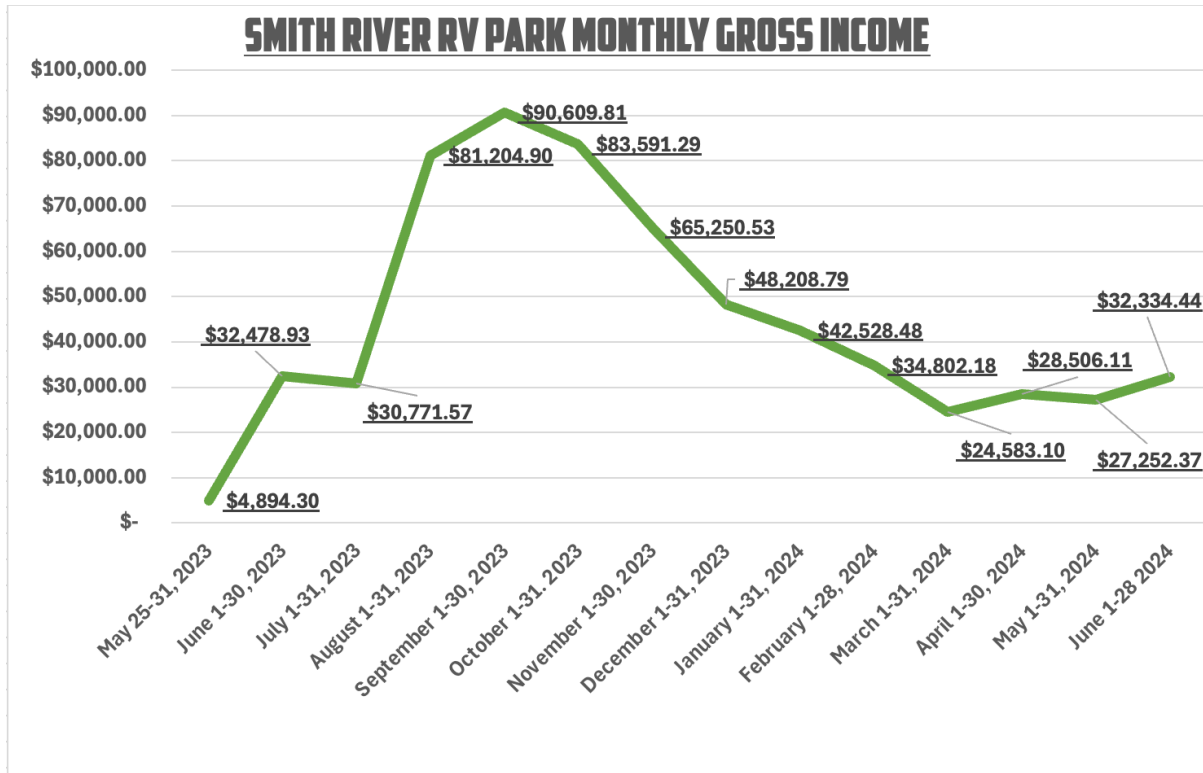
Printing & photocopying	323.09
Shipping & postage	41.20
Small tools & equipment	157.57
Software & apps	<u>5,770.14</u>
<b>Total Office expenses</b>	<b>\$ 24,449.86</b>
<b>Payroll expenses</b>	
Taxes	3,416.79
Wages	<u>35,162.73</u>
<b>Total Payroll expenses</b>	<b>\$ 38,579.52</b>
Permits	42.80
<b>Rent</b>	
Equipment rental	<u>159.45</u>
<b>Total Rent</b>	<b>\$ 159.45</b>
<b>Repairs &amp; maintenance</b>	
Bath house Repair and Maintenance	688.43
Equipment	3,398.48
Lawn Maintenance	15,299.11
Maintenance Contract labor	11,155.17
Pest control	300.00
Store Building Maintenance	30.36
Supplies and Materials	<u>1,211.82</u>
<b>Total Repairs &amp; maintenance</b>	<b>\$ 32,083.37</b>
<b>Supplies</b>	
Supplies & materials	<u>7,882.47</u>
<b>Total Supplies</b>	<b>\$ 7,882.47</b>
<b>Taxes paid</b>	
Property taxes	6,245.97
Sales Taxes Paid	<u>31,103.60</u>
<b>Total Taxes paid</b>	<b>\$ 37,349.57</b>
Travel	421.57
Uncategorized Expense	4,543.07
<b>Utilities</b>	
Disposal & waste fees	5,997.37
Electricity	48,478.12
Internet & TV services	2,782.53
Phone service	60.06
Water & sewer	<u>16,347.96</u>
<b>Total Utilities</b>	<b>\$ 73,666.04</b>
<b>Total Expenses</b>	<b>\$ 232,805.59</b>
<b>Net Operating Income</b>	<b>\$ 350,079.55</b>
<b>Other Income</b>	
Interest earned	<u>152.43</u>
<b>Total Other Income</b>	<b>\$ 152.43</b>



<b>Net Other Income</b>	<b>\$</b>	<b>152.43</b>
<b>Net Income</b>	<b>\$</b>	<b>350,231.98</b>

Monday, Jun 10, 2024 11:50:40 AM GMT-7 - Accrual Basis

# ADDITIONAL RESOURCES

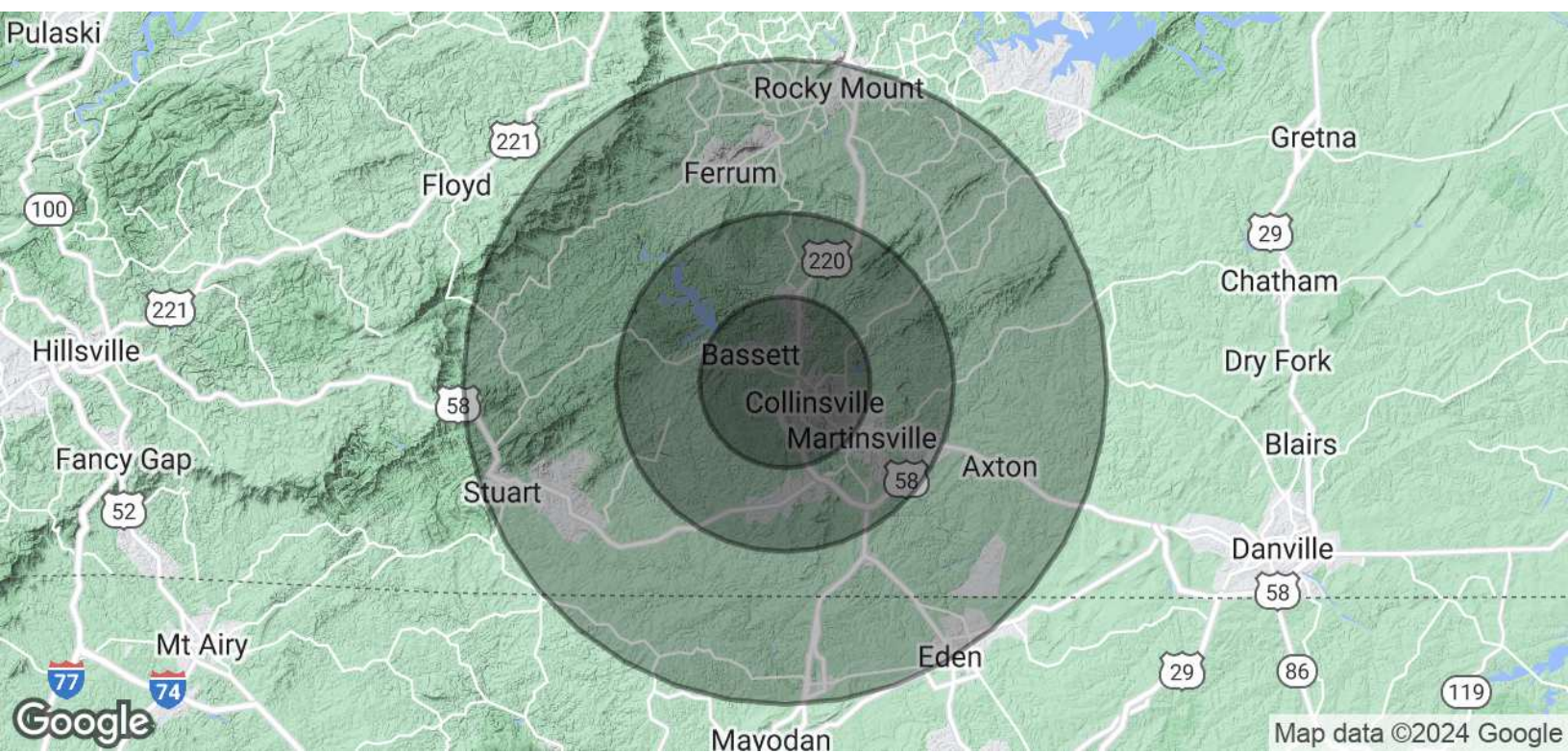


**319 T B STANLEY HWY**

319 T B Stanley Highway | Bassett, VA 24055



# DEMOGRAPHICS MAP & REPORT



<b>POPULATION</b>	<b>5.3 MILES</b>	<b>10.5 MILES</b>	<b>20 MILES</b>
Total Population	23,009	53,963	121,991
Average Age	45	45	45
Average Age (Male)	43	44	44
Average Age (Female)	46	47	46

<b>HOUSEHOLDS &amp; INCOME</b>	<b>5.3 MILES</b>	<b>10.5 MILES</b>	<b>20 MILES</b>
Total Households	10,051	23,704	52,567
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$59,352	\$65,758	\$70,232
Average House Value	\$152,007	\$153,562	\$176,532

*Demographics data derived from AlphaMap*



## 319 T B STANLEY HWY

319 T B Stanley Highway | Bassett, VA 24055



**MAX KINSER**

Vice President

max@mccoywright.com

Direct: **404.791.0865**

## BACKGROUND

Originally from Roswell, GA, Max moved to South Carolina in the fall of 2012 to attend Clemson University where he earned a degree in Packaging Science.

Max has been fully engaged with the CRE industry since joining McCoy Wright in 2018, and handles a variety of brokerage, leasing, development, and leadership roles within McCoy Wright. He is a member of the Western Upstate Board of REALTORS®, South Carolina Association of REALTORS®, National Association of REALTORS® and the International Council of Shopping Centers. Max has worked on almost every type of commercial property in his career, and brings a wide knowledge base to every transaction he's a part of.

Max now lives on a small regenerative farm a few minutes outside of Pendleton, SC with his wife, Hannah, their two beautiful daughters, Eva and Caroline, and the family goldendoodle, Boomer. They keep chickens, ducks, and a garden with plans to grow all their own food in the future.

**McCoy Wright**

109 S. McDuffie Street  
Anderson, SC 29624  
864.900.5231



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