

COMMERCIAL LISTING DETAIL



For Sale

MLS # **26012547**
 Status **Active**
 Area **GREERS FERRY**
 List Price **\$859,000**
 Address **8546 Edgemont Rd.**
 Subdivision **Metes & Bounds**
 City **Greers Ferry**
 County **Cleburne**
 Zip **72067**

Amber S Wilson
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Click on Photo to Enlarge



GENERAL

# Bldgs	4	ApX YRB	1999	Directions	From Sonic in Greers Ferry, turn Left on Edgemont Rd. & Look for the Klassic Inn Motel Sign.
# Parking	20	Business Name	Holleman's Klassic Inn		
ApX SQFT	6984	Business Type	Motel w/Home & Camper		
SOURCE OF SQUARE FEET	Tax Records				
ApX ACR	2.46				
ApX Lot Sz	2.46				

FEATURES

Owner/Agent Disclosure	Listing Agent/Broker is neither owner nor of any relation to owner Provided by Owner	LOT	Level, Rural Property, Resort Property, Cleared, Not in Subdivision, River/Lake Area	ROOF	Architectural Shingle
ACCURACY OF EXPENSES	Provided by Owner	LEASE TYPE	None	STORIES	Two Story
PROPERTY SUB -TYPE	Hotel/Motel	POTENTIAL	New Loan-Conventional, Other (see remarks), Cash	STYLE	Traditional
EXPENSES INCLUDE EXTERIOR FLOORS	Other (see remarks)	FINANCING	11 - 25 Spaces	TENANT EXPENSES	All Utilities
FOUNDATION	Frame, Metal/Vinyl Siding	PARKING	Hotel/Motel	TRANSPORTATION /LOCATION	None
HEATING & AIR	Other (see remarks), Luxury Vinyl	POSSIBLE USE	Hotel/Motel	UTILITIES	Septic, Water-Public, Electric -Co-op, Gas-Propane/Butane
	Slab	PRESENT USE	Real Estate, Building, Land		
	Other (see remarks)	PRICE	Other Business Interest, Owner Retiring		
		INCLUDES			
		REASON FOR SALE			

EXECUTIVE SUMMARY

This is a rare opportunity to own a thriving, turnkey hospitality property in the heart of Greers Ferry. Ideally located between The Narrows Bridge and The Edgemont Bridge, this well-established 16-room motel attracts steady business from fishermen, boaters, and lake travelers who return for its convenience and proximity to the water. Shiloh Marina, Lacey's Marina, and Devil's Fork Park Boat Ramp are just minutes away. The motel offers approximately 5,424 sq ft of updated guest space, including 2 king rooms and 14 double queen rooms. All rooms have been refreshed, including energy-efficient LED lighting. Furnishings, appliances, and motel equipment convey. Recent upgrades include new tankless gas water heaters installed in 2025. The motel operates primarily on electric, with gas used only for water heaters and two commercial dryers, and has its own septic system. A separate 3BR/2BA home offers approx. 1,560 sq ft, a fenced backyard, major appliances, and a long-term tenant who wishes to stay. A 14x24 storage building and easy boat parking add value. This well-maintained property offers strong income and long-term potential.



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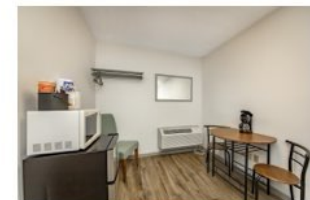
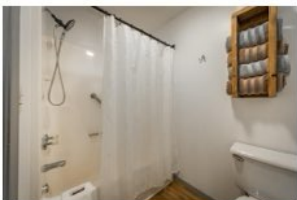
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COMMERCIAL LISTING DETAIL

MLS #: 26012547 **Address:** 8546 Edgemont Rd.
Status: Active **Area:** 702
Type: Building and Land **Class:** Commercial / Industrial
City: Greers Ferry **List Price:** \$859,000
Subdivision: Metes & Bounds **Orig. Price:** \$859,000

Business Name: Holleman's Klassic Inn **# Bldgs:** 4
Business Type: Motel w/Home & Camper **# Parking:** 20
Appx SQFT: 6984 **Appx Year Built:** 1999



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