

# MIXED USE INCOME ASSET

MULTIFAMILY, STORAGE, CAMPGROUND &  
LAUNDRY INCOME OPPORTUNITY  
IN SHARPS CHAPEL, TN

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# PORTFOLIO OVERVIEW

## OVERVIEW

### SHARPS CHAPEL CAMPGROUND

107 LAY HOLLOW RD

**52 SELF**

STORAGE UNITS

**1642 SF**

3 BEDROOM, 1 BATH HOUSE

**43**

CAMPGROUND SITES

**ON-SITE**

LAUNDROMAT

### 6367 MAYNARDVILLE HWY

MIXED INCOME ASSET

**2**

SINGLE FAMILY HOMES

**2**

TRAILERS

**5 SELF**

STORAGE UNITS

**5 UNITS**

SINGLE STORY APART. BUILD.

*This unique mixed-use investment portfolio consists of two income-producing assets strategically located within approximately 10 minutes of one another in Union County, Tennessee, offering a diversified blend of multifamily, campground/RV, self-storage, and ancillary income streams with significant future upside.*

#### SHARPS CHAPEL CAMPGROUND – 107 LAY HOLLOW RD

The first asset, Sharps Chapel Campground, is a well-established income-producing property featuring 43 campground sites with long-term tenants, 52 self-storage units, and an on-site laundromat, creating multiple complementary revenue streams and providing stable recurring income. The property also includes a 1,624 SF single-family residence built in 1963, offering 3 bedrooms and 1 bathroom, which may serve as additional rental income, owner/operator housing, or on-site management accommodations.

Positioned near the recreational draw of Sharps Chapel and surrounding lake activity, the asset benefits from steady campground demand while maintaining a resident base of longer-term occupants, enhancing income consistency and reducing turnover relative to transient campground operations.

#### 6367 MAYNARDVILLE HIGHWAY

Located approximately 10 minutes away, the second asset provides a strong multifamily and mixed-income component to the portfolio. The property includes two single-family homes, two trailers, five self-storage units, and a five-unit, single-story apartment building, offering a blend of residential rental income and operational flexibility.

#### VALUE-ADD OPPORTUNITY

Both properties offer strong value and expansion opportunities, and ownership plans additional campground development at each site. Existing long-term campground occupancy provides an established operational foundation while creating a clear path for future revenue growth through site expansion. Investors have the opportunity to capitalize on an existing, diversified income base while scaling operations across two nearby assets.

Together, the portfolio offers a rare opportunity to acquire a diversified income-producing platform with established cash flow, multiple asset classes, stable long-term occupancy, and scalable expansion potential in the growing East Tennessee market.

