

CEDAR HILL MARINA ON DALE HOLLOW LAKE

CELINA, TN



OFFERING MEMORANDUM

**Cedar
Hill
Marina**

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CEDAR HILL MARINA

PROPERTY INFORMATION

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CEDAR HILL MARINA SUMMARY

PROPERTY DESCRIPTION

EXTENSIVE CUSTOMER BASE

COVERED DOCKAGE

WELL-PROVISIONED SHIPS' STORE

RENTAL CABINS

VIEWS FROM THE CABINS

STUNNING LOCATION - ROOM TO GROW

CEDAR HILL MARINA SUMMARY



PROPERTY DESCRIPTION

This is Cedar Hill Marina on the esteemed Dale Hollow Lake where two adjacent sections of the facility are very close but each occupies water configurations that are just around the corner from each other.

A combination of covered and uncovered slips work together to accommodate a large array of rental, storage, large and small boat dockage.

The marina office lies near the ramp which rises and falls according to water depth on the lake.

Parking is directly adjacent making it convenient for customers to access their vessels.

Fuel is sold on the docks and a fully provisioned ships store is also available in the (floating) main office building.

OFFERING SUMMARY

Sale Price: \$15 Million

FACTS & FIGURES

Total Slips	265
Rental Boats and Rental Houseboats	Yes
Rental Cabins or Motel Rooms	18
Ships' Store	Yes
Ramp on Site	Yes

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PROPERTY DESCRIPTION



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Cedar Hill Marina is a long-established lakeside destination located on the northwestern end of Dale Hollow Lake in Celina, Tennessee. Positioned just a short distance from Dale Hollow Dam, the marina is surrounded by rolling hills and clear, pristine waters that define the region. Family-owned and operated for over 60 years, it has built a reputation as one of the original and most trusted marinas on the lake, offering visitors a blend of natural beauty and traditional hospitality.

The marina functions as a full-service resort, providing a wide range of amenities for both casual visitors and long-term guests. Boat slips, fuel, and a ship store stocked with snacks, supplies, and fishing essentials make it a convenient hub for lake activities. Rentals are a major feature, with options that include pontoons, fishing boats, and spacious houseboats that can accommodate groups for multi-day stays on the water. These services make it easy for guests to experience the lake whether they arrive with their own equipment or not.

Cedar Hill Marina is especially popular among outdoor enthusiasts, particularly anglers drawn to Dale Hollow Lake's reputation for world-class fishing. The area is known for species such as smallmouth bass, and the marina provides easy access to productive fishing waters. The clear waters of Dale Hollow and the careful infusion of fish from the nearby National Fish Hatchery make it a destination for fishing tournaments and weekend fishing expeditions. The lake's extensive shoreline make it a versatile destination for both relaxation and adventure.

In addition to its marina services, the property offers comfortable lodging options that enhance its appeal as a complete vacation destination. Guests can stay in lakeview cabins, motel-style rooms, or even floating houseboats, many equipped with kitchens and modern conveniences. On-site accommodations create a self-contained resort atmosphere, allowing visitors to enjoy everything from quiet lakeside evenings to active days on the water without leaving the property.

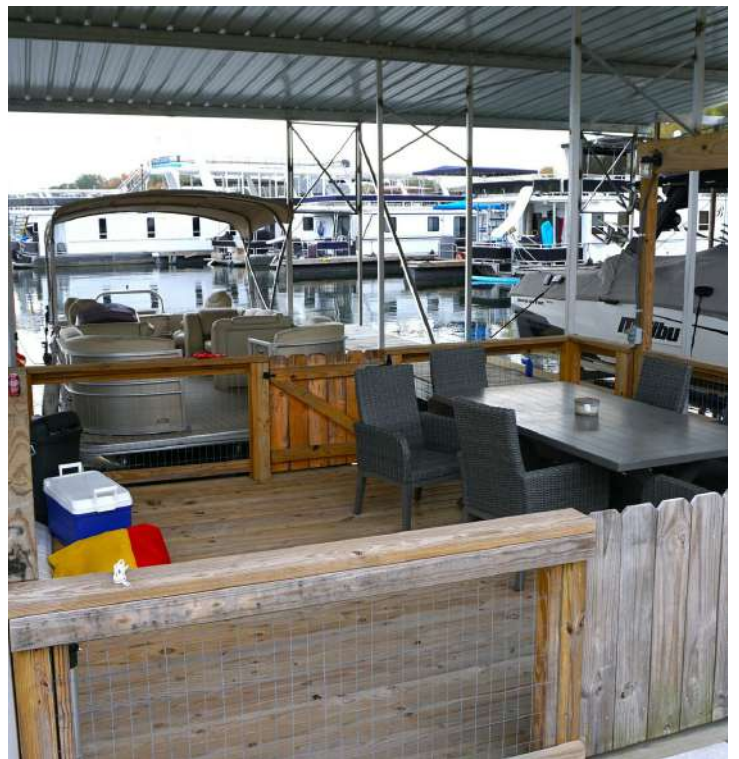
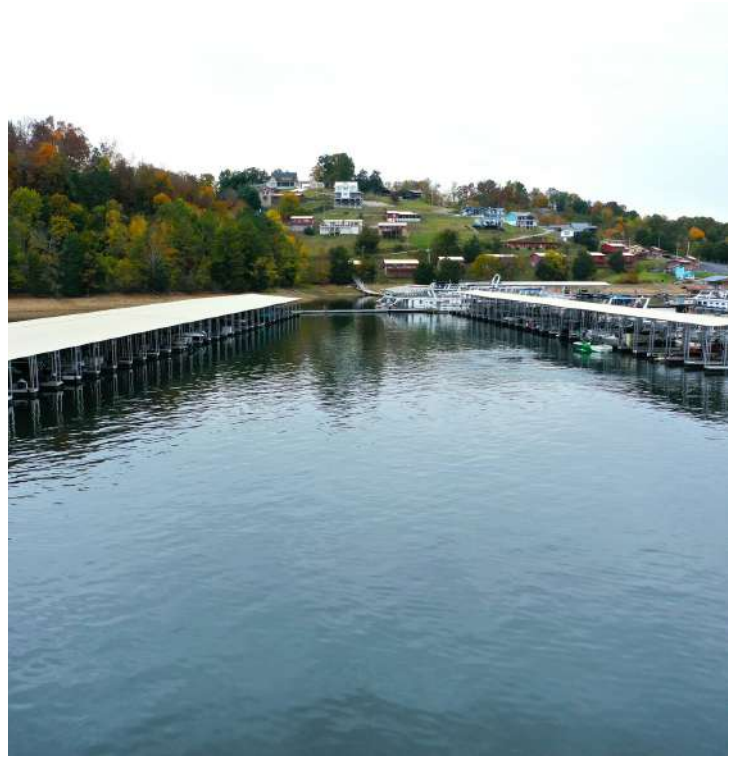
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EXTENSIVE CUSTOMER BASE



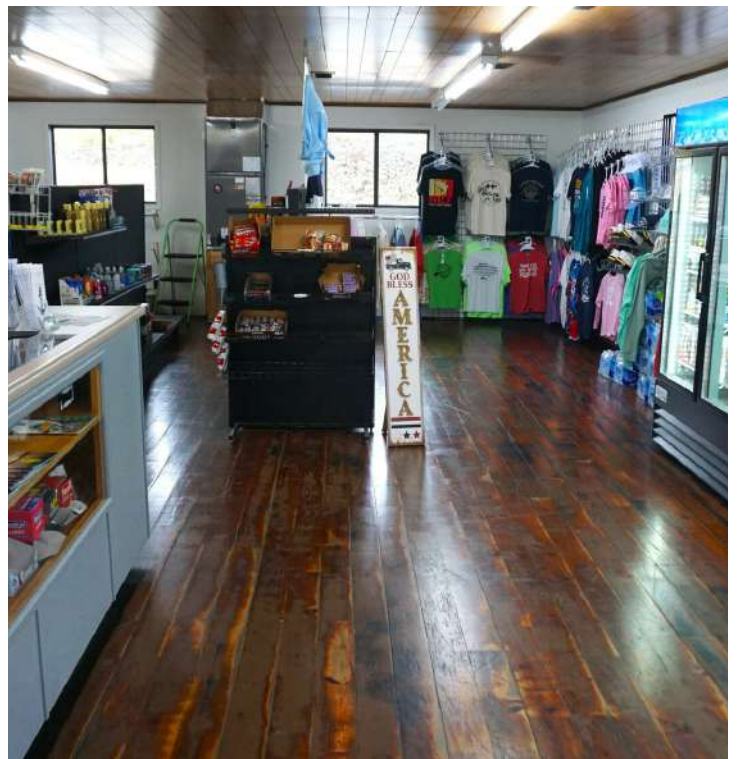
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COVERED DOCKAGE FOR MID-SIZED VESSELS



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WELL-PROVISIONED SHIPS' STORE



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RENTAL CABINS AND SMALL MOTEL



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VIEWS FROM THE CABINS



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STUNNING LOCATION AND ROOM TO GROW



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CEDAR HILL MARINA

LOCATION INFORMATION

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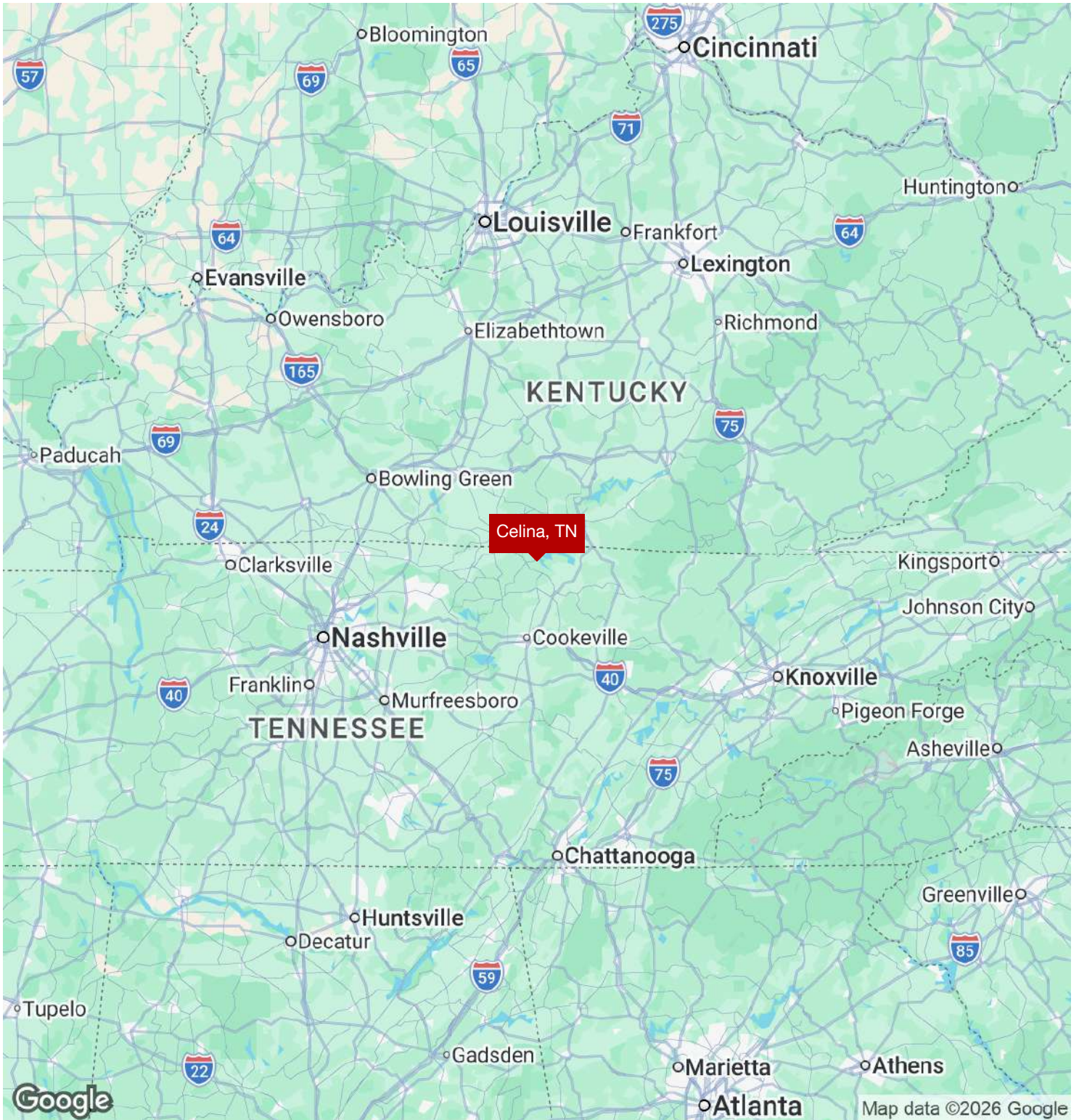
REGIONAL MAP

LOCATION MAP

AERIAL MAP

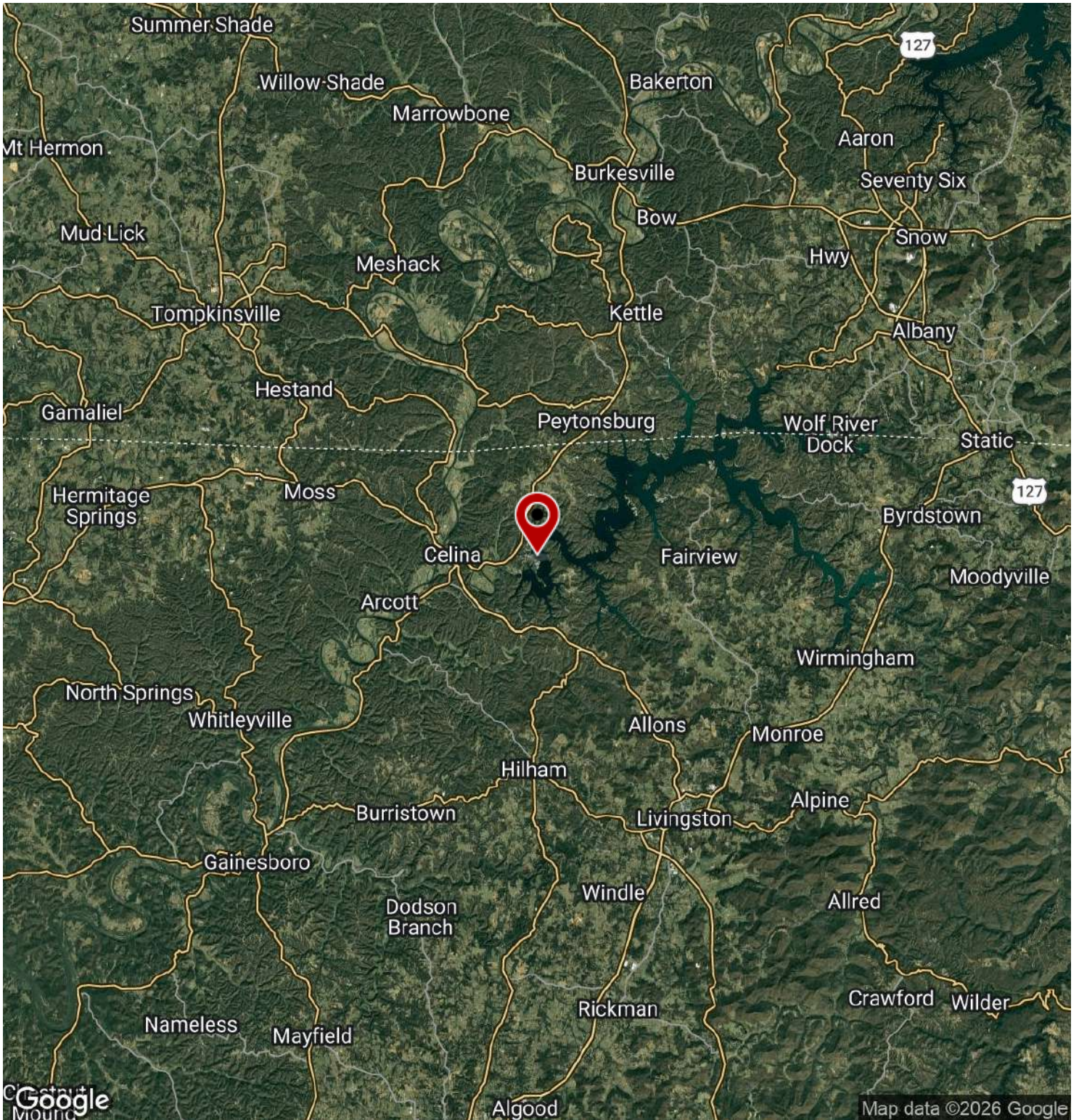
AERIAL MAP

REGIONAL MAP



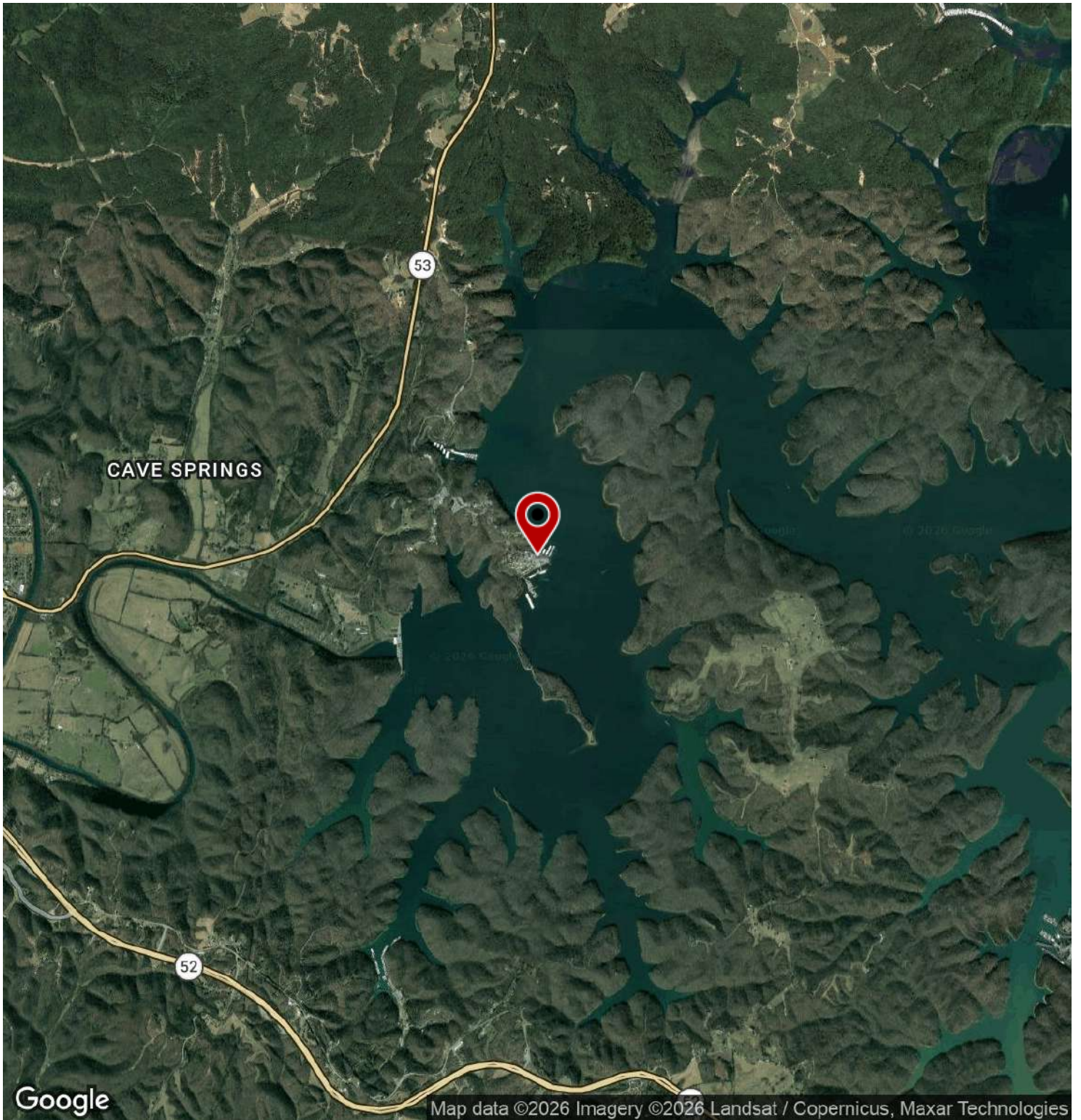
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LOCATION MAP



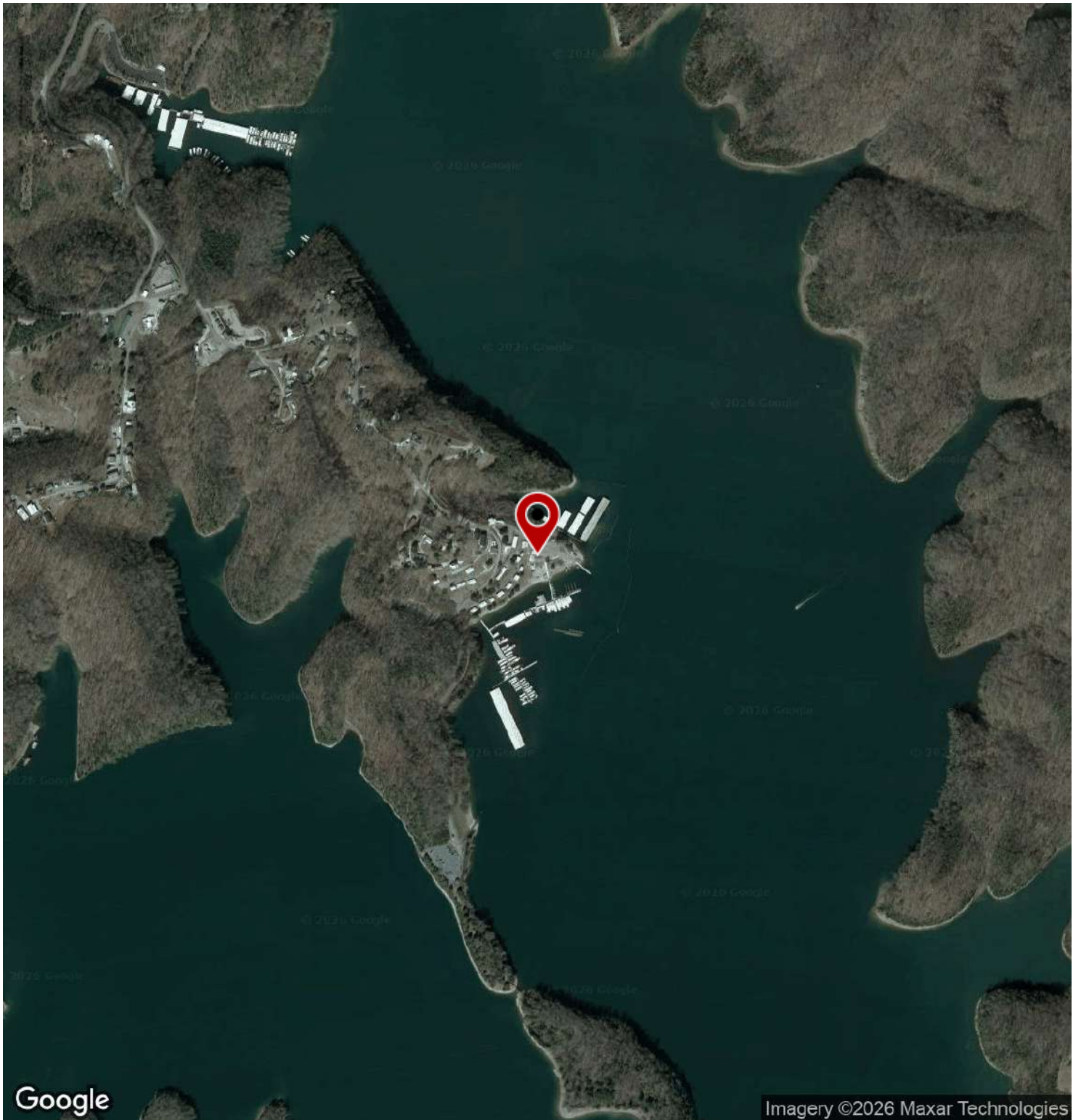
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AERIAL MAP



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AERIAL MAP



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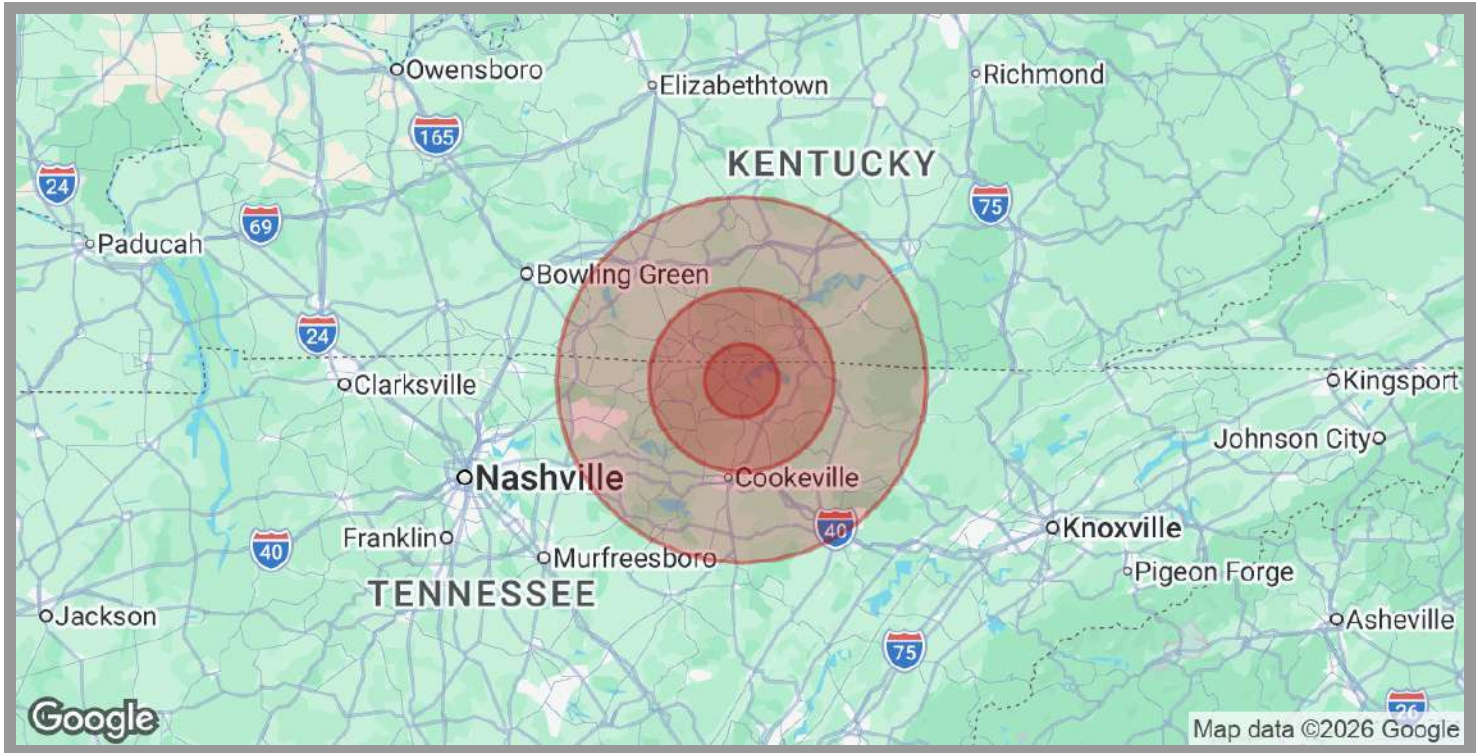
CEDAR HILL MARINA

DEMOGRAPHICS

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DEMOGRAPHICS MAP & REPORT

DEMOGRAPHICS MAP & REPORT



POPULATION	10 MILES	25 MILES	50 MILES
Total Population	9,928	90,719	491,150
Average Age	46.9	42.5	42.1
Average Age (Male)	47.0	41.3	40.7
Average Age (Female)	47.2	44.2	43.5

HOUSEHOLDS & INCOME	10 MILES	25 MILES	50 MILES
Total Households	4,115	36,794	194,711
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$58,864	\$65,455	\$70,778
Average House Value	\$173,121	\$181,219	\$203,346

2023 American Community Survey (ACS)

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