

# VALLEY VIEW CAMPGROUND

15133 Highway 11 | Trenton, Georgia 30752 | Dade County

26-Site Full-Hookup RV Park | 10 Acres | 15–20 Minutes South of Chattanooga

**Asking Price: \$2,600,000 | Shop & Residence Available as Optional Add-On | Combined Package: \$3,500,000**

## PROPERTY OVERVIEW

| RV Park                                                                                                           | Revenue Profile                                                                                                                    | Infrastructure                                                                                                                          | Location                                                                                                                  |
|-------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------|
| 26 Full-Hookup Sites<br>9 pull-through (90 ft)<br>17 back-in (50 ft)<br>Scenic loop layout<br>Completed late 2025 | \$650/mo or \$65/night<br>50/50 monthly/nightly<br>Monthly waitlist active<br>HipCamp active & transferable<br>Wi-Fi on every site | 3 dedicated power meters<br>Full hookups — all sites<br>Gravel loop roads<br>Septic-installed expansion site<br>Second area perc tested | 15133 Hwy 11, Trenton GA<br>Dade County, I-59 access<br>15–20 min S of Chattanooga<br>10 acres<br>Mountain backdrop views |

Valley View Campground is a newly completed, professionally developed 26-site full-hookup RV park located at 15133 Highway 11 in Trenton, Georgia — 15 to 20 minutes south of Chattanooga with direct I-59 access. The campground reached full build-out completion in late 2025 after a phased development and is offered here as a standalone income-producing asset on 10 acres.

The park serves a diversified mix of guests — weekend adventurers, monthly long-term tenants, and traveling contractors and linemen. Long-term monthly demand is strong enough to fill all 26 sites. The owner intentionally reserves approximately half the park for nightly bookings to capture the higher short-term yield, particularly heading into Chattanooga’s peak fall tourism season. Customers are on a waiting list specifically for monthly long-term site availability.

A 60×100 red iron metal building with a fully finished 1,800 SF, 3-bedroom, 2-bath residence on an adjacent 2-acre parcel is available as an optional add-on. See pricing structure below.

## PRICING & OFFERING STRUCTURE

| Offering                           | Asking Price        | Includes                                                   |
|------------------------------------|---------------------|------------------------------------------------------------|
| Valley View Campground             | \$2,600,000         | 26-site RV park   10 acres   All campground infrastructure |
| Shop & Residence — Optional Add-On | Available — inquire | 60×100 red iron shop   1,800 SF residence (3/2)   2 acres  |

## SOUTHEASTERN LAND GROUP

Valley View Campground | 15133 Highway 11, Trenton, GA 30752

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| Offering         | Asking Price | Includes                                     |
|------------------|--------------|----------------------------------------------|
| Combined Package | \$3,500,000  | Campground + Shop/Residence   12 total acres |

The campground is offered as a standalone income-producing asset at \$2,600,000. Buyers interested in the shop and residence may acquire both together for \$3,500,000. The shop and residence are not included in the base listing price and will not be offered separately from the campground.

## PROJECTED INCOME POTENTIAL

### Note on Income Figures

The figures below represent projected potential at stabilized, full-site utilization — not audited historical income. Valley View completed full build-out in late 2025 and is in its early stabilization phase. The \$650/month rate is current and market-tested. Buyers should review actual operating records during due diligence.

|                                                  | Mo. Sites | Nightly Sites | Monthly Lease Rev. | Nightly Rev.     | Gross Revenue    | Proj. NOI (28%)  |
|--------------------------------------------------|-----------|---------------|--------------------|------------------|------------------|------------------|
| <b>Conservative (60% monthly / 40% nightly)</b>  | 16        | 10            | \$124,800          | \$156,000        | <b>\$280,800</b> | \$202,176        |
| <b>Owner's Model (50% monthly / 50% nightly)</b> | 13        | 13            | <b>\$101,400</b>   | <b>\$202,800</b> | <b>\$304,200</b> | <b>\$219,024</b> |
| <b>Max Monthly (85% monthly / 15% nightly)</b>   | 22        | 4             | \$171,600          | \$62,400         | <b>\$234,000</b> | \$168,480        |

**Assumptions:** \$650/mo monthly (current established rate) | \$65/night nightly (conservative) | 20 nights/month nightly occupancy | 28% expense ratio (owner-operated, no payroll) | All figures are projected potential — not audited historical income

- Monthly lease rate of \$650/site is the current established rate, tested and confirmed through the ramp-up period
- Nightly rate of \$65/night modeled conservatively at 20 nights/month — fall Chattanooga tourism season represents meaningful upside
- Long-term monthly demand strong enough to fill all 26 sites — 50/50 split is a deliberate yield strategy, not a capacity limitation
- Nightly yield per site (\$1,300/mo) nearly doubles monthly lease yield (\$650/mo) — 50/50 model projects highest NOI of the three scenarios
- Active HipCamp listing — established and fully transferable to a new owner
- Shop rental income and expansion amenities not included in any scenario — additional upside for buyer

## EXPANSION & UPSIDE

- One site with septic already installed — planned for office/pavilion or additional RV sites
- Second area perc tested — future pool & laundromat (permitting next step)
- Park model cabins fit existing 50-ft back-in sites — expand nightly/weekly rental pool with minimal investment
- No bathhouse currently — addition would immediately unlock premium nightly rate tier
- HipCamp integration supports continued nightly growth; glamping additions a natural next step

### Optional Add-On — Shop & Residence (2 Acres)

Available for purchase in addition to the campground for a combined price of \$3,500,000. The 2-acre parcel includes:

- 60×100 red iron metal building with 1,800 SF fully finished 3-bedroom, 2-bath residence
- Custom knotty alder cabinetry, granite island, stainless appliances
- Full stacked stone fireplace with cedar log post and reclaimed wood beam accents
- Hardwood-style flooring throughout, multi-level layout with open staircase
- 3-phase electrical service
- Black chain-link fenced perimeter

The shop footprint also supports covered RV, boat, and dry storage build-out. This parcel is not available for separate purchase — it can only be acquired in combination with the campground.

## LOCATION — THE SCENIC CITY & BEYOND

Valley View sits at the gateway to Chattanooga — America's first National Park City, drawing more than 11 million visitors annually. Guests are 15 to 20 minutes from world-class outdoor recreation, nationally ranked attractions, and a thriving downtown — without the noise or cost of staying in the city.

### What's in the Backyard

#### Golf

- McLemore Resort — The Keep named #1 Best New Course in America (Sports Illustrated 2025); The Highlands in Golf Magazine's Top 100
- Black Creek Club — Chattanooga's premier private golf club

#### Water & Outdoor Recreation

- Nickajack Lake, Chickamauga Lake & Tennessee River — world-class fishing and boating
- Tennessee River Gorge — hiking, climbing, paddling; 13-mile Chattanooga Riverwalk
- Hang gliding launches on Lookout Mountain visible from Valley View's own sites

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### Attractions

- Cloudland Canyon State Park — minutes away
- Rock City & Lookout Mountain Incline Railway
- Ruby Falls — Newsweek's #1 Best Cave Adventure in America (2025)
- Tennessee Aquarium — Newsweek's #2 Best Aquarium in America (2025)
- Thriving downtown Chattanooga — dining, arts, riverfront, live music

### Contact & Representation

Valley View Campground is exclusively listed with Southeastern Land Group.

**Travis Daniel, Licensed REALTOR® | Southeastern Land Group**

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85+ land specialists across the Southeast. \$368,097,159 in total sales volume in 2025.

This property information is provided by Southeastern Land Group and is believed to be accurate but is not guaranteed. Revenue and NOI figures are projections based on the park's current rate structure at stabilized, full-site utilization and do not represent audited historical income. Valley View reached full build-out completion in late 2025 and is in its early stabilization phase. The shop and residence parcel is available only in combination with the campground purchase. Buyers are encouraged to conduct independent due diligence. This document does not constitute an appraisal. Buyer's agents are encouraged to include their requested compensation within any offer.