

# VALLEY VIEW CAMPGROUND

**15133 Highway 11 | Trenton, Georgia 30752 | Dade County**

Income-Producing RV Park &amp; Barndominium Residence | 12 ± Acres

**15–20 Minutes South of Chattanooga | Hwy 11 / I-59 Corridor | Asking: \$3,500,000**

## PROPERTY OVERVIEW

RV Park	Revenue Profile	Shop & Residence	Location
26 Full-Hookup Sites 9 pull-through (90 ft) 17 back-in (50 ft) Scenic loop layout ~2 years old	\$650/mo or \$65/night Active tenant waiting list HipCamp platform active Near-100% occupancy Wi-Fi included	60×100 red iron shop 1,800 SF finished home (3/2) 3-phase power Custom knotty alder kitchen Stone fireplace + cedar accents	15133 Hwy 11, Trenton GA Dade County, I-59 access 15–20 min S of Chattanooga 12 total acres Mountain backdrop views

Valley View Campground is a two-year-old, professionally developed RV park situated along Highway 11 in Trenton, Georgia — 15 to 20 minutes south of Chattanooga with direct I-59 access. The property consists of 26 full-hookup RV sites across a scenic loop layout on 10 acres, framed by mountain backdrop views and bordered by mature trees. Valley View serves a diverse mix of weekend adventurers, long-term monthly tenants, traveling contractors, and linemen — with customers on a waiting list and near-100% occupancy since opening.

The property is offered as a combined package with a 2-acre shop parcel featuring a 60×100 red iron metal building housing a fully finished 1,800 SF, 3-bedroom, 2-bath residence — built and finished to a standard that rivals purpose-built barndominium construction. Together, this is a turnkey income property with a live-work setup, meaningful expansion potential, and a buyer profile that ranges from individual owner-operators to commercial hospitality investors.

**CALCULATED INCOME POTENTIAL**

The following income model is based on the property's established rate structure and site capacity. It represents what a fully operational owner-operator can reasonably achieve at stabilized occupancy — not a projection based on speculation, but a straightforward calculation of what this park is built and priced to produce.

Income Stream	Calculation Basis	Monthly Potential	Annual Potential
Monthly RV Leases — 20 sites at capacity	20 × \$650/mo	\$13,000	\$156,000
Nightly / HipCamp — 6 sites at capacity	6 sites × 20 nights × \$65	\$7,800	\$93,600
<b>Gross Revenue Potential</b>		<b>\$20,800</b>	<b>\$249,600</b>
Estimated Operating Expenses (~28%)	Owner-operated; no payroll	(\$5,824)	(\$69,888)
<b>Calculated Net Operating Income (NOI)</b>		<b>\$14,976</b>	<b>\$179,712</b>

- Monthly lease rate of \$650/site reflects the established going rate; 20 sites allocated to monthly tenants with customers already on a waiting list for availability
- Nightly rate of \$65/night is the current listed rate; 6 sites reserved for nightly and HipCamp bookings, modeled conservatively at 20 nights/month
- 28% expense estimate reflects an owner-operated structure with no employee payroll — covering utilities, insurance, maintenance, and platform fees; a third-party managed operation would typically run 35%+
- The \$249,600 gross revenue figure represents full site utilization at current rates — reasonable given the active waiting list and near-capacity occupancy history
- Shop rental income and expansion amenities are not included in this model — each represents additional upside available to the next owner

**ASSET VALUE & ASKING PRICE**

Valley View is a multi-component asset. Each component carries independent value; together they represent a rare combination of immediate cash flow, quality owner-operator housing, and significant unrealized upside.

Component	Value Range	Basis
Campground — Income Approach (6% cap)	<b>\$2,995,200</b>	\$179,712 NOI ÷ 6% — demand-adjusted
Barndominium Residence — 1,800 SF (3/2)	<b>\$500,000 – \$550,000</b>	Custom finishes: stone FP, knotty alder kitchen, hardwood floors, cedar/reclaimed accents
3-Phase Shop — Rental Income Upside	<b>\$400,000 – \$600,000</b>	\$2,000–\$3,000/mo unrealized rental income — industrial 3-phase space near Chattanooga corridor; capitalized at 6%
Expansion Sites — Office/Pavilion & Future Pool/Laundromat	<b>Upside — not modeled</b>	One site with septic installed; second area perc tested — both represent near-term development potential
<b>ASKING PRICE</b>	<b>\$3,500,000</b>	<b>12 ± Acres   Campground + Shop/Residence   All components conveyed together</b>

**The Residence — Not Your Typical Shop Apartment**

The 1,800 SF living quarters inside the 60×100 red iron building is a fully finished, custom-decorated home — not a basic utility space. Key interior features include:

- Custom knotty alder cabinetry throughout the kitchen with granite island and stainless appliances
- Full stacked stone fireplace with cedar log post and reclaimed wood beam accents in the main living area
- Hardwood-style flooring throughout every room
- Multi-level layout with open staircase
- Dark accent master bedroom with recessed lighting and exterior access
- Finished bathrooms with wood vanities and custom decor

This is a legitimate barndominium-quality residence. A new owner can live on-site and eliminate property management costs entirely — a direct improvement to cash-on-cash returns from day one.

**3-Phase Power — A Hidden Asset**

The 60×100 shop is equipped with 3-phase electrical service — a significant infrastructure investment that most properties in this corridor simply do not have. This opens the door to uses that standard single-phase power cannot support:

- Light industrial or fabrication tenants — welding, metal fabrication, woodworking operations
- Construction and contractor staging — high demand in the Chattanooga metro growth corridor
- Equipment storage and maintenance operations
- Agricultural or commercial processing

At \$2,000–\$3,000 per month in potential shop rental income — a conservative range for 3-phase industrial space near Chattanooga — this represents \$24,000–\$36,000 in additional annual revenue that is not reflected in the current income model. A buyer who activates this income stream adds \$400,000–\$600,000 in capitalized value at a 6% rate.

## EXPANSION & UPSIDE POTENTIAL

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- One approved site with septic already installed — originally planned for an on-site office and covered pavilion for campers; could alternatively be converted to additional RV or cabin sites without major infrastructure investment
- A second area has been perc tested and identified for a future pool and laundromat/washeteria — groundwork is done, permitting is the next step
- No bathhouse currently on-site — addition of even a basic bathhouse would immediately support premium nightly and weekly rates, attracting a higher-end traveling RV guest that currently passes this park by
- Park model cabins can be placed on existing 50-ft back-in sites with minimal site prep — expanding the nightly and weekly rental pool without adding acreage or RV hookup infrastructure; a growing revenue stream for campgrounds targeting drive-through and vacation travelers
- HipCamp platform integration supports continued growth in nightly bookings; glamping additions are a natural next step on existing acreage
- Proximity to Cloudland Canyon State Park, Rock City, Ruby Falls, and Lookout Mountain Incline Railway supports continued and growing tourism demand

## LOCATION — THE SCENIC CITY & BEYOND

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Valley View sits at the doorstep of one of the most compelling tourism destinations in the American Southeast. “The Scenic City” — Chattanooga, Tennessee — draws more than 11 million visitors annually and was named one of the South’s Best Cities by Southern Living and one of the Best Places to Live in Tennessee by U.S. News & World Report in 2025. In April 2025, Chattanooga became the first National Park City in North America, a designation reflecting its extraordinary abundance of green space, biodiversity, and outdoor access. Valley View guests wake up inside that ecosystem every morning.

Guests staying at Valley View are 15 to 20 minutes from virtually everything Chattanooga has to offer — without the downtown noise, congestion, or cost. That’s a differentiator that drives repeat visits and long-term tenants alike.

## What's in the Backyard

### Golf

- McLemore Resort — atop Lookout Mountain, Georgia. Two championship courses: The Highlands (Top 100 Courses You Can Play, Golf Magazine; 18th hole ranked among the Top 10 finishing holes in the world by Golf Digest) and The Keep, named #1 Best New Course in America for 2025 by Sports Illustrated and featuring five cliff-edge holes along the eastern rim of Lookout Mountain. The Cloudland Hotel — a 245-room Curio Collection by Hilton — is on-site. Valley View guests are minutes from the mountain access road.

### Water & Outdoor Recreation

- Tennessee River — one of the great river systems of the American South, running directly through Chattanooga with marinas, boat launches, fishing, kayaking, and paddleboarding. Nickajack Lake, Chickamauga Lake, and Guntersville Lake are all within easy driving distance, offering some of the finest bass fishing, crappie fishing, and pleasure boating in the region.
- Tennessee River Gorge — known as Tennessee's Grand Canyon, offering world-class hiking, climbing, and paddling within minutes of the city. The 13-mile Chattanooga Riverwalk runs along the river through downtown, connecting parks, restaurants, and the Northshore district.
- Hang gliding launches on Lookout Mountain — visible from Valley View's own sites — attract enthusiasts year-round and add a unique visual element guests frequently comment on.

### Iconic Attractions

- Cloudland Canyon State Park — one of Georgia's most spectacular state parks, with dramatic gorges, waterfalls, and backcountry camping; minutes from Valley View
- Rock City — one of the most visited attractions in the Southeast, atop Lookout Mountain with sweeping views into seven states
- Ruby Falls — ranked #1 Best Cave Adventure in America by Newsweek's 2025 Readers' Choice; tallest underground waterfall open to the public in the U.S.
- Lookout Mountain Incline Railway — one of the world's steepest passenger railways, operating since 1895
- Tennessee Aquarium — ranked #2 Best Aquarium in America by Newsweek 2025; home to 13,000+ animals across two buildings on the Chattanooga riverfront

### Downtown Chattanooga

- A thriving, walkable urban core with a revitalized riverfront, award-winning dining, craft breweries, live music venues, boutique shopping on the Northshore, and a genuine food-and-culture scene that rivals cities twice its size
- The Chattanooga Choo Choo Hotel, Hunter Museum of American Art, Coolidge Park, and Ross's Landing anchor a downtown that draws visitors for weekends, events, and extended stays year-round
- RiverRocks outdoor adventure festival each October draws thousands of climbers, paddlers, and outdoor enthusiasts — a prime occupancy driver for Valley View during peak fall foliage season

The combination of world-class outdoor recreation, nationally ranked attractions, championship golf, productive fisheries, and a thriving downtown puts Valley View in the sweet spot — close enough to everything to be convenient, far enough out to feel like a genuine escape. That's exactly what today's RV traveler is looking for.

## SOUTHEASTERN LAND GROUP

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### Contact & Representation

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