



Leatherwood Marina and Resort

753 Leatherwood Bay Road, TN 37058

Price: \$3,300,000



Marina with Huge Upside

Leatherwood Marina and Resort is a complete resort with covered large deep slips, campground, cabins, and restaurant.

HOME ON PROPERTY- AND 50' ADJACENT RV PAD WITH HOOKUPS -OPTIONAL
BASED ON OFFER

For more information please contact:

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Protected Deep Basin



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Offering Memorandum

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Offering Memorandum

Offering Overview

Leatherwood Marina and resort is a tremendous acquisition opportunity. It is located on Kentucky Lake in a protected cove with a deep water harbor that offers protection for boats from storms and waves. The property consists of 6.2+/- acres of submerged/shoreline lease area from the Tennessee Valley Authority, where the wet slips are located; and 8.17+/- acres of fee simple area where the campground sites, log cabin and duplex's are located.

The marina and resort has great upside by expanding the number of slips and RV sites. The entire campground can be expanded by with additional sites on the vacant land adjacent to the existing campground; this land has electric, water and sewer. This property has the only ingress & egress to the peninsula for growth of an upscale RV Park overlooking Kentucky Lake. The duplexes site has additional acreage to add more units, or an additional 12 RV sites.

The marina has a total of 132 slips with the following breakdown: 110 covered slips 20-24-28-32-40-50ft; 16 uncovered slips ranging from 20-100ft; 6 uncovered Jet ski ramps for yearly rental. The marina occupancy has an average of 95%. The marina has a floating large gas dock with a store and a security gate. Owner had approval to add additional 36 wet slips, but new approval will be required from the TVA.

The offering also houses 42 campground sites with full hookups, with additional units planned to be added. The property houses 3 sets of Duplex's: 6 cabins; each cabin has two apartments separated by a breezeway. Additionally there is a large log cabin rental that is completely renovated on the property.

The marina has great amenities including a commercial in-ground pool with a renovated bathhouse and a large private launch ramp.



Property Overview

Offering Summary



Leatherwood Marina and Resort is a complete resort with covered large deep slips, campground, cabins, and restaurant. It offers attractive amenities including in ground pool and restroom facilities, public ramp, a gas dock, and a ship store.

The restaurant has the only liquor license in the area. It has a bar and a bank dock overlooking the marina.

The marina has distinct depth that can host larger boats than marinas in the area in a protected basin.

It is located on Kentucky Lake and positioned in a deep and secluded cove offering storm and wind protection.





Property Overview

Investment Highlights



- ✓ 8.17 AC in Fee/6.2 Acres submerged under TVA
- ✓ Only full liquor license in the County
- ✓ Restaurant & Tiki Bar with 2 Stories
- ✓ New Large Band Stand & Deck over looking Marina & Bay
- ✓ 3 sets of Duplex's and a large Log Cabin rental
- ✓ Security Gate for Large Dock
- ✓ Floating Boat Store with Gas Dock & Beer Sales
- ✓ Large transient Slips for Yachts
- ✓ In ground Pool & restroom facilities
- ✓ Large Private Boat Ramp with second gas pump on land
- ✓ 42 campground spots with Full Hookups
- ✓ Vacant lot for adding RV sites
- ✓ + 12 RV sites can be added near cabins
- ✓ 6 existing cabins at 100 % occupancy +/-
- ✓ 130 slips floating docks at 85%+/- occupancy/ Depth 12-17'
- ✓ Prior TVA Expansion approval for 36 slips.



Property Overview

Upside & Opportunity



Leatherwood offers huge upside by adding wet slips and additional campground spots.



Property Overview

Location



Leatherwood Marina and Resort is destination property that offers deep water and storm protection over the west side of Kentucky. It sits on a secluded cove that offers protection. It is one of the few deep water marinas on Kentucky Lake.



Pirate's Cove Restaurant and Bar



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Pirate's Cove Restaurant and Bar



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Pirate's Cove Restaurant and Bar





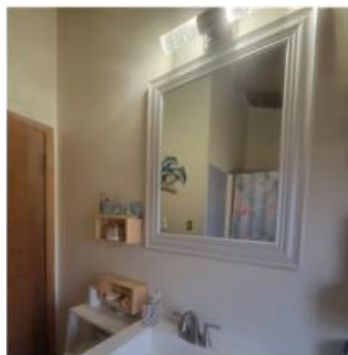
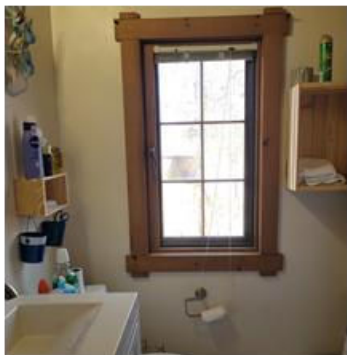
Lakeview Log Cabin



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Log Cabin





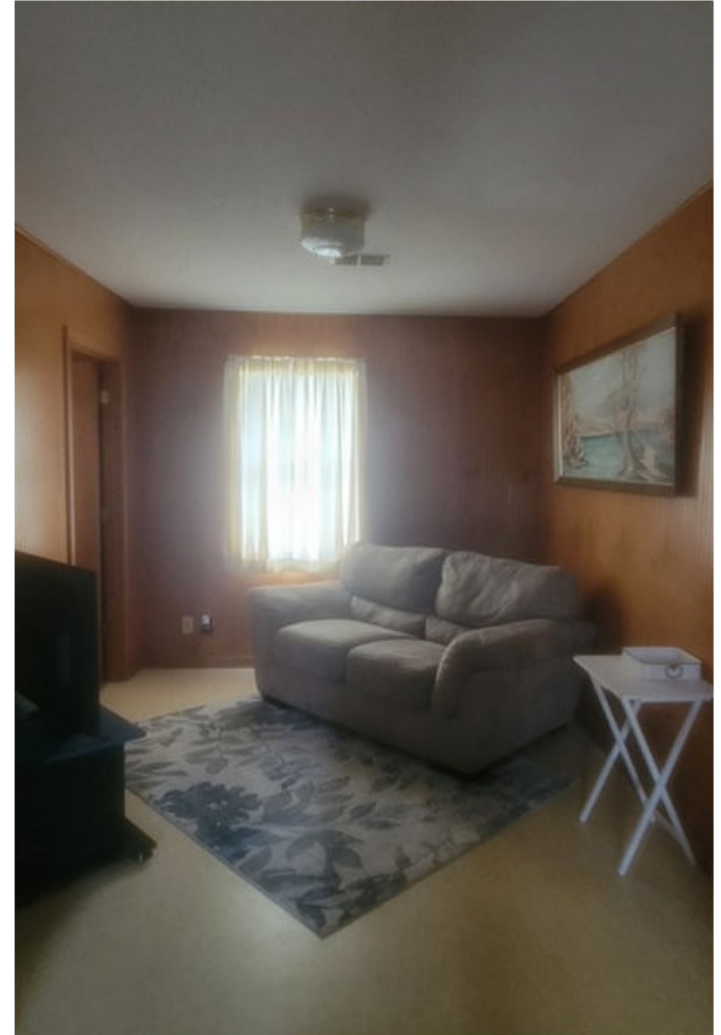
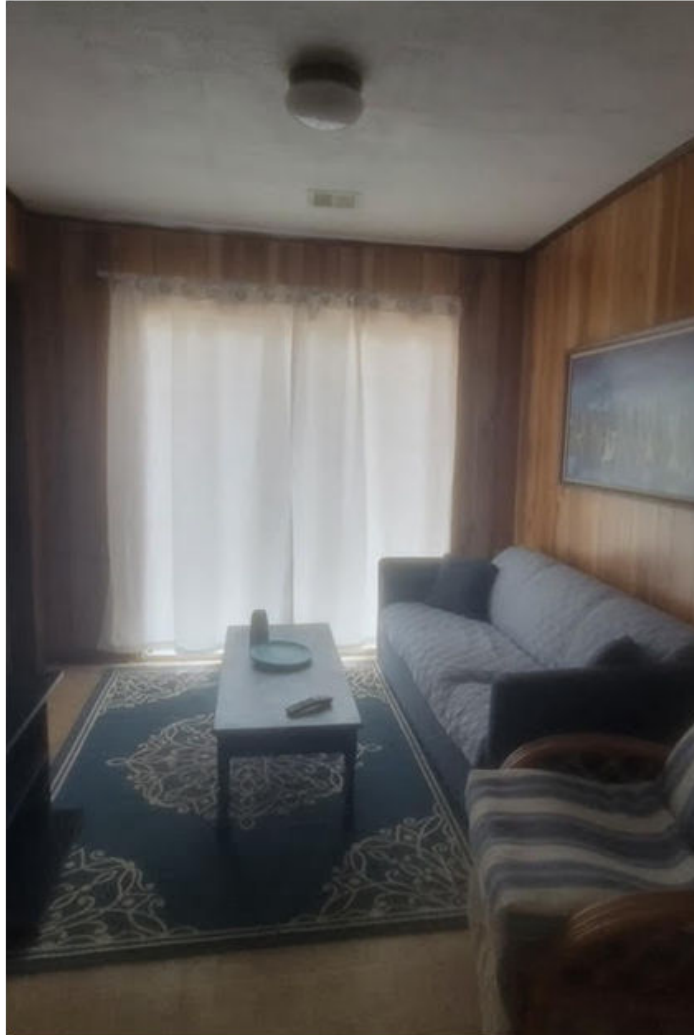
RV Park



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Cottages





Cottages



CONTACT INFORMATION



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