



Confidential South Carolina Marina, RV Campground
and Development Land - Offering ID: SM777

Price: Unpriced - Call for pricing guidelines

An existing inland South Carolina marina resort
with massive slip, dry rack, RV campground, and
additional expansion/development upside

For more information please contact:

George Ash and Michelle Ash
Simply Marinas

A Licensed Florida Broker
Florida License No.: CQ1029915
4000 Ponce De Leon Blvd, Suite 479,
Coral Gables, FL 33146
Ash1@simplymarinas.com | Phone 352-262-5784

In association with

Andre' P. Allen
The Virtual Realty Group

A Licensed South Carolina Broker
South Carolina License No.: 46024
1728 Grove Tree Ln.
Clover, SC 29710
carolinahomesncsc@gmail.com | Phone: 704-674-1475





Confidentiality And Disclaimer

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Simply Marinas and The Virtual Realty Group and should not be made available to any other person or entity without the written consent of Simply Marinas and The Virtual Realty Group. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Simply Marinas and The Virtual Realty Group has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The Owner, Simply Marinas and The Virtual Realty Group expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase this marina and/or to terminate discussions with any entity at any time with or without notice. The owner shall have no legal commitment or obligation to any entity reviewing this Brochure or making an offer to purchase these marinas unless and until a written agreement for the purchase of the property has been fully executed, delivered, and approved by the owner and any conditions to the owner's obligations thereunder have been satisfied or waived. By receipt of the Brochure, you agree that this Brochure and its contents are of a confidential nature, that you will hold and treat in the strictest confidence, and that you will not disclose this Brochure or any of its contents to any other entity without the prior written authorization of the owner nor will you use this Brochure or any of its contents in any fashion or manner detrimental to the interest of Simply Marinas, The Virtual Realty Group, and the Owner. The terms and conditions stated in this section will relate to all of the sections of the Brochure as if stated independently therein. Photocopying or other duplication is not authorized.

THERE SHALL BE NO UNACCOMPANIED VISITS TO THE PROPERTIES.



Overview



This is a rare opportunity to acquire an existing inland South Carolina marina resort with massive slip, dry rack, RV campground, and additional expansion/development upside.

Pricing is to be negotiated. The Sellers are open to a JV Partnership, with an operating partner who has an appetite for expansion and development. Alternatively, the Sellers will consider exiting completely. Please call for pricing guidelines.

The existing marina resort sits on US Army Corps of Engineers (USACE) leasehold land of 49+/- acres. At current there are 200 uncovered slips, 48 RV pads, 6 park model cabins, a gas dock, a ships store, a restaurant/bar (restaurant/bar is operated by a third-party tenant), and a boat maintenance shop on the USACE land. In addition to the USACE leasehold land and improvements, 18+/- fee simple acres are included in the offering. The fee simple land, located at the entrance of the current marina and RV resort USACE leasehold land, is ready for RV park development. The Sellers have in-place plans and permits to build 54 RV sites on the fee simple land. It is possible to build nearly 100 RV sites on the 18+/- acres, should the owner prefer to build a higher-density RV park.

In addition to the above-mentioned existing marina USACE leasehold and 18+/- acre fee simple land, the Sellers own an adjacent additional 60+/- acres of fee simple land with massive resort development potential. The sellers have verbal approval for a 20+/- acre USACE leasehold adjacent to the 60+/- acre parcel, with verbal approval for a dry rack boat storage facility. This additional fee simple land is available for an additional price. Acquiring this additional 60+/- acres and establishing the additional USACE leasehold would allow for a massive development/expansion of the resort.



Investment Highlights



Included in the offering

- Fee simple and USACE leasehold land
 - 49+/- acre USACE leasehold property with marina and campground expansion potential
 - 18+/- fee simple acres with in-place plans and permits for a 54 site RV campground
- 200 uncovered floating slips
 - 160 reserved for slip rental
 - 40 reserved for courtesy dockage and boat rental fleet
- Trailered land-side boat storage
- RV camping with full hookups and WIFI
 - 48 existing RV pads with full hookups (located on the USACE leasehold land)
 - In-place plans to construct 54 RV pads on the 18 fee simple acres

Included in the offering (continued)

- 6 new park model cabins for short-term rental (located on the USACE leasehold land)
- Seasonal tiki-style bar and grill (leased to a successful 3rd party restaurant operator)
- Ships store
- Fuel dock
 - 93 octane ethanol-free fuel service
 - 10,000-gallon underground storage tank (UST)
- Pontoon and kayak rentals
 - Current rental fleet (10 pontoon boats)
- Boat maintenance shop
- Restrooms and showers

Additionally available development land

- Massive resort development upside
- Fee simple land and additional proposed USACE leasehold land
 - 60+/- acres of fee simple land
 - 20+/- acre proposed USACE leasehold land adjacent to the 60+/- acre parcels



Upside Opportunity



All expansion/development is subject to USACE and other governing agency approval. The Sellers are local to the area and have extensive development background and strong relationships with USACE and various governing agencies.

Current USACE Leasehold Property

- The USACE has given the sellers verbal approval for wet slip rebuild and expansion in the general location of the current floating docks. Conservatively, the current marina can be expanded to 300 – 400 slips, depending on slip size/layout.
- There is plenty of excess, currently unused, USACE land and shoreline available for further expansion within the current leasehold boundary. Expansion can include additional wet slips, dry rack boat storage, additional RV sites and short-term rental cabins.

18+/- fee simple acres included in the offering

- RV park and gravel storage lot expansion
 - The 18+/- acre fee simple land, located at the entrance of the USACE leasehold land, is ready for RV park development. The Sellers have in-place plans and permits to build 54 RV sites on the fee-simple land. It is possible to build approximately 100 RV sites on this land, should ownership prefer to build a higher-density RV park.

Additionally available 60+/- acres of fee simple land and proposed 20+/- acre USACE leasehold land

- Between the USACE leasehold land and the Seller-owned fee simple land, a massive resort can be built. Between the current facility and this additional land, there is potential to build wet slips and rack storage for over 1,000 boats. The vacant land is a blank slate for an expansive resort development project, to include well over 300 RV sites, short-term rental cabins, hotel and conference center, retail and dining outlets.



CONTACT INFORMATION



For more information please contact:

George Ash and Michelle Ash
Simply Marinas

A Licensed Florida Broker
Florida License No.: CQ1029915
4000 Ponce De Leon Blvd, Suite 479,
Coral Gables, FL 33146
Ash1@simplymarinas.com
Phone 352-262-5784

In association with

The Virtual Realty Group

A Licensed South Carolina Broker
South Carolina License No.: 46024
1728 Grove Tree Ln.
Clover, SC 29710
carolinahomesncsc@gmail.com
Phone: 704-674-1475