



# Beaverdam Marina & Adventure Center

1155 Marina Drive, Elberton, GA 30635

PRICE: \$2,500,000



A successful, long-running, marina on Georgia's Lake Richard B. Russell. 112 covered boat slips, at full occupancy, with expansion upside.

For more information please contact:

Broker of Record:

In Association With:

Cooperating Broker:

Graymeadow, LLC  
Gray Meadow Real Estate Services LLC  
1161 Hearthstone Way  
Athens, GA 30606  
phone: (239) 872-1220  
rdietz@graymeadow.com

Simply Marinas  
4000 Ponce De Leon Blvd, Suite 479  
Coral Gables, FL 33146  
fax: (888) 456-3068  
phone: (305) 439-9581  
ash1@simplymarinas.com

GRAYMEADOW™





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 Graymeadow, LLC and Simply Marinas (“Broker”) and should not be made available to any other person or entity without the written consent of Broker. 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.

Broker 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 information set forth herein does not purport to be complete and no obligation to update or otherwise revise such information is being assumed. Other events that were not considered may occur and may significantly affect the analysis. Any assumptions should not be construed to be indicative of the actual events that will occur.

**Forward-Looking Statements:** Some of the statements presented herein may constitute forward looking statements. These forward-looking statements are based on current expectations, estimates and projections. These statements are not guarantee of future performance and involve certain risks, uncertainties and assumptions that are difficult to predict. Although Broker and the Ownership of Beaverdam Marina and Adventure Center, located at 1155 Marina Rd, Elberton, GA 30635; (“Owner”) believe the expectations reflected in any forward-looking statements are based on reasonable assumptions, we can give no assurance that such expectations will be attained and therefore, actual outcomes and results may differ materially from what is expressed or forecasted in such forward-looking statements. Broker and Owner undertake no duty to update any forward-looking statements appearing in this presentation.

**Past Performance:** Past performance is not indicative of future results. The performance of the business lines being offered for sale will depend on numerous factors, which are subject to uncertainty. There can be no assurance that the business lines will achieve results comparable to those achieved in prior years.

Owner and Broker 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. Owner shall have no legal commitment or obligation to any entity reviewing this Brochure or making an offer to purchase the marina and property 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 this brochure, you agree that this brochure and its contents are of a confidential nature, that you will hold and treat it 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 Owner or Broker nor will you use this brochure or any of its contents in any fashion or manner detrimental to the interest of Broker and Owner.

The terms and conditions stated in this section will relate to all 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 PROPERTY WIHOUT BROKER'S CONSENT AND ALL VISITS SHALL BE COORDINATED THROUGH BROKER**



## OVERVIEW



This is a rare opportunity to acquire a successful, long-running, marina on Georgia's Lake Richard B. Russell shoreline. Beaverdam Marina and Adventure Center is a hidden gem on a beautiful, undeveloped lake within close proximity to major population centers.

The 112 covered boat slips are at full occupancy, with a wait list. A new owner can continue to capitalize on diverse profit centers, including covered boat slip rentals, covered single-bay self-service boat storage, outdoor trailered boat storage, a fuel dock, a restaurant (The Anchor Restaurant), and a private boat ramp.

There is plenty of value-add upside for a new owner to realize, including wet slip expansion with the addition of 60 covered slips awaiting USACE approval (with no new shoreline infrastructure required). Additional, easily-tapped, value-add opportunities include introducing boat rentals, boat service and repair (an existing service garage is being used by an area mechanic for free), short-term vacation rentals in the two existing 3-bed/2bath trailers, and expanding the restaurant's operating hours (historically seasonal from May- September).

All improvements are in great condition, with no deferred maintenance issues. Ownership has recently undertaken a major CapEx overhaul, including newly refurbished docks, extensive improvements to the grounds (riprap, concrete retaining walls, concrete paved public areas, and more), a massive outdoor adventure space with nearly an acre of artificial turf play-area, and extensive restaurant renovations including a new outdoor bar and seating area.

Beaverdam Marina sits on 472+/- park-like acres of US Army Corps of Engineers (USACE) land with frontage on lake Russell. The facility occupies only 12+/- acres of developed land, leaving 460+/- acres of undeveloped land for future expansion. The facility is operated under leasehold interest via a sublease from the Georgia Department of Natural Resources – GADNR ("Sublease"), which holds a master lease with the USACE ("Prime Lease"). Lake Richard B. Russell maintains a very stable pool, making dock operations relatively easy. Minimal lake pool fluctuation averages are around 5'.



## HIGHLIGHTS

- **132 Floating Wet Slips**
  - **112 Covered Slips**
  - **20+/- Uncovered Slips**
- Boat slips have electric, water and Wi-Fi (metered power on larger slips)
- Docks are newly refurbished and in great condition (all encapsulated foam flotation)
- Docks are gated with security cameras and key pad entry
- Fuel dock offering ethanol-free gas and 5 courtesy slips
- **All covered slips included in the lease-pool are at full occupancy, with a wait list**
- **Slip expansion upside**
  - **60 covered slips awaiting USACE approval (with no new shoreline infrastructure required)**
- 460+/- acre undeveloped wooded area with lake frontage for future expansion
- **Minimal lake pool fluctuation averages are around 5'**
- Dry Storage Building on a gated lot accessed by keypad
  - 16 single-bay, enclosed, boat storage spaces
    - Each with 12' x 12' roll up door
- Repair Shop/Garage (36' x 40')
  - Sellers currently allow an area mechanic free use of the repair shop/garage
- 24/7 wi-fi video surveillance system throughout property
- Gated outdoor trailered boat storage lot, accessed by keypad
  - 50+/- trailered boat capacity

## HIGHLIGHTS

- No deferred maintenance
  - Seller has undertaken extensive Capex maintenance over the past two years
- Recently renovated, internally operated, restaurant (The Anchor Restaurant) including an outdoor bar and seating area
- Beautiful ship store offering boating essentials like batteries, merch, drinks, ice cream and snacks
- Extensive improvements to the grounds (riprap, concrete retaining walls, concrete paved public areas, and more)
- New, massive outdoor adventure space with nearly an acre of artificial turf play-area and sandpits
- Private boat ramp and bathhouse
- Located on USACE leasehold land and operated under a Georgia Department of Natural Resources (GADNR) sublease, which holds master lease with the USACE





## VALUE-ADD UPSIDE



There is **plenty of value-add upside** for a new owner to realize, including wet slip expansion with the **addition of 60 covered slips awaiting USACE approval** (with no new shoreline infrastructure required). The current covered slip rental pool is at **full occupancy with a wait list**, giving ownership a clear path to expansion lease stabilization.

The 16 existing single-bay self-storage boat storage units are currently underutilized, as the Seller's use most of these units for personal storage.

Other, easily tapped, value-add opportunities include introducing a boat rental fleet as well as water toy rentals.

The on-site service garage can be used to generate internally operated service and repair income or can be leased for a fee to an area service and repair operator. The Seller's currently allow an area mechanic free use of the service garage.

There are two 3-bed/2-bath trailers at the facility, located on a private drive in a wooded area of the leasehold land. The sellers don't utilize these trailers, which can easily be used to generate short-term vacation rental income.

The recently renovated restaurant was internally operated and only open seasonally, from May to September. A new owner can expand operating hours or generate lease income by leasing the restaurant to an area restaurant operator.

# CONTACT INFORMATION

GRAYMEADOW™

**For more information, please contact:**

Broker of Record:  
Graymeadow, LLC  
Gray Meadow Real Estate Services LLC  
1161 Hearthstone Way  
Athens, GA 30606  
phone: (239) 872-1220  
rdietz@graymeadow.com



In association with

Cooperating Broker:  
Simply Marinas  
4000 Ponce De Leon Blvd, Suite  
479, Coral Gables, FL 33146  
phone: (305) 439-9581  
George.Ash@SimplyMarinas.com