



ROYAL OAK RV PARK

6353 South Dixie Highway - Glendale, KY 42740

In Cooperation With ParaSell, Inc. , A Licensed Kentucky Broker - Lic. #260997
BoR: Scott Reid - Lic. KY #260934

www.SIGnnn.com

ROYAL OAK RV PARK - GLENDALE, KY

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CONFIDENTIALITY & DISCLAIMER

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SECTION 1

INVESTMENT OVERVIEW

EXECUTIVE SUMMARY

PROPERTY OVERVIEW

Sands Investment Group is Pleased to Exclusively Offer For Sale the Royal Oak RV Park Located at 6353 South Dixie Highway in Glendale, KY. This Deal Includes a 72 Lot RV Park in Growing Elizabethtown Suburb. The Area is Seeing Large Growth Due to New Jobs Being Supported By Large Battery Factories Being Built Nearby.

Sale Price

\$3,900,000

OFFERING SUMMARY

Cap Rate: 8.93%

NOI: \$348,423

BUILDING INFORMATION

Street Address: 6353 S Dixie Hwy

City, State, Zip: Glendale, KY 42740

County: Hardin

Lot Size: 8.49 Acres



Actual Property Image



Actual Property Image

INVESTMENT HIGHLIGHTS



Actual Property Image



Actual Property Image

PROPERTY HIGHLIGHTS

- 72 Lot RV Park
- 10 New Legacy Park Model Homes Included in the Sales (Set March 2025)
- The New Park Model Homes Rent For as High as \$1,300 a month and Are Fully Occupied
- All New Infrastructure - Less Than 1 Year Old
- City Sewer & Water (Master Metered)
- Gravel Sites & Road
- High-Speed Internet
- 30 Amp & 50 Amp Electric Service
- All Full Hook-Up Sites
- Increase Occupancy and Revenue Through Marketing



SECTION 2

FINANCIAL OVERVIEW

INCOME & EXPENSES

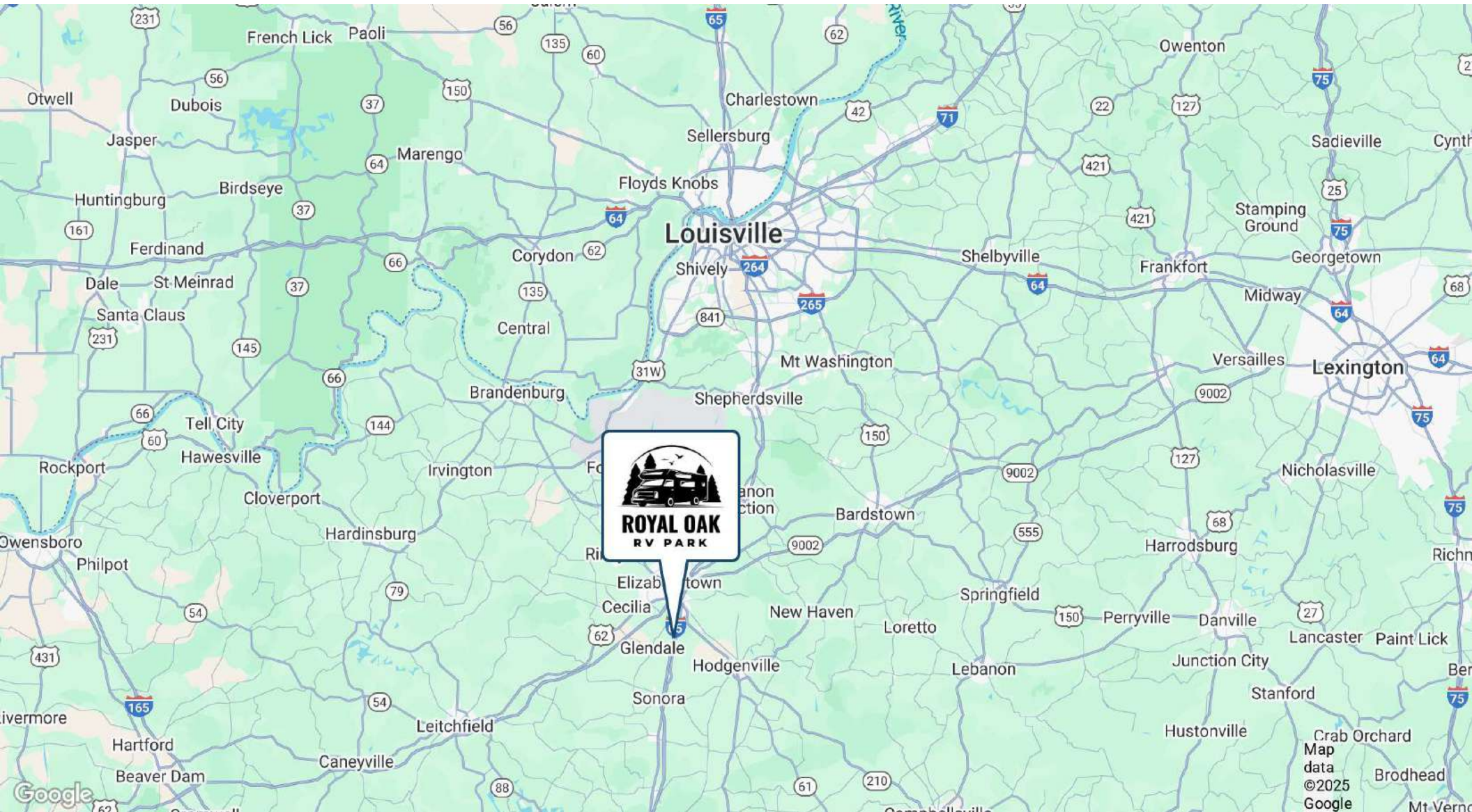
INCOME SUMMARY		ROYAL OAK RV PARK - GLENDALE, KY
Vacancy Cost		(\$185,331)
GROSS INCOME T-12 AVERAGE		\$555,992
EXPENSES SUMMARY		ROYAL OAK RV PARK - GLENDALE, KY
Grounds Upkeep		\$13,000
Insurance (Est)		\$10,000
Repairs		\$3,000
Taxes (Est. at sales price.)		\$23,025
Utilities		\$120,624
Management		\$25,920
Maintenance Reserves		\$12,000
OPERATING EXPENSES		\$207,569
NET OPERATING INCOME		\$348,423



SECTION 3

PROPERTY INFORMATION

LOCATION MAP



PROPERTY IMAGES



Actual Property Image



Actual Property Image



Actual Property Image



Actual Property Image

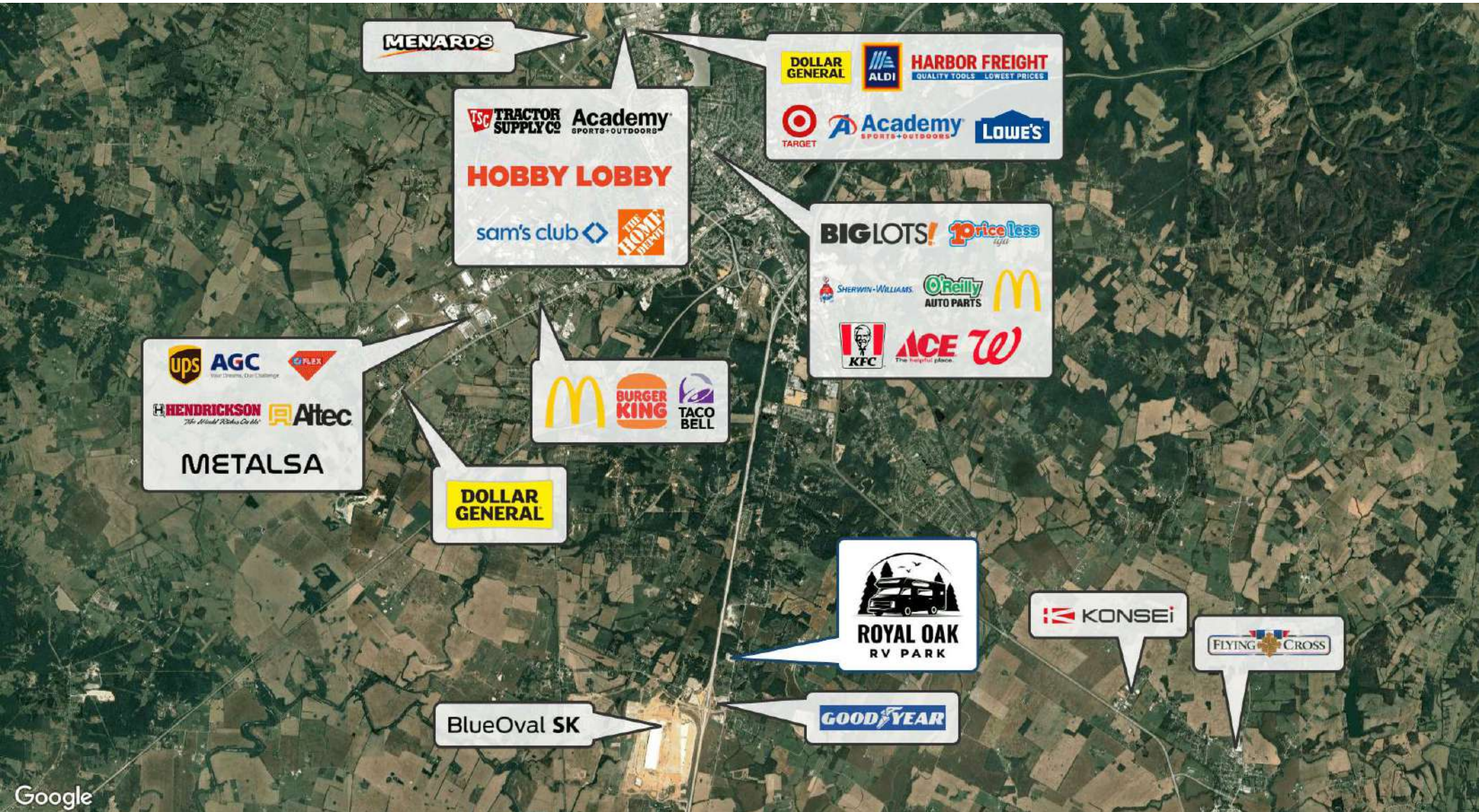


Actual Property Image

AERIAL MAP



RETAILER MAP

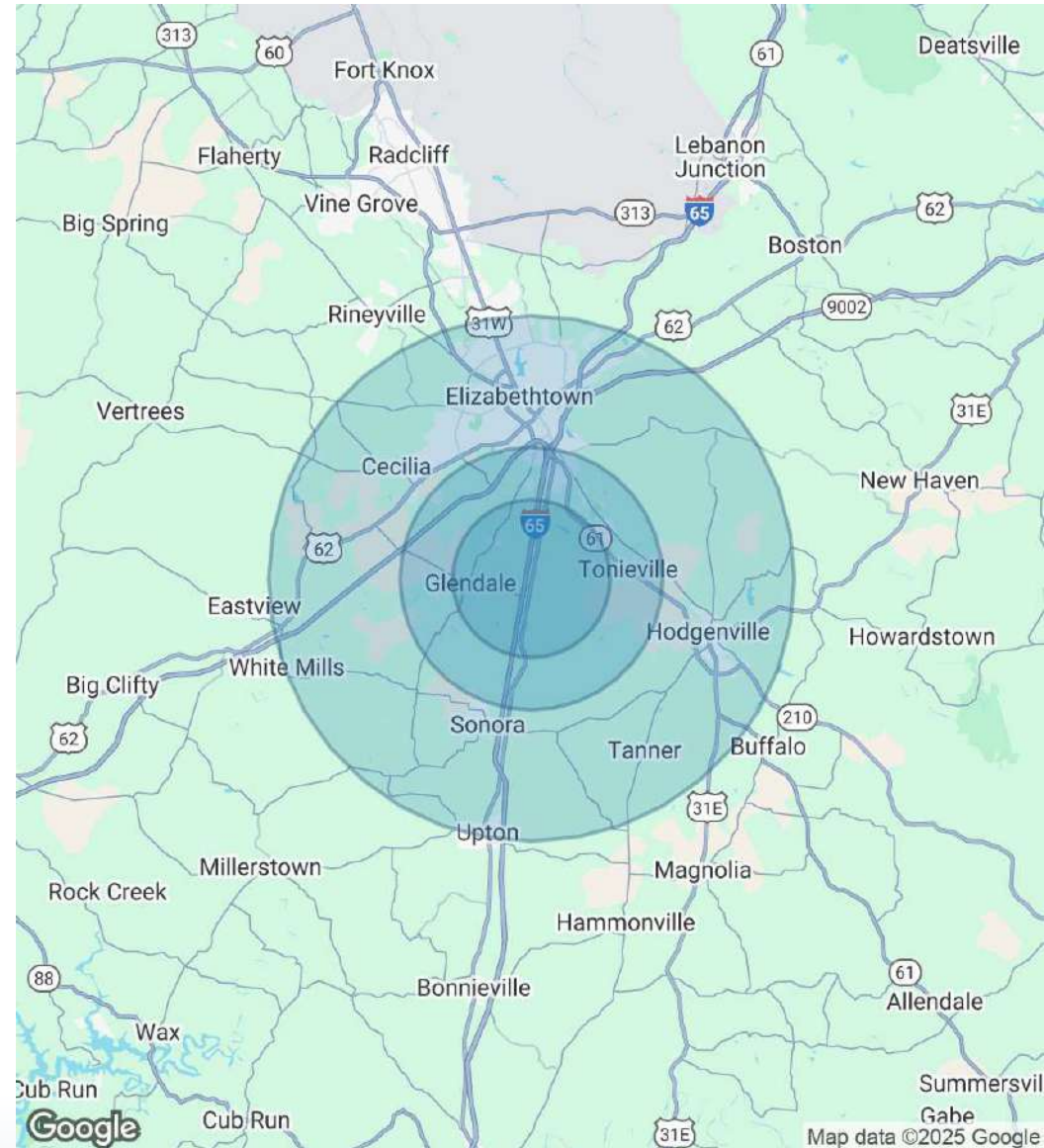


DEMOGRAPHICS MAP & REPORT

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	3,439	10,024	63,096
Average Age	41	40	41
Average Age (Male)	41	40	39
Average Age (Female)	42	41	42

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	1,210	3,638	25,468
# of Persons per HH	2.7	2.8	2.5
Average HH Income	\$106,310	\$100,564	\$88,391
Average House Value	\$307,262	\$301,238	\$301,193

TRAFFIC COUNTS			
I-65			36,216 VPD
US Rte 31W			4,206 VPD
KY 222			2,078 VPD





SECTION 4

AREA OVERVIEW

CITY OVERVIEW



Elizabethtown, KY



Glendale Crossing Festival

GLENDALE, KY

Glendale is an unincorporated community in Hardin County, Kentucky. Glendale is located in the southern portion of Hardin County, south of Elizabethtown and approximately two miles west of I-65. It is included in the Elizabethtown, Kentucky Metropolitan Statistical Area. There are 2,157 residents in Glendale. Glendale is in close proximity to the county seat Elizabethtown. Elizabethtown is included in (and the principal city of) the Elizabethtown–Fort Knox, Kentucky Metropolitan Statistical Area, which is included in the Louisville/Jefferson County–Elizabethtown–Madison, Kentucky-Indiana Combined Statistical Area. The City of Elizabethtown had a population of 32,433 as of July 1, 2024.

Glendale's economy is heavily based on tourism, it is designated a Historic district and has multiple buildings that are on the National Register of Historic Place. Glendale has developed as a small commercial hub surrounding a stop on the Louisville & Nashville Railroad (L&N). Proximity to Elizabethtown is beneficial for the economy of Glendale. Businesses in Elizabethtown enjoy some of the lowest utility costs in the nation, substantial incentives, no-cost workforce training programs and much more. More than 9,500 people are employed by Elizabethtown's growing manufacturing sector and supporting businesses. The large concentration of nearby transportation, logistics and communications infrastructure, including water, air, road and rail transportation and telecommunications, not to mention the UPS WorldPort, creates the perfect location for businesses and industries that rely on strategic transportation/logistics. Other prominent industry sectors in Elizabethtown, a city recently ranked 7th among U.S. cities for white-collar job creation, include healthcare, retail and government, which includes nearby Fort Knox. Elizabethtown's largest job providers include: Hardin County Board of Education; Akebono Brake Corporation; The Hardin Memorial Hospital Foundation Inc; J P L Management, Inc and Elizabethtown Ind Sch District.

Glendale's history as a railroad community is reflected in the district's antique shops, unique collectibles, and heirloom gifts in the many shops of this charming town. One must visit during their Spring & Music Festival in May or during the Crossing Festival in October, held on the third Saturday of the month. Glendale is host to the annual Glendale Crossing Festival on the third Saturday of October. The festival is well known for the wide variety of antiques and crafts for sale. Glendale is located approximately 50 miles (80 km) from one of the most popular tourist attractions in the Commonwealth of Kentucky, Mammoth Cave National Park. Elizabethtown and nearby attractions include: Abraham Lincoln Birthplace National Historic Site, Patton Museum of Cavalry and Armor, Green River Lake State Park and Historic State Theatre Complex.

GET FINANCING

The Capital Markets team at Sands Investment Group comprises experienced debt professionals who specialize in securing financing for commercial real estate assets. We collaborate closely with borrowers and their teams to smoothly navigate from the initial deal discussion to the closing table, freeing up valuable resources for all stakeholders involved. Our reliability, focus, and consistent execution showcase our expertise in the capital markets landscape.

Contact SIG's Capital Markets Team Today



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CONFIDENTIALITY AGREEMENT

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