



John Hall & Company

Land | Commercial | Investment Property
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Lakeside R/V Park & Cabins

80 +/- ACRES

46 Camden Bypass

Camden, AL 36726



LOCATION: 46 Camden Bypass. Camden, AL 36726

TERRAIN: Rolling

ACRES: 80 +/-

LAND USE: Commercial / Recreational

PRICE: \$750,000

SPECIAL FEATURES: Lakeside R/V & Cabin Rentals is right on the edge of Camden, AL with a proven successful track record ready for its new owner! This property is a total of 80 acres +/- with a stocked pond for its guest to fish and enjoy peaceful afternoons. Newly built cabins on the property that are rented out daily, weekly, and monthly. A total of 9 RV lots with all the accessories needed! There is a ton of additional acreage left for the expansion of this business. Currently only about 2 -3 acres of the property is used for the cabins and R/Vs. A new owner could expand back towards the Camden Bypass or even around the stock pond. Wilcox County is known for its hunting and fishing. The Alabama River and several of its reservoirs are nearby. The area is also known for its excellent hunting where it is a destination for many out-of-town hunters. Many of the tenants for this property come to town for fishing, hunting, weddings, and work. They have a comfortable place to return with lots parking, a place to relax in a cozy cabin, and spend their down time enjoying the property grilling and fishing. Each cabin has its own charcoal grill and porch enjoy your morning coffee or afternoon beverage. The 9 RV lots all have water, power, and sewage hookups. The office is unfinished on the inside and has the space and framing for two additional guest bedrooms. The property also has a wash house and a community washer and dryer for laundry. Contact us today for more information or to schedule a showing!

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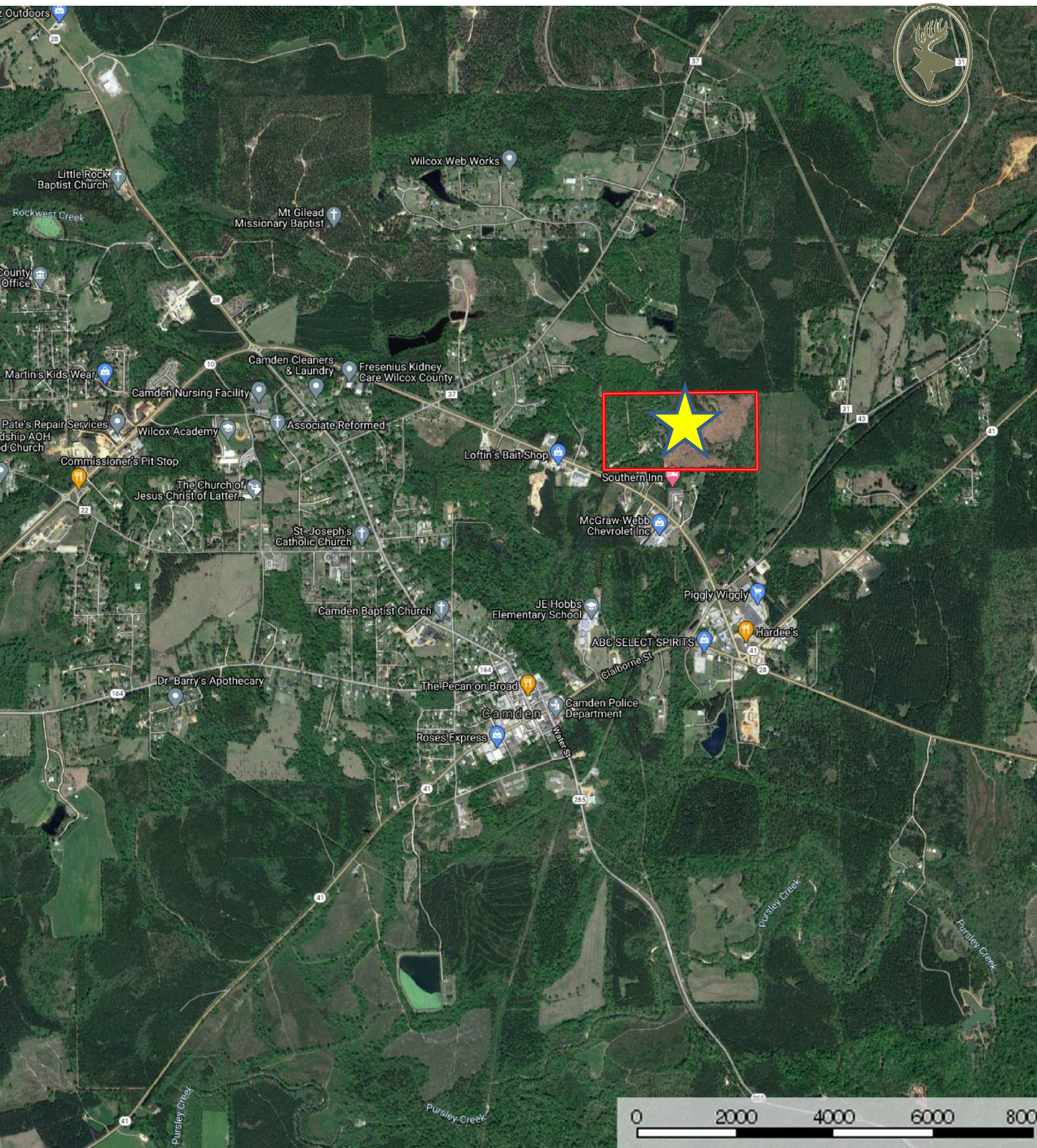
4163 CARMICHAEL ROAD | MONTGOMERY, ALABAMA 36106 | 334.270.8400

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Quick Facts

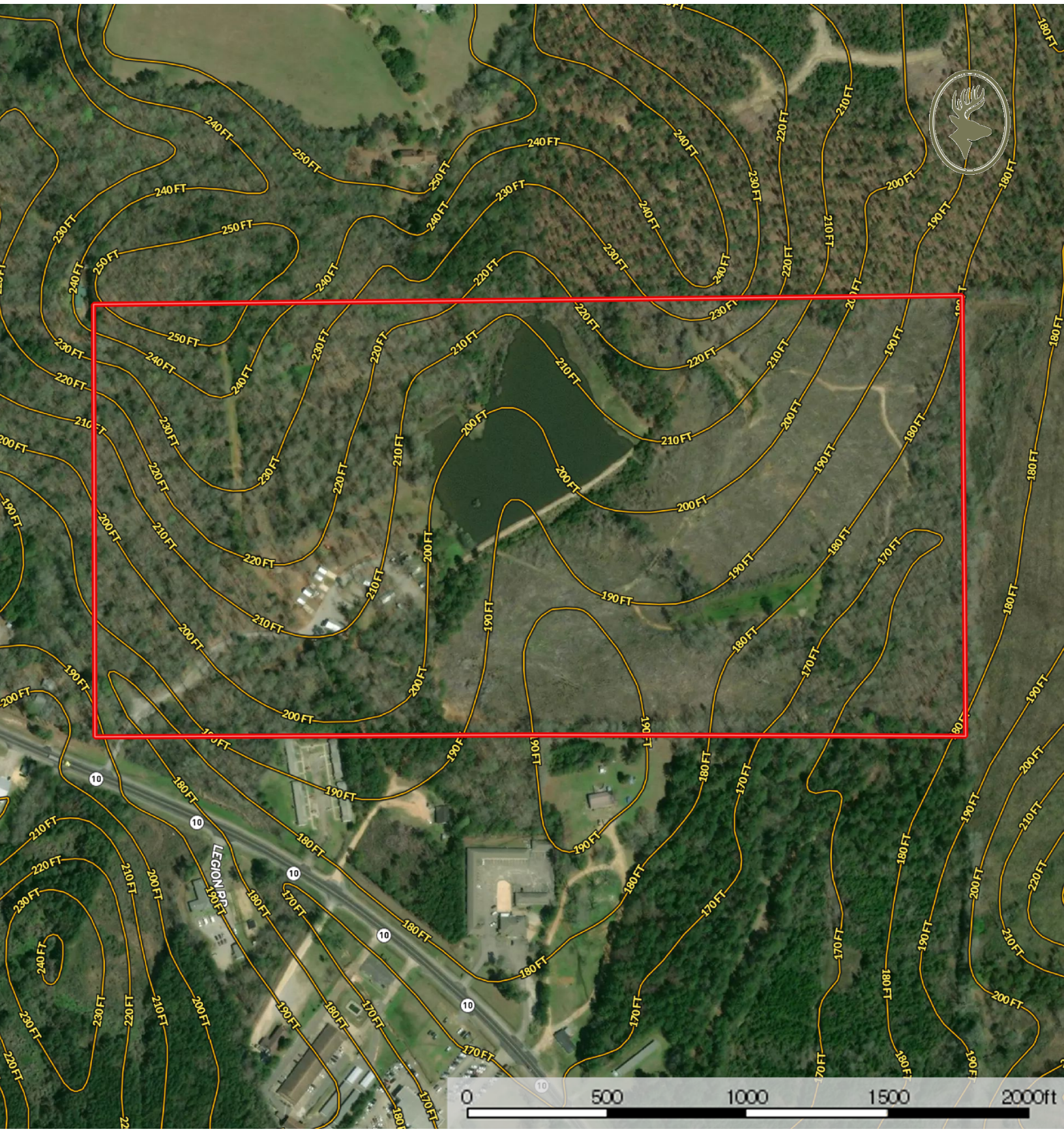
- **80 AC +/- Camden, AL (on the Camden Bypass)**
- **46 Camden Bypass. Camden, AL 36726**
- **6 Cabins total**
- **4 cabins with two full beds, 1 bathroom, and kitchenette**
- **1 cabin with 1 queen bed, common area, full bathroom, & full kitchen**
- **1 cabin with 2 bedrooms (queen beds), 1 bathroom, common area, full kitchen**
- **9 RV parking spots with electric, water, and sewage hookups**
- **6 septic tanks**
- **A wash house**
- **Office with 2 additional unfinished bedrooms for rental**
- **Utilities – Gas, electricity, county water, trash, & availability to connect to county sewage.**
- **5.5 AC +/- stocked pond**
- **39 +/- AC of timberland (Majority hardwoods)**
- **25 +/- AC of clear-cut unplanted (ready for site prep and replanting or development)**
- **3 wildlife food plots**
- **Private gravel drive**
- **Alabama River, Lake Dannelly Reservoir, and Millers Ferry nearby.**
- **TONS OF ROOM FOR EXPANSION!!!!!!!!!!**

Property Location





0 500 1000 1500 2000



Boundary















