

# PROPERTY FOR SALE

## RETREAT/CONFERENCE CENTER

358 RELAX DRIVE, SMITHVILLE, TN 37166 | LOCATED ON A GROUND LEASED PARCEL

167.19 ± ACRES

CENTER HILL LAKE

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FOUNDRY  
COMMERCIAL

MISSION  
PROPERTY  
GROUP



# 167 ACRES ALONG THE SHORES OF CENTER HILL LAKE

## ABOUT THE PROPERTY

Tucked along the shores of the winding Center Hill Lake, the property lies just off of Hwy-56, north of downtown Smithville, Tennessee. The property has most recently been used as a retreat/conference center and contains multiple structures including a main lodge with conference spaces and offices, a cafeteria area with commercial kitchen, guest houses, a picnic area, a pool, a dock on Center Hill Lake and ample green space.

The 167± acres is currently leased from the Army Corps of Engineers (ACE) for \$1 per year until October 30th, 2042. The ACE is open to extending the ground lease depending on the user but for no more than 25 years total.

According to the Seller, among other requirements, the Buyer needs to be a 501c3 corp, must operate a business that promotes education and/or recreation, and remains open to the public even if they run their own programs.

### PROPERTY SPECIFICATIONS

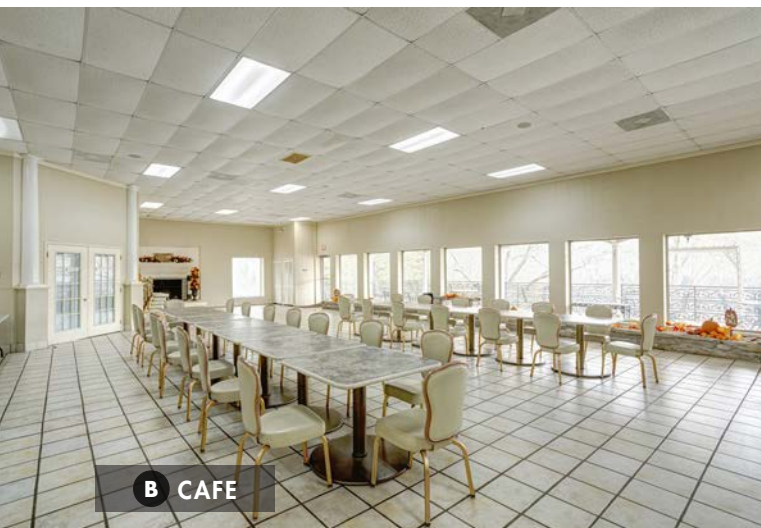
ADDRESS	358 Relax Drive, Smithville, TN 37166
PARCEL ID	013 013.00 026
TOTAL ACRES	± 167.19 AC Available Under Lease
COUNTY	DeKalb County
CURRENT USE	Retreat / Conference Center
YEAR BUILT	1974-2013
<b>PRICE</b>	<b>\$3,995,000</b> <del>\$4,995,000</del>

ZONING	None
PARKING	± 100
NUMBER OF SUITES	± 24
NUMBER OF ROOMS	± 35 (not including suites)
TOTAL BUILDING SF	± 22,901 SF

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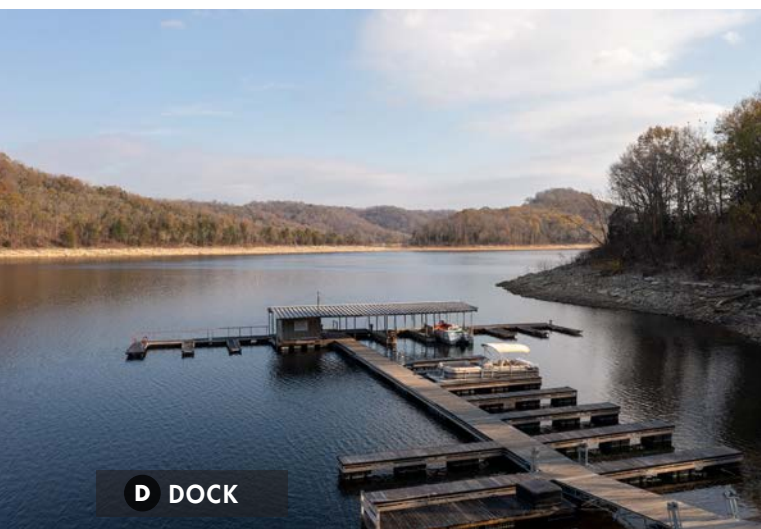
**A LODGE & CONFERENCE ROOM**



**B CAFE**



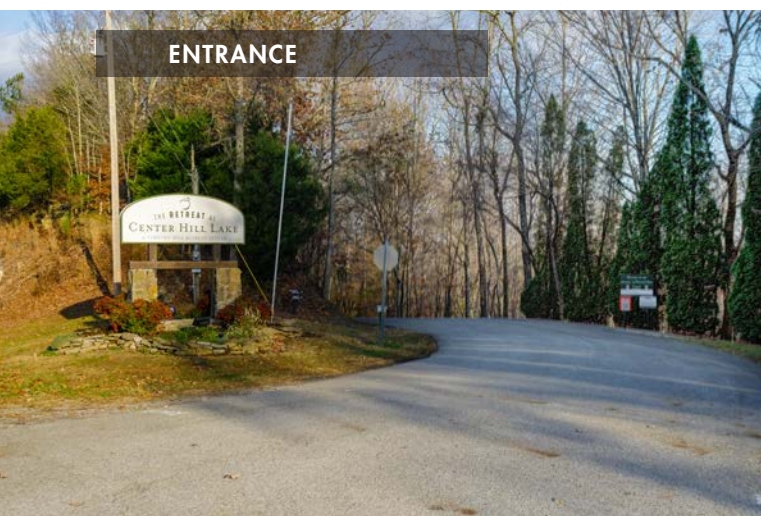
**C PICNIC AREA**



**D DOCK**



**E POOL**



**ENTRANCE**



**OFFICE**

## BUILDINGS ON PROPERTY

The main buildings of the site are located off of Relax Drive with smaller roads providing access to the many guesthouses located throughout the property. Parking is located along Relax Drive and throughout the camp to make access as simple as possible. There are approximately 15 permanent habitable structures in the main camp ground area, the largest of which is The Lodge with 26 rooms, including 2 executive suites. Many of the facilities have been recently renovated including The Lodge, Beech, Azalea, Willow, Daisy, Laurel, Ivy, and Ash.



**RETREAT / CONFERENCE CENTER MAP**

### PHOTOS OF MAIN CAMP AREAS (LEFT)

### DETAILS

PHOTOS OF MAIN CAMP AREAS (LEFT)	DETAILS
A LODGE & CONFERENCE ROOM	11,207 SF 26 suites Two executive suites Two conference rooms Seven staff offices Laundry room Front desk & office
B CAFE	3,200 SF Commercial kitchen Basement storage area
C PICNIC AREA	
D DOCK	21 boat slips Renovated in 2018
E POOL	40'x22'

# GUEST HOUSES ON PROPERTY

In addition to The Lodge, the camp offers 14 separate guest houses that are spread across the camp. These properties offer additional unique housing options for guests, many including their own kitchen and laundry.

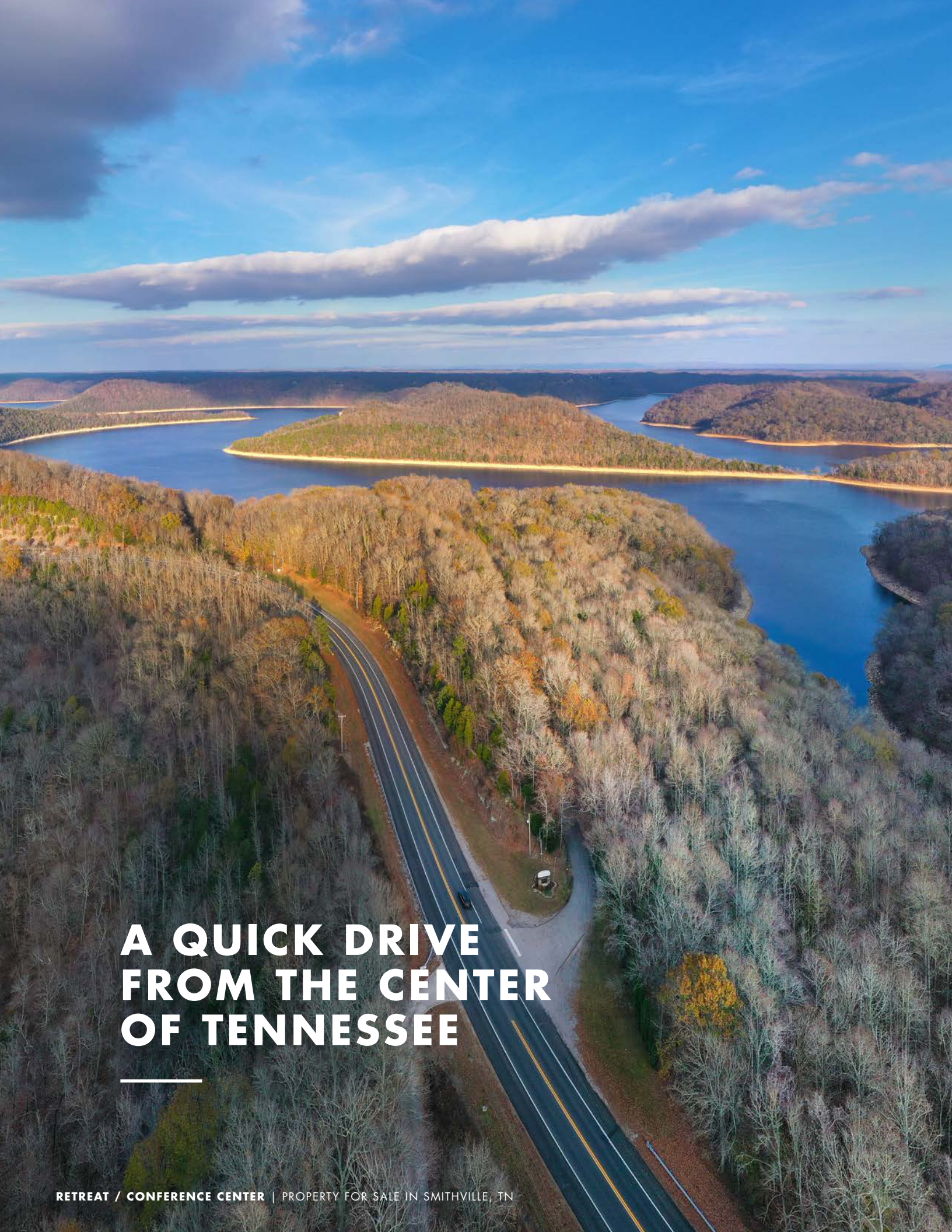
GUEST HOUSES	SQUARE FOOTAGE	YEAR RENOVATED	DETAILS
Holly Suites	4,224 SF		Four One Bedroom Condos <ul style="list-style-type: none"> <li>• 2 Condos with two double beds, sleeper sofa, a full bathroom and kitchen</li> <li>• 2 Condos with one king bed, a double sleeper sofa, a full bathroom and kitchen.</li> </ul>
Hilltop Guest House	1,798 SF		4 bedrooms 2 full bathrooms Full kitchen, dining room, living room Laundry room
Beech Guest House	1,920 SF	2022	3 bedrooms 3 full bathrooms Full kitchen, dining room Living room with washer and dryer.
Dogwood Guest House	1,200 SF		2 bedrooms 1 bathroom Full kitchen, dining room, living room Carport Washer & Dryer
Redbud Guest House	1,200 SF + 360 SF Porch		2 bedrooms 1 bathroom Full kitchen, dining room, living room Screened in Patio
Azalea Guest House	800 SF	2018	2 bedrooms 1 bathroom Full kitchen, dining room, living room



# GUEST HOUSES ON PROPERTY

GUEST HOUSES	SQUARE FOOTAGE	YEAR RENOVATED	DETAILS
Willow Cabin	1,000 SF	2020	3 bedrooms 1 bathroom Full kitchen, dining room, living room
Daisy Cabin	1,000 SF	2020	3 bedrooms 1 bathroom Full kitchen, dining room, living room
Ash Cabin	1,040 SF	2022	3 bedrooms 1 bathroom Full kitchen, dining room, living room
Laurel Cabin	800 SF	2022	2 bedrooms 1 bathroom Full kitchen, dining room, living room
Ivy Cabin	800 SF	2022	2 bedrooms 1 bathroom Full kitchen, dining room, living room
Pine & Cedar Cabin	790 SF		1 Studio Apartment (Cedar) Campus Laundry Unit (Pine)
Oak Cabin	1,140 SF		2 bedrooms 1 bathroom Full kitchen, dining room, living room
Maple Cabin	1,440 SF		2 bedrooms 1 bathroom Full kitchen, dining room, living room Carport





## PROPERTY LOCATION

The site is located in the center of the state of Tennessee, just over an hour outside of Nashville, TN. Created in 1949 along the Caney Fork River, Center Hill Lake has brought tourism to the area through the many parks, campgrounds, marinas, and waterfalls that accompany the lake. The entire lake was built, and is still owned, by The U.S. Army Corps of Engineers. With the stunning scenery and wildlife of the lake, tourists continue to be lured to these shores time and time again.



### DISTANCES FROM PROPERTY

DOWNTOWN SMITHVILLE	7.4 miles / 12 mins
COOKEVILLE	21.6 miles / 30 mins
HARTSVILLE	45.1 miles / 53 mins
MURFREESBORO	46.0 miles / 58 mins
NASHVILLE	71.1 miles / 1.2 hrs
NASHVILLE AIRPORT	64.8 miles / 1 hr
CHATTANOOGA	100 miles / 2 hrs

# A QUICK DRIVE FROM THE CENTER OF TENNESSEE

# AREA DEMOGRAPHICS

## 1 MILE RADIUS



89  
ESTIMATED  
POPULATION 2027



45.9  
MEDIAN AGE



90  
TOTAL EMPLOYEES



\$68,443  
AVG HOUSEHOLD  
INCOME



\$167,499  
MEDIAN HOME VALUE

## 3 MILE RADIUS



1,271  
ESTIMATED  
POPULATION 2027



47.7  
MEDIAN AGE



230  
TOTAL EMPLOYEES



\$80,596  
AVG HOUSEHOLD  
INCOME



\$197,747  
MEDIAN HOME VALUE

## 5 MILE RADIUS



4,326  
ESTIMATED  
POPULATION 2027



44.9  
MEDIAN AGE



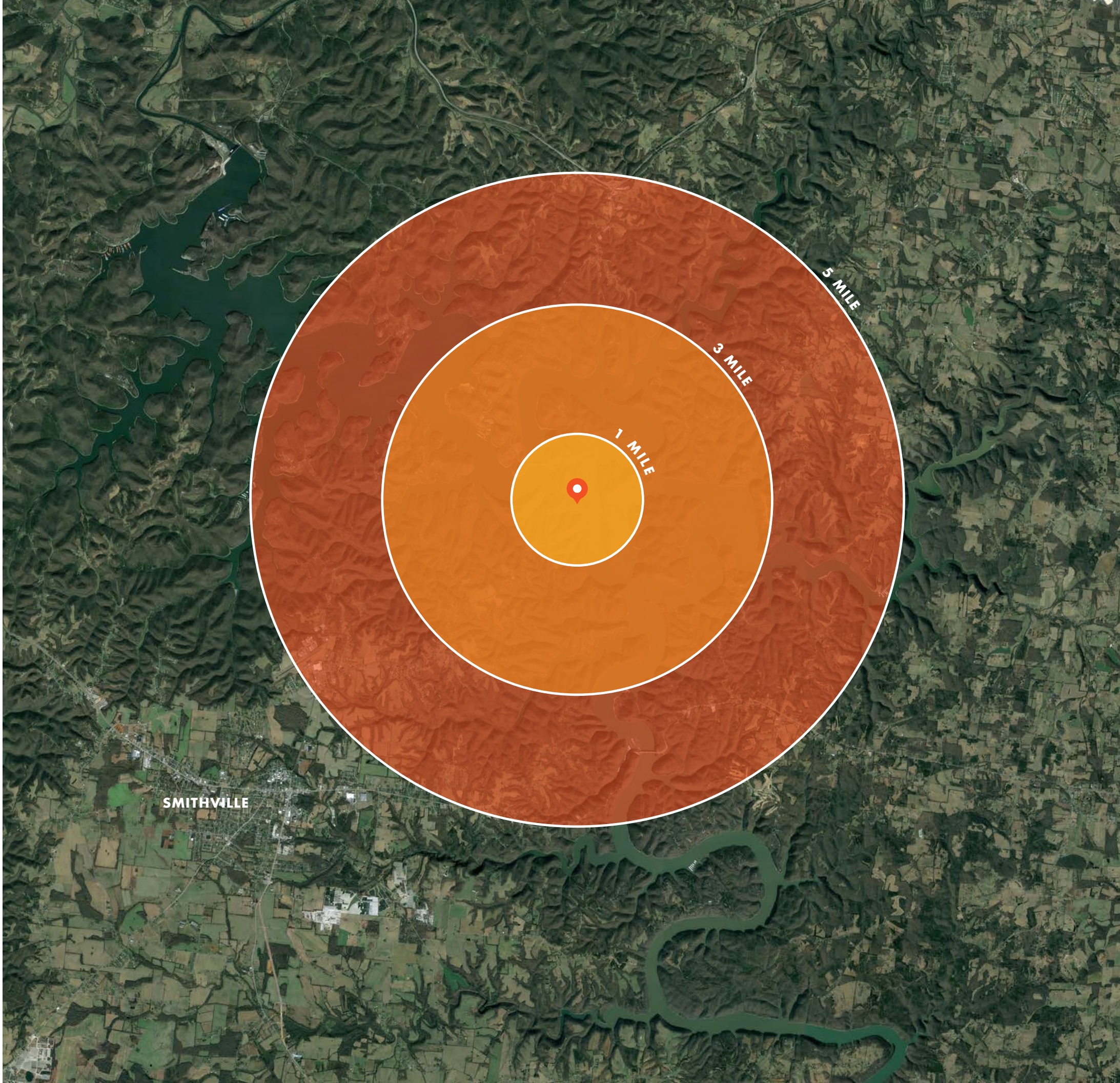
1,065  
TOTAL EMPLOYEES



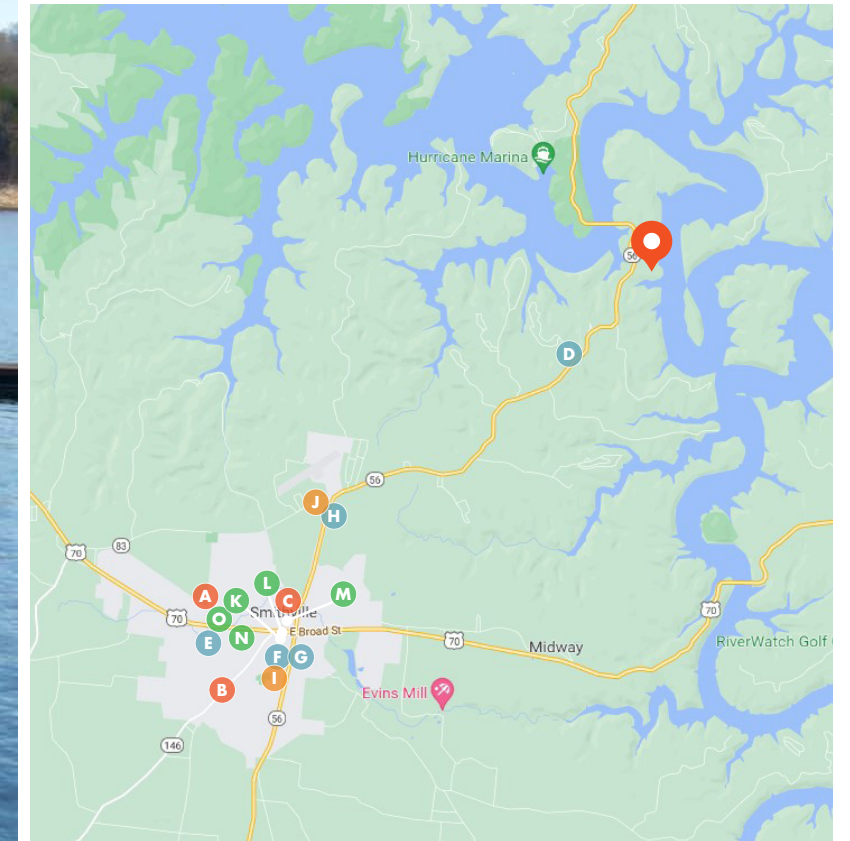
\$73,639  
AVG HOUSEHOLD  
INCOME



\$184,677  
MEDIAN HOME VALUE



**LOCATED  
JUST 12  
MINUTES FROM  
DOWNTOWN  
SMITHVILLE**



**AMENITY MAP**

EMERGENCY

- A Ascension Saint Thomas Hospital
- B DeKalb County EMS
- C Smithville Fire Department

SERVICES

- I Advance Auto
- J Village Market & Gas

GROCERY/ESSENTIALS

- D Dollar General
- E Walmart
- F Walgreens
- G Ace Hardware
- H Hwy 56 Market & Deli

RESTAURANTS

- K McDonalds
- L Hardee's
- M Pizza Hut
- N Son Rise Diner
- O Enjoy Ice Cream Shop

**ABOUT  
THE AREA**

Smithville, TN accounts for a quarter of the population of DeKalb County and acts as the nearby hub for all tourism that is brought to Center Hill Lake. The annual Smithville Fiddler's Jamboree and Crafts Festival is held every Independence Day weekend and has been named 'The Official Festival for the State of Tennessee' with up to 30,000 visitors each year.



**SMITHVILLE FIDDLER'S JAMBOREE**





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