



**OFFERING MEMORANDUM**  
**WILLOW VALLEY RV RESORT (81 PADS)**

**323 YORKHOUSE RD, RABUN GAP, GA, 30568**

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## EXCLUSIVELY LISTED BY:



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*The information contained herein was obtained from sources deemed to be reliable. However, MH Pro Group, LLC and agents make no guarantees, warranties, or representations as to the completeness or accuracy thereof.*

# OFFERING PROCESS

## OFFER GUIDELINES:

This offering is being exclusively distributed to market by MH Pro Group, LLC. Once initial bids are received, the owner will either select a buyer or invite a group of potential buyers to submit their best and final proposals. Ultimately, the chosen investor will be determined by several conditions, such as purchase price, contract conditions, financing capacity, closing timeline, and proven experience with similar transactions.

## OFFER SUBMISSION REQUIREMENTS:

- Proposed purchase price
- Source(s) of capital/financing
- Verification of funds
- Relevant background and industry experience
- Timetable for due diligence and closing
- Amount of earnest money deposit
- Any contingencies (e.g., committee approvals, potential 1031 exchanges, acceptable financing terms, etc.)

*Potential buyers are strongly encouraged to tour the properties in person prior to submitting a formal offer proposal. Please contact a MH Pro Group, LLC representative prior to scheduling an on-site visit.*





## OFFERING OVERVIEW

MH Pro Group is pleased to exclusively offer the sale of Willow Valley RV Resort, a highly attractive and well-maintained RV hospitality asset located at 323 Yorkhouse Road in Rabun Gap, Georgia. The property features 81 rentable RV sites, the majority of which cater to short-term transient guests, with only a limited number of longer-term tenants. Built in 2018, Willow Valley benefits from modern, durable infrastructure, including paved asphalt roads, public water, and public sewer (master-metered). Current ownership has maintained the resort to an excellent standard, resulting in a clean, comfortable, and highly marketable guest experience.

In addition to the operational RV resort, the offering includes approximately 9.5± acres of surplus land that sits adjacent to (but outside of) the active RV park footprint. This portion of the property includes a stick-built residence currently occupied by ownership, as well as a large barn suitable for livestock or equipment storage. The acreage provides a significant value-add component, with flexibility for a future owner to expand the RV park, pursue residential parceling for homebuilders, or implement a hybrid strategy that blends both uses depending on demand and long-term planning goals.

Beyond the property itself, Willow Valley RV Resort is well positioned to benefit from the strong tourism appeal of the Clayton–Rabun County region. Clayton, GA is widely regarded as one of the most charming and vibrant towns in the North Georgia mountains, known for its scenic overlooks, boutique shops, craft breweries, and growing food scene. The area experiences heavy seasonal tourism, especially in the fall, when visitors travel to the mountains for cooler weather, outdoor recreation, and the region’s highly regarded foliage. Nearby attractions such as Tallulah Gorge State Park, Black Rock Mountain State Park, Lake Burton, and extensive hiking and fishing options further enhance the resort’s draw for RV travelers seeking a high-quality mountain experience.

With its combination of strong in-place operations, expansion potential, and a location in one of North Georgia’s most desirable outdoor destinations, Willow Valley RV Resort represents a rare opportunity to acquire a premier RV asset with multiple avenues for future growth.

## INVESTMENT HIGHLIGHTS



Built in 2018, the park features modern infrastructure with full hookups and 30/50 AMP electrical service.



Publicly supplied, master-metered water system provides upside through implementing sub-metering.



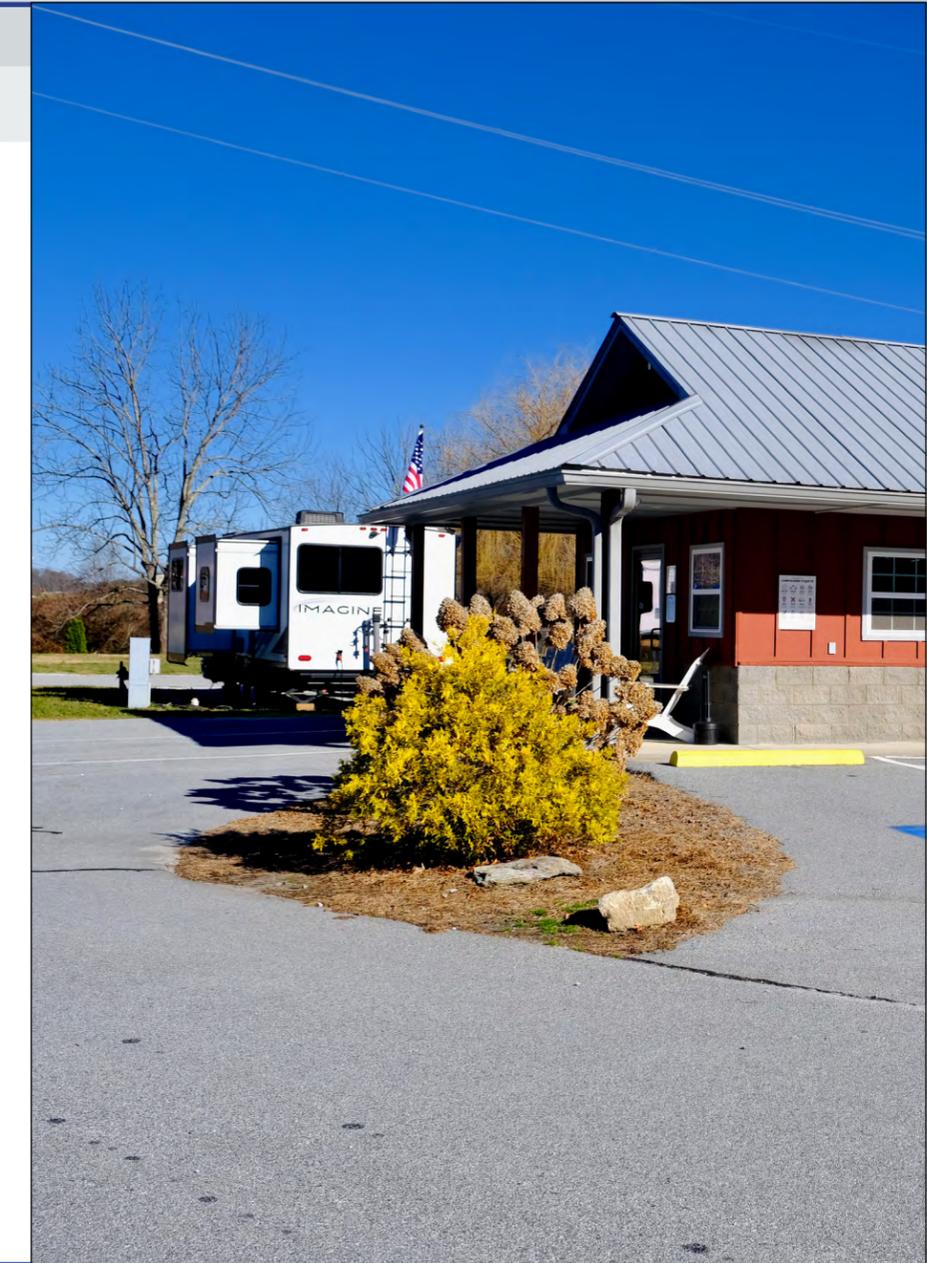
Conveniently located just 2 hours north of Atlanta and under 2 hours south of Asheville.



More than 9.5± acres of undeveloped land offer meaningful expansion or potential subdivision opportunities.



Generous pad sizes throughout the park support today’s larger, premium motorcoach RV product.



# OFFERING DETAILS



## THE COMMUNITY

<b>Community Name</b>	Willow Valley RV Resort
<b>Address</b>	323 Yorkhouse Rd
<b>City/State/Zip</b>	Rabun Gap, GA, 30568
<b>County</b>	Rabun County
<b>Acreage</b>	21.48 acres
<b>Roads</b>	Paved (Asphalt)
<b>Water</b>	Public (Master Meter)
<b>Sewer</b>	Public (Master Meter)



## SPACE MIX

UNIT MIX:	TOTAL	GRAVEL	PAVED
Economy - Back In	17	17	-
Premium - Back In	19	19	-
Super Premium - Back In	19	19	-
River - Back in	13	-	13
Super Premium - Pull Thru	3	3	-
Paved - Pull Thru	6	-	6
Paved - Pull Thru (Buddy)	4	-	4
<b>Total</b>	<b>81</b>	<b>58</b>	<b>23</b>



## RATES & REVENUE BREAKDOWN

<b>Nightly Rates</b>	\$49-89
<b>Weekly Rates</b>	\$300-575
<b>Monthly Rates</b>	\$700-1,200
<b>Revenue Per Available Site (2024)</b>	\$7,414
<b>Gross Revenue (2024)</b>	\$600,497



## PRICING

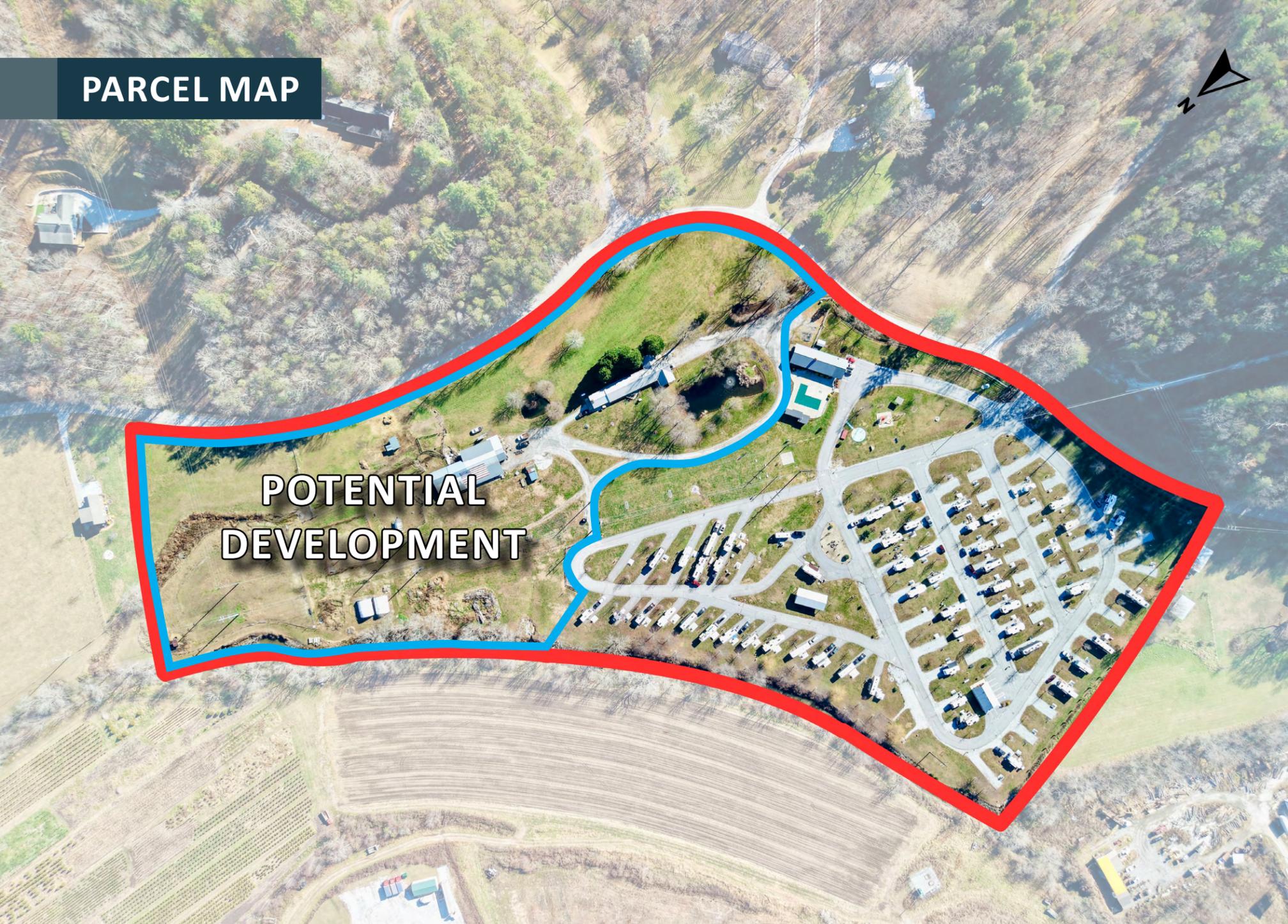
**\$5,000,000**  
(\$61,278/PAD)

## AMENITIES

- Wifi
- Children's Playground
- Community Fire Pit
- Laundry Room
- Basketball Court & Soccer Field
- Swimming Pool
- Cable TV
- 6 Private Baths (Handicap Accessible)
- Dog Park and Washing Station
- Splash Pad
- Picnic Pavilion
- Cornhole
- Park Store
- Kitchen



## PARCEL MAP



**POTENTIAL  
DEVELOPMENT**

Rabun Gap is a scenic mountain community located in the northernmost portion of Georgia, just minutes from the North Carolina border. Known for its natural beauty, temperate climate, and relaxed rural character, the area attracts year-round visitors seeking outdoor recreation, cultural attractions, and a slower pace of life. The community benefits from easy access to major regional routes, offering a peaceful environment while remaining within driving distance of larger markets such as Asheville, Greenville, and Atlanta.

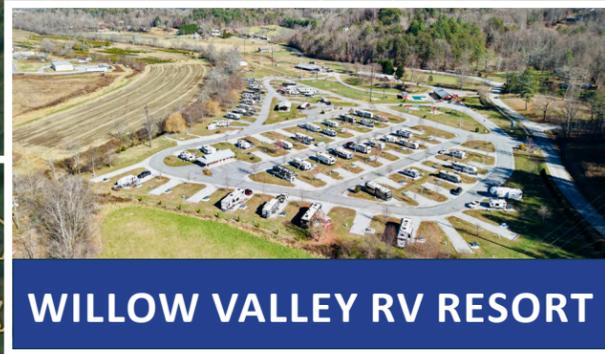
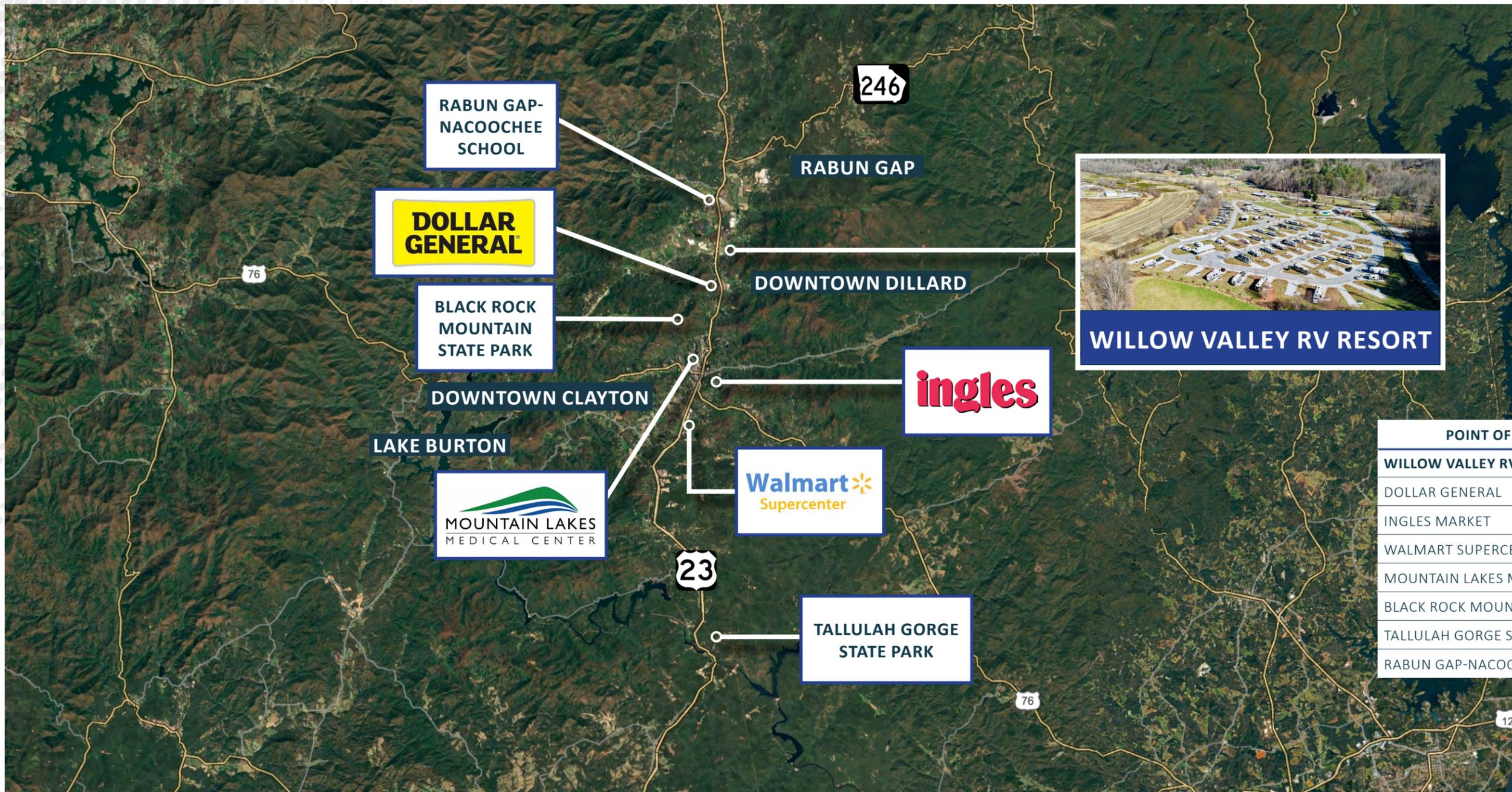
Nestled within Rabun County, Rabun Gap sits in the heart of the southern Blue Ridge Mountains, an area renowned for its sweeping vistas, crisp mountain air, and abundant recreational opportunities. Visitors are drawn to the region's hiking trails, waterfalls, trout streams, and scenic drives, including those in nearby Black Rock Mountain State Park and the Chattahoochee National Forest. The Blue Ridge Mountains continue to serve as a major tourism driver, supporting strong demand for cabin rentals, RV parks, and outdoor-oriented accommodations throughout the year.

With its blend of natural amenities, regional accessibility, and steady tourism traffic, the Rabun Gap area provides a strong foundation for hospitality and outdoor recreation-based businesses. The continued growth in mountain tourism, combined with the area's reputation as a peaceful and picturesque destination, makes this region especially appealing for RV travelers, seasonal visitors, and families seeking an authentic Blue Ridge Mountain experience.

## RABUN GAP, GA MSA OVERVIEW



# NEARBY POINTS OF INTEREST



POINT OF INTEREST	ADDRESS	DISTANCE TO SUBJECT PROPERTY
<b>WILLOW VALLEY RV RESORT</b>	<b>323 YORKHOUSE RD, RABUN GAP, GA, 30568</b>	
DOLLAR GENERAL	7 GOLDEN HILLS DR, CLAYTON, GA 30525	2 MILES
INGLES MARKET	176 HWY 441, CLAYTON, GA 30525	5 MILES
WALMART SUPERCENTER	1455 HWY 441, CLAYTON, GA 30525	6 MILES
MOUNTAIN LAKES MEDICAL CENTER	162 LEGACY PT, CLAYTON, GA 30525	3.5 MILES
BLACK ROCK MOUNTAIN STATE PARK	3085 BLACK ROCK MOUNTAIN PKWY, MOUNTAIN CITY, GA 30562	4.7 MILES
TALLULAH GORGE STATE PARK	338 JANE HURT YARN RD, TALLULAH FALLS, GA 30573	15.6 MILES
RABUN GAP-NACOOCHEE SCHOOL	339 NACOOCHEE DR, RABUN GAP, GA 30568	3 MILES





## FIRM OVERVIEW

**MH Pro Group** is a specialized commercial real estate investment sales firm dedicated to guiding clients through the acquisition and disposition of manufactured housing and recreational vehicle communities. Drawing on our in-depth expertise and hands-on approach, we offer unparalleled insights into the evolving MHC/RVC sector—allowing us to deliver the most accurate analysis and achieve top-of-market pricing for our clients. Our proven marketing platform ensures maximum exposure to the industry’s most qualified investors, paving the way for successful transactions. At MH Pro Group, we’re not only focused on delivering exceptional results today—we’re also committed to anticipating future market trends and positioning our clients for long-term success.



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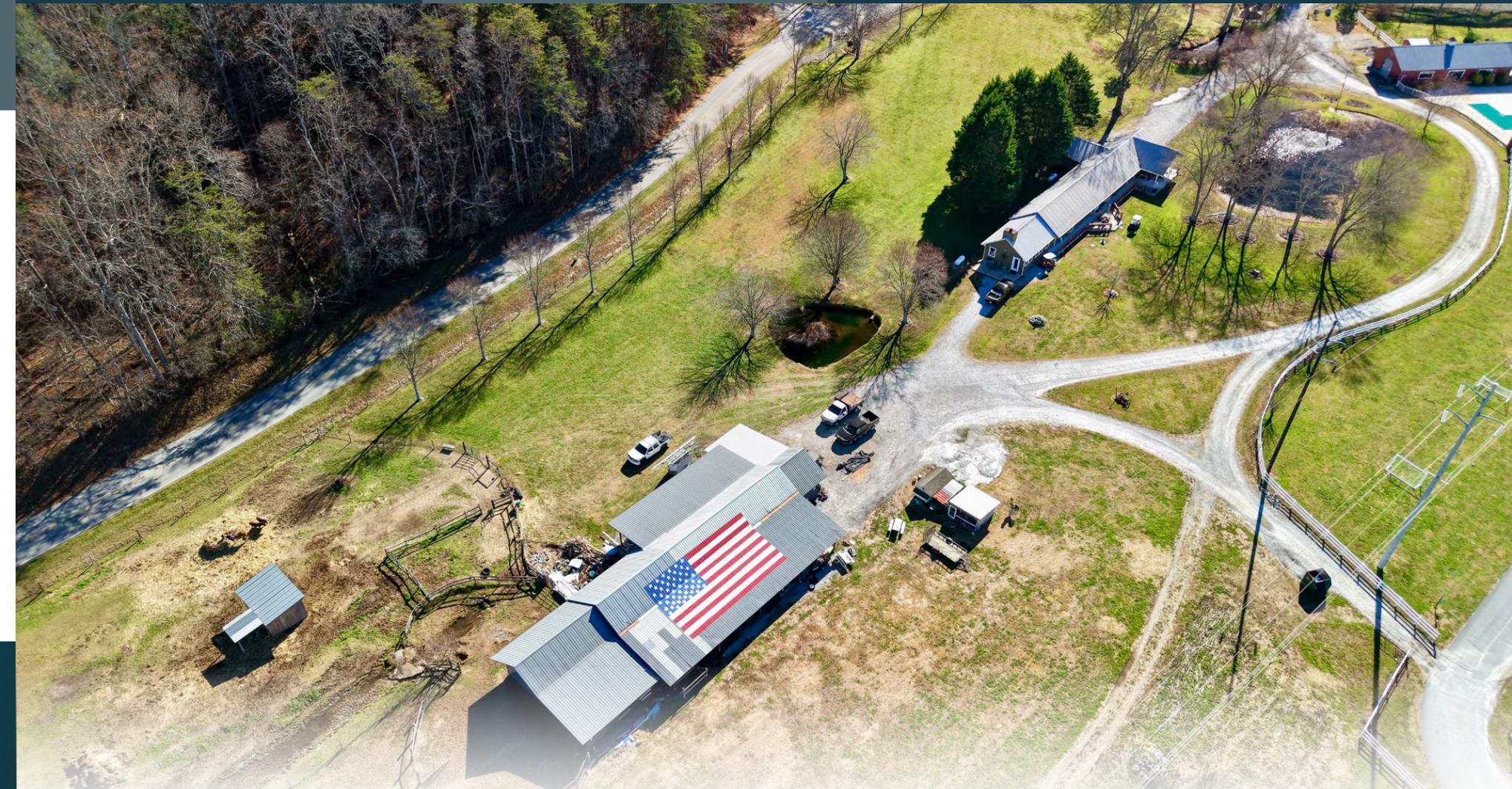


Matt serves as the Investment Sales Director, specializing in RV parks and campgrounds across the eastern United States. In this role, he leads the firm’s business development efforts, oversees financial analysis, and drives sales strategies tailored to the RV park and campground asset class. Before joining MH Pro Group, Matt built a strong foundation in the private mortgage lending industry, where he facilitated over \$30 million in loan transactions, working closely with clients focused on residential real estate investments. Matt earned his degree in Finance from the University of South Carolina and brings a deep understanding of financial markets, investment strategies, and commercial real estate.

Henry is currently in charge of business development for MH Pro Group, leading all aspects of deal sourcing for the firm. Having specialized in MHC specific investment sales for over seven years and focusing exclusively on the NC, SC and GA markets, Henry possesses a deep understanding of the product type and dynamics of the region. Prior to launching MH Pro Group, Henry worked at a boutique real estate investment sales firm in Greenville, SC as well as Sperry Van Ness BlackStream focusing exclusively on MHC specific advisory service. As a graduate from the University of South Carolina in 2011, Henry captained the Men’s Tennis Team to a top 20 national ranking.

William is currently in charge of financial analysis and sales at MH Pro Group, leading all aspects of pricing, value add analysis, and buyer sourcing for the firm. Prior to launching MH Pro Group, William worked at Marcus & Millichap where he was on a team of 10 brokers specializing in multifamily and manufactured housing brokerage. During this time, William was responsible for launching the team’s manufactured housing division and was named Rookie of the Year for the firm’s Carolinas and Southern Virginia region. Prior to entering real estate, William began his career working in the consulting realm, providing expert network services to institutional investment funds.

Taylor currently works as Investment Sales Director with a primary focus on the Southeastern where he is responsible for all aspects of the region’s business development, financial analysis, and buyer sourcing. Prior to joining MH Pro Group, Taylor was the founder of Hornbeam Homes which focused on single family home acquisition, renovation, and dispositions along with land acquisitions for larger single-family developments across the Southeast. Prior to entering the real estate realm, Taylor began his career as a Civil Engineer, doing design work for private residential, commercial, and industrial development projects.



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