

**FOR SALE**



**22802 CAMPTOWN DRIVE**

Petersburg, VA 23803

## Campground Property For Sale

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**DOMINION  
COMMERCIAL**  
**ATLANTIC • CRE**




Dominion Commercial. Information herein is deemed reliable but not warranted. Buyers, Tenants or any Interested Parties must independently verify any and all information regarding the subject property(s).



## HIGHLIGHTS

- > Amazing Campground property for sale - Significant value add opportunity from increased rents/park expansion
- > 35.03 total acres over four parcels
- > Campground utilizes two parcels (22.72 ac) leaving the other two parcels for future development/ expansion or privacy
- > Primary operation offers 24 RV sites with 4 mobile home sites
- > One single family home of 2,045 SF, 3 beds, 1.5 baths, several tent sites, bath house, various ancillary/storage buildings and a Dog Park!
- > The property is served by septic systems and multiple wells. One well is "Artesian" with high capacity for further park expansion.
- > Less than 4 miles from Interstate 85, Pamplin Historical Park and Virginia Motorsports Park/Raceway. Approximately Twelve minute drive to Fort Lee/Gregg-Adams and the Lego and Live Casino construction sites.
- > Low vacancy with a lengthy waiting list
- > This hidden gem has been successfully operated for many years as an adult community, serving as a temporary home for traveling nurses, contract construction workers and military TDY & families in the area
- > Top Rating by Good Sam Camping and RV Club



	<a href="#">3 MI</a>	<a href="#">5 MI</a>	<a href="#">10 MI</a>
 <b>Population</b>	3,341	8,331	76,299
 <b>Households</b>	1,294	3,335	31,594
 <b>Avg HH Income</b>	\$117,183	\$109,104	\$83,673

















