

383 South Tva Road, Bristol, TN 37620

\$4,950,000 · MLS #9996622 · brphomes.com/mls/9996622



TVR MLS

10,824
SQ FT

2021
YEAR BUILT

13.63
ACRES

Property Facts

Property Type: Commercial Sale

Status: Active

Year Built: 2021

Lot Acreage: 13.63

City Taxes: \$0

County Taxes: \$8,062

Description

Tailwaters Lodge stands as a premier destination for anglers traveling from across the country to experience the world-renowned South Holston River, celebrated as one of the nation's top trout fisheries. With a strong reputation for hospitality and an established base of repeat clientele, this exceptional retreat has become a sought-after getaway for fishermen, families, groups, and corporate gatherings alike. Encompassing approximately 13.63 acres and boasting 540 feet of frontage along the South Holston River, Tailwaters Lodge is bordered and protected on three sides by TVA property, creating an exceptional sense of privacy and tranquility while offering significant opportunities for future growth and development. Guests can take in stunning mountain vistas from the elevated areas of the property while also enjoying easy access to the river's edge, creating the perfect setting for relaxation, recreation, and soaking in the natural beauty of the surroundings. The current owners have invested tremendous care, vision, and resources into transforming this property into an exceptional investment opportunity. Significant infrastructure improvements include upgraded gravel roads, new roofing, enhanced utilities and drainage systems, the addition of new cabins, and the most recent creation of a dedicated wedding venue, all contributing to the property's appeal and long-term value. The property features six guest

rental cabins, an owner's cabin, an office and gift shop, and a workshop. Three of the cabins, along with the workshop complete with an apartment above, were newly constructed in 2021, while the remaining cabins have been thoughtfully renovated and upgraded throughout ownership. Each cabin has been carefully curated with its own distinctive character and inviting atmosphere, creating a memorable guest experience. One of the property's most compelling features is its AR (Agricultural/Recreational) zoning, which provides a significant competitive advantage. Unlike most riverfront properties that are restricted to single-family residential use, Tailwaters Lodge offers the flexibility for continued growth and development. Approvals are already in place for a 3,500± square foot central lodge as well as an additional two-bedroom cabin. With only a limited number of riverfront properties sharing this zoning designation, Tailwaters Lodge represents a truly rare and highly valuable investment opportunity. Conveniently located just minutes from Bristol and the Tri-Cities, Tailwaters Lodge offers easy access to area amenities while maintaining a peaceful, private setting. The property is also within walking distance of Weir Dam, a public boat launch, park and more than five miles of scenic walking trails. With currently the largest guest capacity of any rental property along the South Holston River, Tailwaters Lodge is exceptionally positioned to maintain its status as a premier destination for luxury riverfront lodging and group retreats for years to come. To learn more about this exceptional property and its beautiful surroundings, visit the Tailwaters Lodge YouTube channel. This is a rare and truly exceptional opportunity for the next steward to preserve, enhance, and build upon the remarkable legacy of this extraordinary property.

Features & Amenities

INTERIOR

Additional Building(s) • Central Air • Electric Heating • Heat Pump

EXTERIOR

County Road • Log Exterior • Metal Roof • Wood Siding Exterior

OTHER

220 Volts • 440 Volts • Above Average Condition • Building Plan • Electricity Connected • Fee Simple • Public Water • Rec Right of Way Easements • Residential • Right of Way Restrictions • Septic Tank Sewer • Soil Engineering Report • Survey • Topo Map • Updated/Remodeled Condition • Water Connected

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