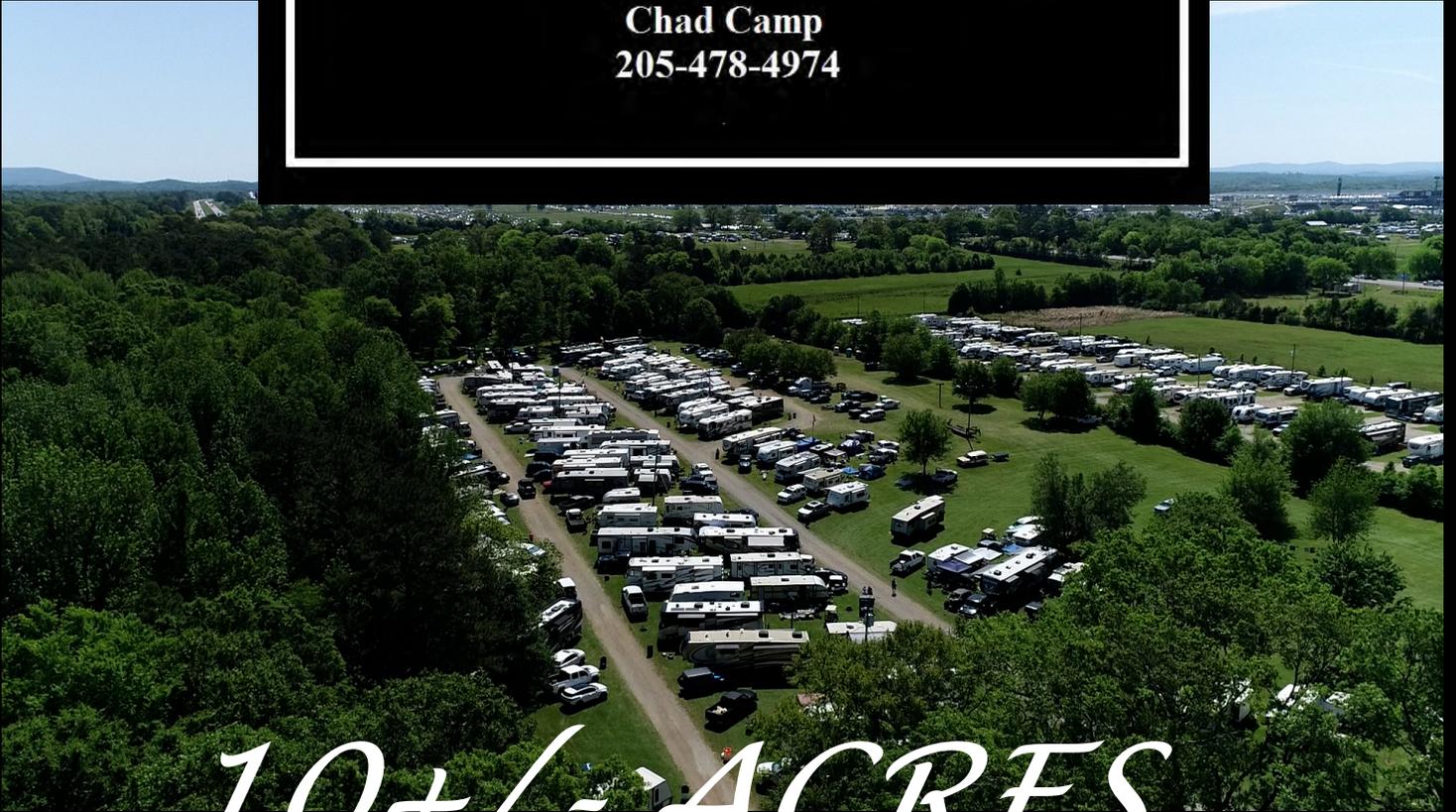




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Chad Camp
205-478-4974



10+/- ACRES

Talladega Co., AL ~ GPS 33.583789, -86.082594

Looking for an Investment! Make money running an RV Business during Retirement Years? Over 145 RV Spots for Camping and plenty of room for Primitive Camping too. The park is operated on 6 Acres and another 4.5 acres to expand the park. The park is currently open for Spring and Fall Nascar Talladega Super Speedway Races. The park is setup with Men's and Women's Bath Houses. There is Full Brick 3BR 2BA home that could be rented year around, for the races or just maybe a place for your RV Park Manager to handle a yearly Rental program. All setups spots are on 45 angles for navigating travel trailers, Fifth wheels, Toy Haulers, Class A & B Motorhomes & Super C Motorhomes. The location of the park is across street from the track and makes this perfect for escorting your guest on tractor trolleys to Speedway Blvd. The park is accessible from Speedway Blvd and Summer Dale Lane. Your guest can easily escape the park on race day with out turning on Speedway Blvd by traveling on Summer Dale Lane to Lincoln. Property has plenty of potential to expand for a premier RV Park Vacations Resort

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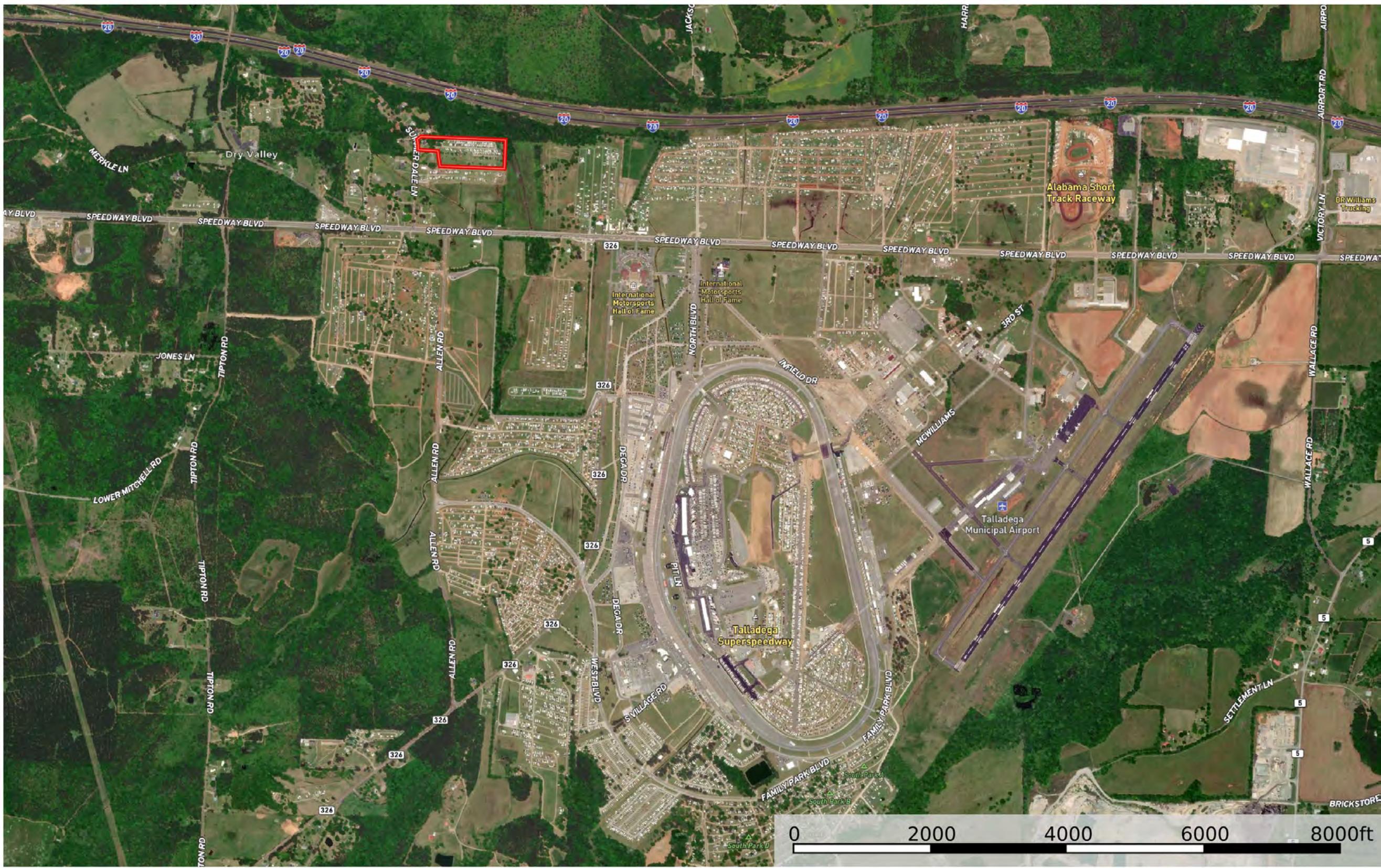


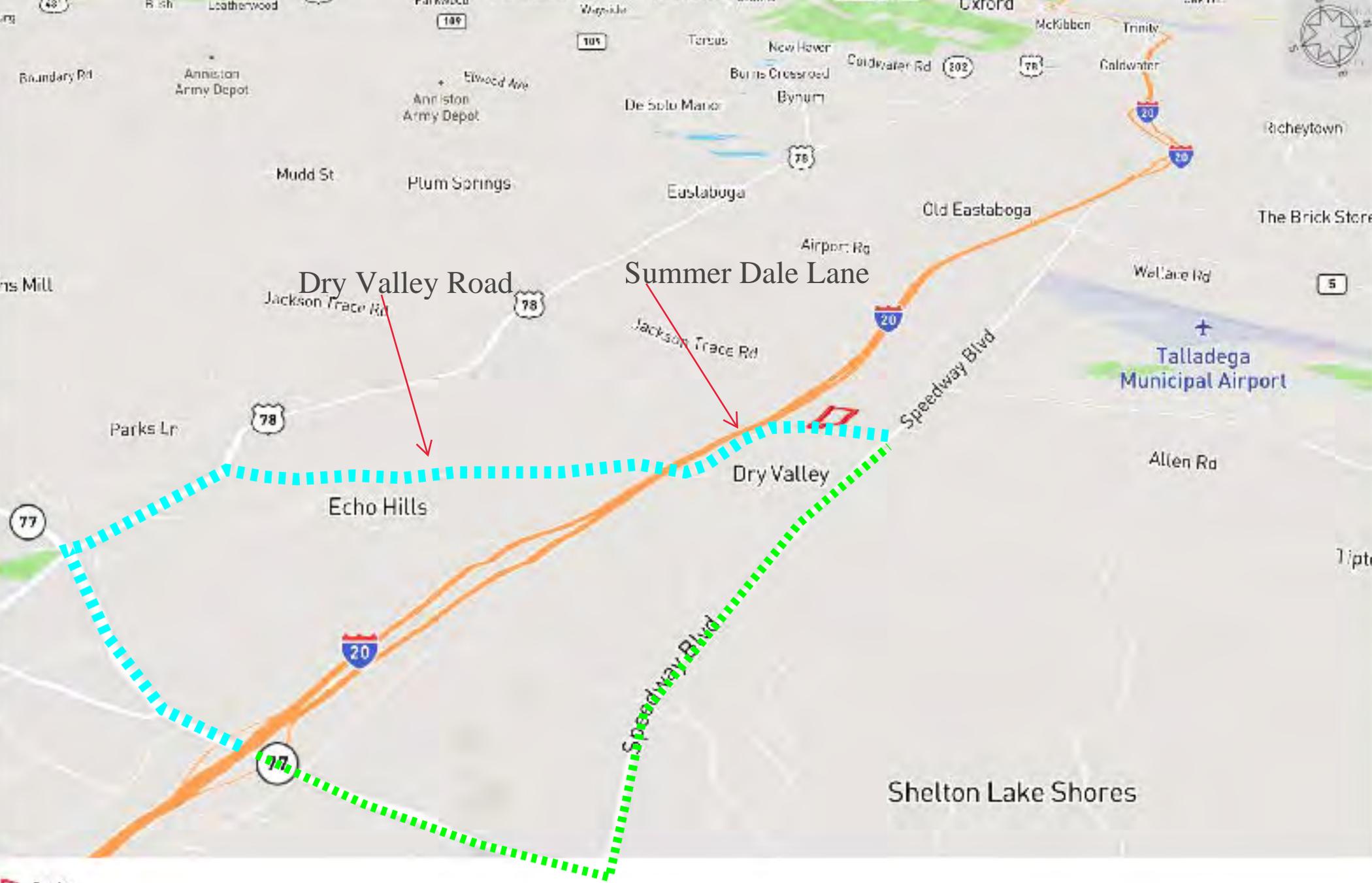
SUMMER DALE LN

SUMMER DALE LN

0 100 200 300 400ft

Alabama, AC +/-





Talladega Knights RV Park

(<https://talladegaknightsrvpark.com/>)



PARK PRICING

Rates are from Sunday the week before the race until Monday after the race.

\$410 - 50 amp Full Hook-up, water, power & sewer

\$385 - 30 amp Full Hook-up, water, power & sewer

\$315 - 50 amp, water

\$290 - 30 amp, water

\$220 - 110 power & water

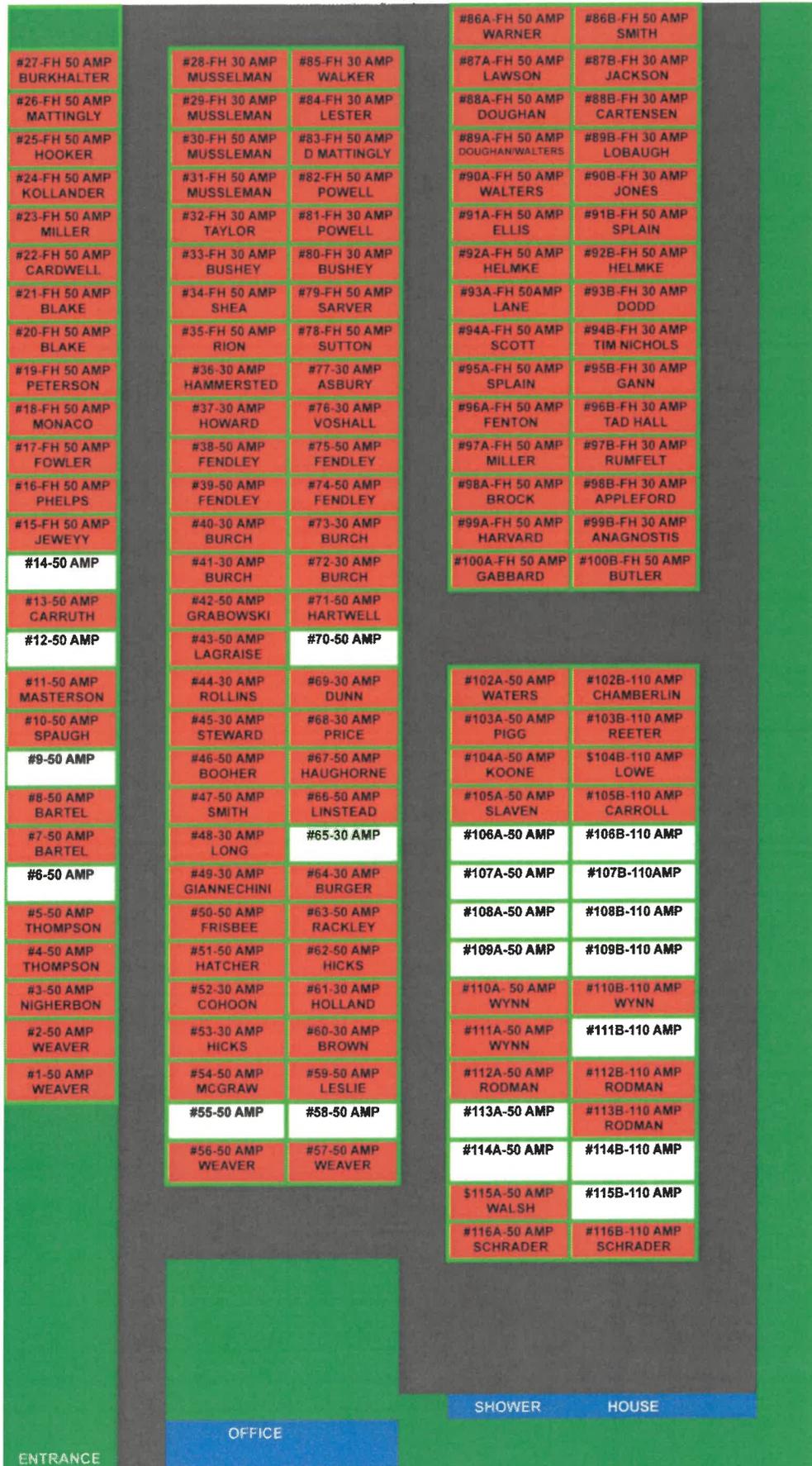
\$125 - Tent

+ 4% Lodging Tax

\$100 deposit to hold lot

- Private Port-o-Potty Rental \$100
- **First car or truck FREE**, Each additional car or truck \$10
- Early check-in \$35/day
- Late check-out \$35/day
- **4 - FREE Dump Stations**
- Pump-outs are available for a minimum charge
- **FREE SHOWERS** for campers staying at the KNIGHTS
- **FREE SHUTTLE** on race days!

Talladega Knights RV Park (<https://talladegaknightsrvpark.com/>)



BOOK YOUR TALLADEGA KNIGHTS RESERVATION NOW

Talladega Knights RV Park (<https://talladegaknightsrvpark.com/>)



Talladega Knights RV Park takes PRIDE in maintaining exceptional customer service.

Our primary goal is to provide a safe and clean environment at all times.

We maintain 24 Hour Security for our customers.

Let's ALL Have a Great Time and Remember to Respect Our Neighbors!

THANK YOU!

PARK RULES & REGULATIONS

- All sites must be occupied by the original person making the reservation, even if you leave early. There are no transfers of site reservations.
- All registered groups are limited to 6 guests per site. Additional guests will be charged \$25 per person, not to exceed 8 total guests.
- Music is allowed until 11:00 p.m., but not excessively loud at any time. We want all to have a GREAT time!!!!
- Each site is limited to one (1) car or vehicle other than the RV. All vehicles must display a valid parking pass at all times. Vehicles are required to park within the site boundary, and under no circumstances are they to park on the road. ABSOLUTELY NO PARKING ON THE ROAD. Additional vehicles are allowed to park in designated areas for an additional \$10 fee.
- For security reasons, all cars or other vehicles that accompany the RV will be issued a colored rear view mirror tag that must be displayed at all times, especially upon entrance and exit of the RV park.

- For safety reasons, all persons on bicycles, golf carts, scooters, and all vehicles (including 4-wheelers) will travel no faster than 3 mph and must stay on the road ONLY! Must have a valid driver's license to drive a motorized vehicle on park grounds. We will need all to sign a safety driving form and a copy of a valid driver's license. Cutting through campsites is prohibited. Failure to adhere to this rule will result in vehicle or vehicle key removal.
- Early check-in and late check-out is an option available at \$35/day. Check-in as early as the Wednesday before at Noon and check-out as late at the Wednesday after by Noon.
- Fires are allowed at campsites. We have a limited number of fire rings for your use at no additional cost. All fires must be properly contained and must not be left alone at any time.
- Units with slide-outs must keep the slide-out within the site boundary.
- Disorderly conduct is prohibited and unacceptable. Talladega Knights RV Park reserves the right to expel any camper without a refund for improper conduct.
- Fireworks and Firearms of any kind are prohibited.
- Illegal Drugs of any kind are prohibited. Patrons must not engage in unlawful behavior and will be evicted without warning if this rule is violated.
- Pets are allowed, but they must be on a leash at all times. Owners are responsible for picking up droppings. Do not walk dogs on other campsites. No aggressive dogs allowed!
- No washing of RV's allowed.
- No metal flag poles allowed - only fiberglass. NO EXCEPTIONS!
- Do not dispose of wastewater or gray water on the grounds. Instances of this nature may result in a fine of \$10,000 from the Alabama Department of Health.
- Trash cans are provided throughout the campground. Please clean your site before leaving.
- No swimming pools are allowed.
- No clotheslines are allowed on any site throughout the campground.
- No generators are allowed.
- No underage drinking allowed.

DISCLAIMER:

Talladega Knights RV Park, LLC will not be held liable for any theft of property or any type of injury that occurs on the property. By reserving a site, patrons accept responsibility for their own liability and agree to insure their property and take responsibility for protecting themselves, their guests and their property.