

DALE HOLLOW MARINA

CELINA, TN



OFFERING MEMORANDUM

**Dale
Hollow
Marina**

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DALE HOLLOW MARINAS

PROPERTY INFORMATION

1

PROPERTY SUMMARY

PROPERTY DESCRIPTION

SITUATED IN A PROTECTIVE COVE

OPEN AND COVERED SLIPS

COVERED DOCKS

SHIP STORE

FUEL DOCK

ON SITE ACCOMMODATIONS

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Dale Hollow Marina is a full-service recreational facility located on the Tennessee side of Dale Hollow Lake. Nestled in a scenic alcove, it serves as a primary hub for fishing, boating, and lodging in the Upper Cumberland region.

Dale Hollow Lake, offers world-class smallmouth bass fishing, crystal-clear waters, and comprehensive recreational facilities.

Established post-1943 for flood control, the marina provides cabin rentals, houseboat rentals, and a floating cabin, serving as a premier destination for boating, fishing, and hiking.

Location: Situated in the Cumberland River valley, known for its deep, clear, and unpolluted water.

Recreation: The lake features 14 marinas offering houseboat rentals, jet-ski rentals, fishing, swimming, and camping.

Geography: The lake covers 27,700 acres with 620 miles of shoreline that is largely undeveloped and heavily wooded.

Accommodation: Offers diverse lodging options, including "Fishermen's Cabins" (1-2 bedrooms) and a unique "Floating Cabin" tethered to the marina dock.

Clean Environment: Known for having some of the cleanest water in the region.

Conservation: The area is a key habitat for American Bald Eagles, with efforts in place for their protection and observation.

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OFFERING SUMMARY

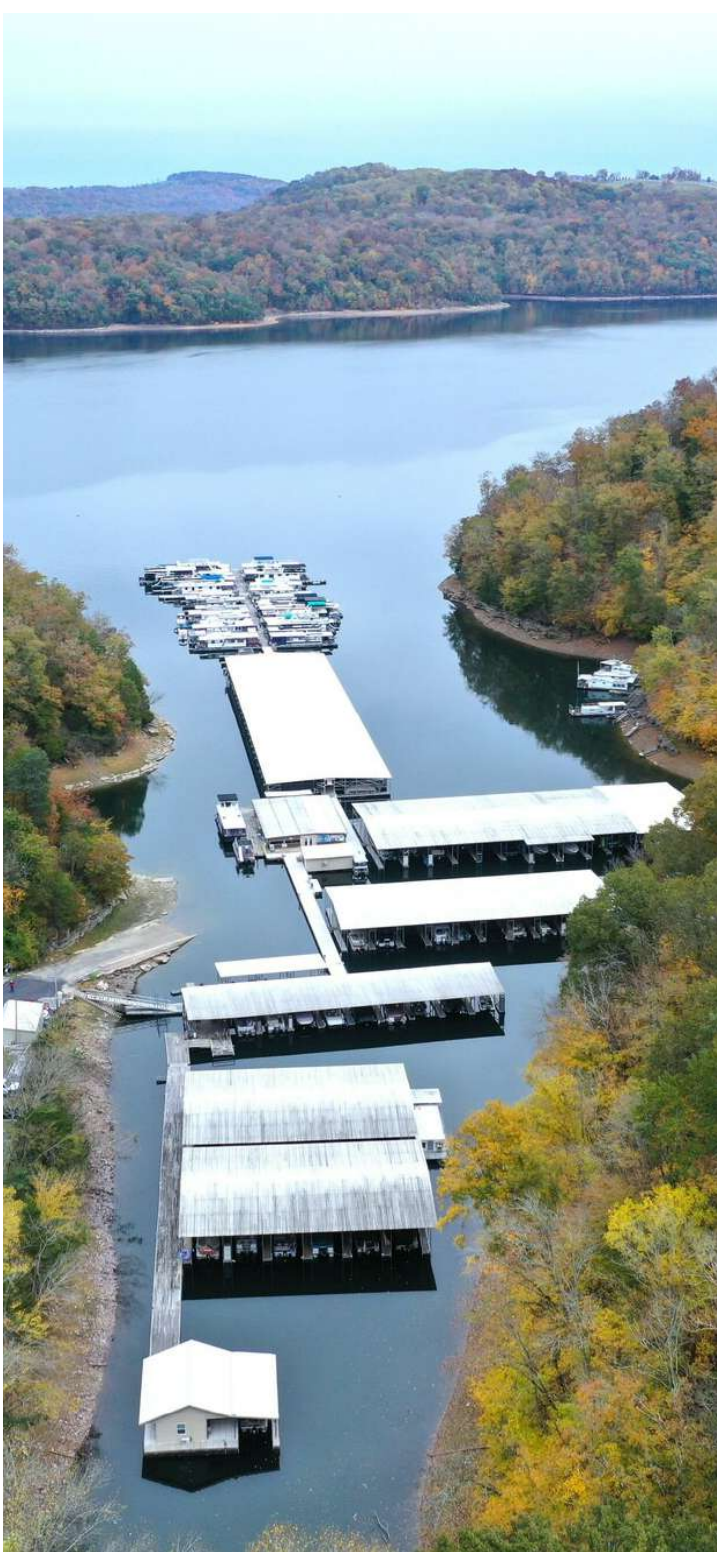
Sale Price: \$5 Million

EBITDA

FACTS & FIGURES

Total Slips	115
Rental Boats	No
Floating Fisherman Cabins	3
Ships' Store	Yes
Ramp on Site	Yes

PROPERTY DESCRIPTION



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PROPERTY DESCRIPTION

Dale Hollow Marina is a scenic lakeside destination nestled along the shores of Dale Hollow Lake in Celina, Tennessee. Set within a quiet, sheltered alcove, the marina is surrounded by forested hills and crystal-clear water, creating a peaceful and picturesque environment. Its location on one of the region's most pristine lakes makes it a popular retreat for visitors looking to escape into nature while still enjoying modern marina amenities. The tranquil setting, combined with easy access to the expansive lake, makes it an appealing spot for both short visits and extended stays.

The marina offers a wide range of services and facilities designed to accommodate boaters and outdoor enthusiasts. With numerous slips available for watercraft, visitors can dock boats of various sizes and enjoy convenient access to the lake. Rentals are a major highlight, including pontoons, bass boats, and walleye boats, allowing guests to explore the water even if they don't own a vessel. For those seeking a more immersive experience, houseboat rentals can be arranged through its sister location at Cedar Hill Marina, making it easy to enjoy a multi-day adventure on the lake.

Beyond boating, the marina is especially known as a destination for fishing enthusiasts. Dale Hollow Lake itself is widely recognized for its exceptional fishing opportunities, including trophy smallmouth bass and other species, which draws anglers from across the region. The marina supports this activity by offering bait, tackle, and even fishing licenses on-site, making it a convenient hub for both casual and serious fishermen. Its proximity to productive fishing areas and calm coves enhances its reputation as a go-to launch point for a successful day on the water.

In addition to its water-based activities, the marina provides comfortable lodging options that make it suitable for a variety of visitors. Cozy cabins near the shoreline offer a relaxing place to stay, whether for couples seeking a quiet getaway, friends enjoying a weekend trip, or anglers planning an extended fishing excursion. With nearby dining options and a laid-back atmosphere, the marina blends recreation and relaxation, making it a well-rounded destination for anyone looking to experience the natural beauty and outdoor lifestyle in the Upper Cumberland region of TN.

SITUATED IN A DEEP PROTECTIVE COVE



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OPEN AND COVERED SLIPS



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COVERED DOCKS



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SHIP STORE



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FUEL DOCK



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ON SITE ACCOMMODATIONS



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DALE HOLLOW MARINAS

LOCATION INFORMATION

2

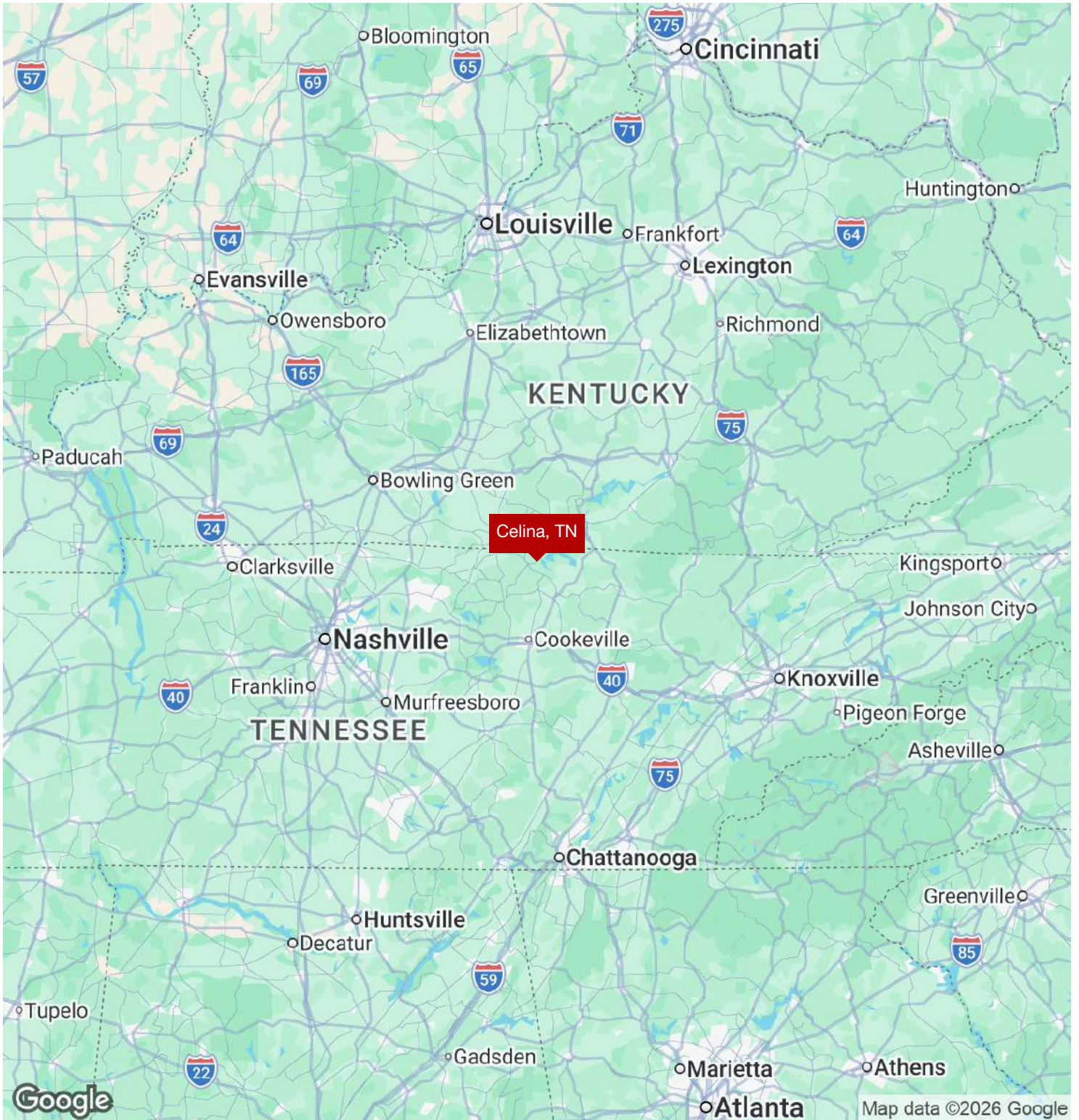
REGIONAL MAP

REGIONAL MAP

AERIAL MAP

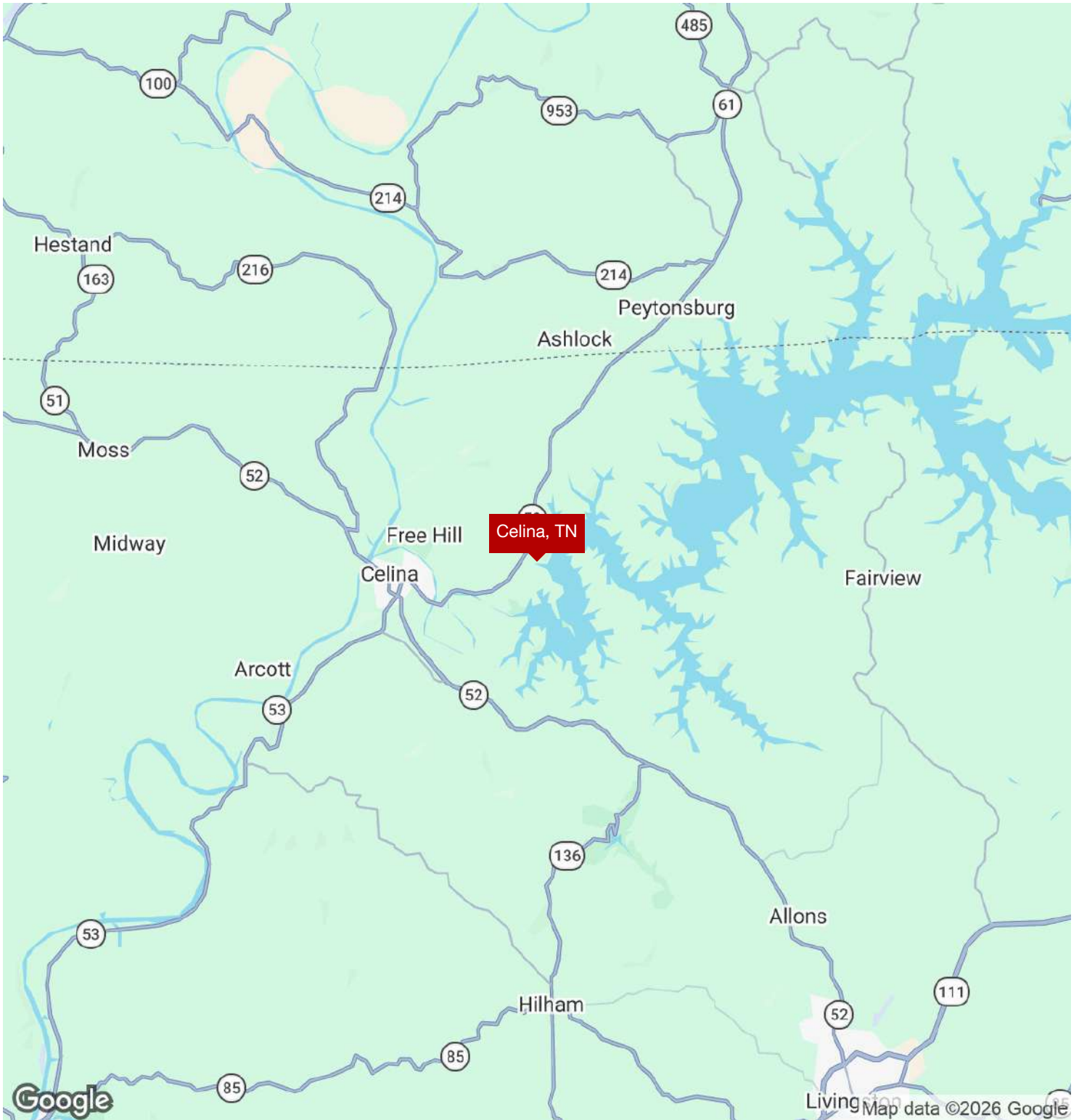
LOCATION MAP

Regional Map



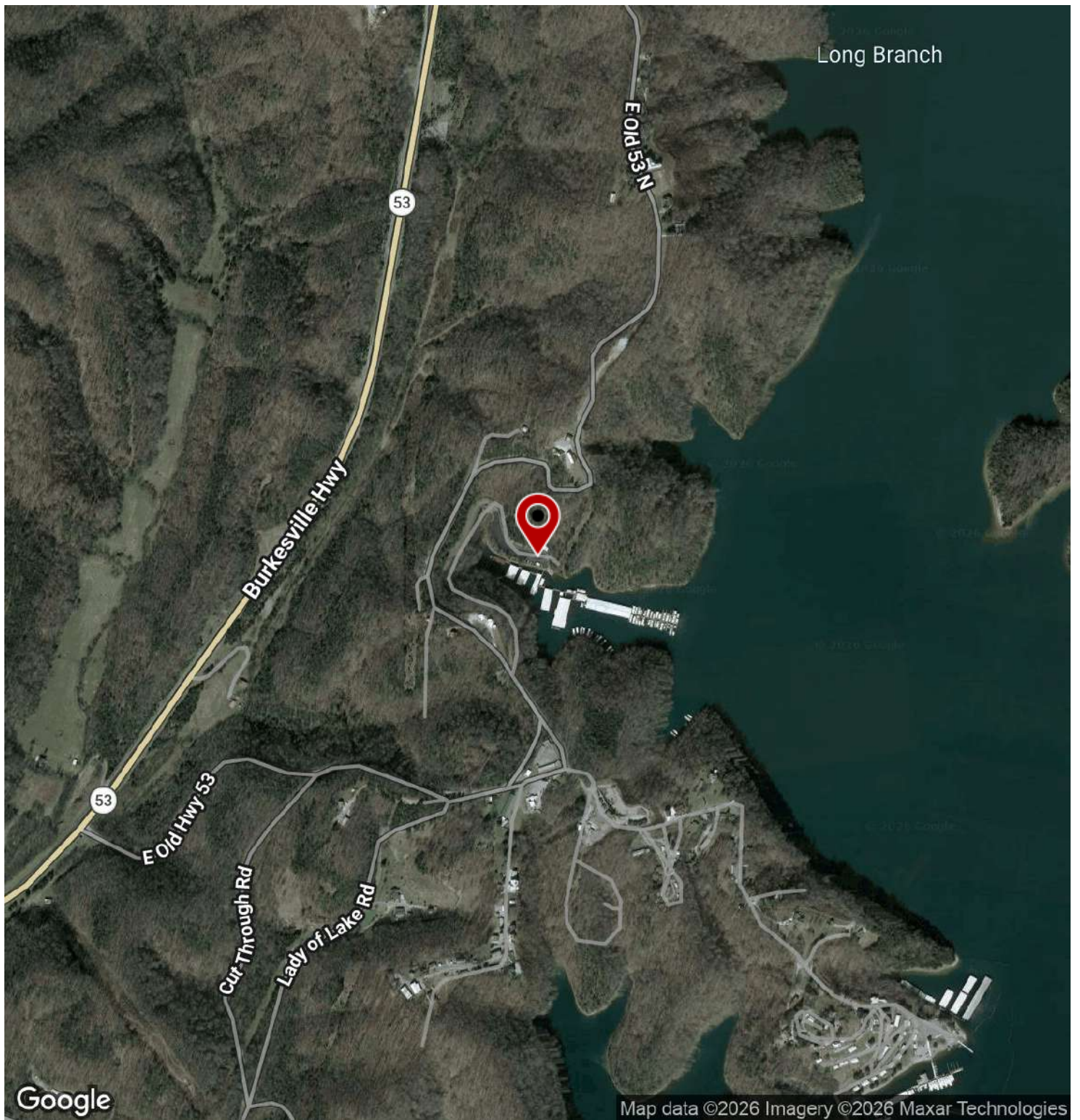
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Regional Map



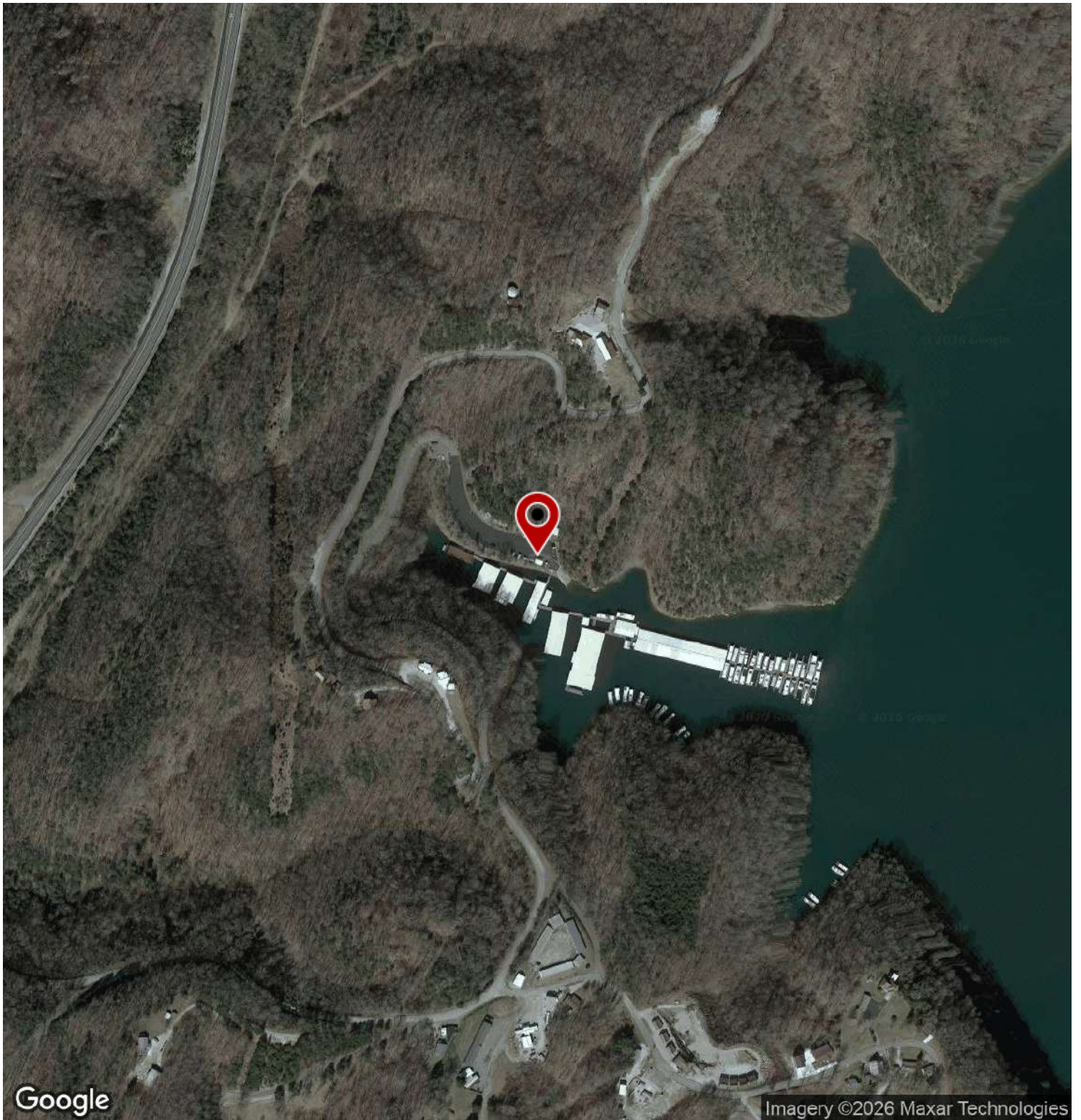
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Aerial Map



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Location Map



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DALE HOLLOW MARINAS

DEMOGRAPHICS

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DEMOGRAPHICS MAP & REPORT

Demographics Map & Report



POPULATION	10 MILES	25 MILES	50 MILES
Total Population	9,134	86,075	491,170
Average Age	46.8	43.1	42.0
Average Age (Male)	47.0	41.9	40.6
Average Age (Female)	46.6	44.6	43.5

HOUSEHOLDS & INCOME	10 MILES	25 MILES	50 MILES
Total Households	3,798	34,808	194,425
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$58,263	\$65,492	\$70,757
Average House Value	\$173,507	\$179,356	\$202,508

2023 American Community Survey (ACS)

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