TOWER CREEK ADVENTURE OUTPOST

East Tennessee's Purpose-Built Off-Road Basecamp, Technical Obstacle Compound & Eco-Luxury Outfitter Hub — Engineered Specifically for Heavy Rigs, Riding Clubs & Outdoor Brand Partners.

18.69	300+	5 + 2	70 FT
WOODED ACRES	**REGIONAL TRAIL MILES**	**SUITES & RV SLIPS**	**PULL-THROUGH BAYS**
969 Lewallen Cemetery Rd, Sunbright, TN • 16.69-acre Greenbelt forest preserve	Direct staging to Brimstone®, North Cumberland WMA & Historic O&W Road	5 themed heritage suites + 2 full-hookup 50-Amp toy-hauler RV slips (up to 32 guests)	5 zero-backing gravel bays + 24' easy-in, easy-out entrance & exit

BUILT FROM THE GROUND UP FOR RIDERS, CLUBS & EQUIPMENT SPONSORS

Most mountain rentals force riding groups into cramped residential driveways with zero trailer turnaround, strict HOA curfews, and nowhere to wash mud off rigs. Tower Creek Adventures eliminates every friction point—combining heavy-duty commercial rig staging, private Beginner (**The Pine Tops**) and 8-Obstacle Technical (**The Wildcat Gauntlet**) ATV tracks, a closed-loop concrete wash bay, and real-world product placement for premier outdoor, tool, cooler, and camera brands.

OPERATING ENTITY: Tower Creek Adventures, LLC (Tennessee) | **PARENT HOLDING:** Vista Point Enterprise, LLC (New Mexico)
SITE LOCATION: 969 Lewallen Cemetery Road, Sunbright, TN 37872 (Scott County) | **TARGET LAUNCH:** Q1 2027 (Closing Dec. 10, 2026)
PARTNERSHIP & CLUB DESK: info@towercreekadventures.com | stonemountainadventurebase@gmail.com | **WEB:** www.towercreekadventures.com

SECTION 01 • LOCATION & COMPOUND ENGINEERING

STRATEGIC CUMBERLAND PLATEAU LOCATION & HEAVY-RIG DESIGN

Situated on **18.69 acres at 969 Lewallen Cemetery Road, Sunbright, TN 37872** (Scott County, bordering Morgan County), Tower Creek Adventures sits at the southern gateway to Tennessee's Adventure Tourism Capital. Our 2.00-acre upper commercial hub is engineered specifically around 3/4-ton pickup trucks and 24-foot+ dual-axle toy haulers, while 16.69 contiguous acres of hardwood ridge remain protected under **Tennessee Greenbelt** forest stewardship.

ZERO-BACKING LOGISTICS

The CNO&TP Staging Yard

- **24-Foot Flared Entrance & Exit:** Set back 16 feet from Lewallen Cemetery Road with a 30-foot culvert for easy-in, easy-out access so long trailers clear public asphalt immediately.
- **Five (5) 70-Foot Pull-Through Bays:** Wide, woven-geotextile stabilized gravel lanes with a wide swept-turn radius—zero backing required.
- **Two (2) 12' × 50' Full-Hookup RV Slips:** Dedicated 50/30/20-Amp pedestals for overflow club toy haulers and support rigs.

REGIONAL TRAIL HUB

Gateway to 300+ Miles of OHV Trails

- **Brimstone® Recreation (Huntsville, TN):** Minutes north to 19,196 acres and 300+ miles of premier private ATV, UTV, and SxS trails.
- **North Cumberland WMA & Royal Blue:** Immediate staging access to 600+ miles of state-managed mountain trails and scenic overlooks.
- **Historic O&W Road Connector:** Year-round green corridor linking riders directly toward Big South Fork and Cumberland trail systems.

SECTION 02 • PRIVATE ON-SITE RIDING & WASH INFRASTRUCTURE

ON-SITE OBSTACLE LOOPS, CLOSED-LOOP WASH BAY & SOCIAL HUB

Guests unload directly at their bays and ride straight onto two private internal trail loops—separated from our cabin ridge by a **100-foot wooded and earthen acoustic buffer** so riders enjoy full-throttle action while cabins remain peaceful.

Compound Facility	Engineering & Rider Experience Highlights
The Pine Tops *(Beginner Warm-Up Loop)*	Wide, low-grade dirt and wood-chip training circuit on the flat sector ideal for youth riders, machine shakedowns, suspension tuning, and midweek off-road driving clinics.
The Wildcat Gauntlet *(Advanced 8-Obstacle Trail)*	Hillside technical course constructed from 100% recycled on-site sandstone boulders, felled timber, and clay: **(1)** Sandstone Boulder Rock-Crawl Garden, **(2)** Staggered Hardwood Log-Overs, **(3)** Banked Clay Bowl Turns, **(4)** Off-Camber Side-Hill Traverse, **(5)** Mud & Water Trough, **(6)** Sandstone Step-Up/Drop-Off Ledge, **(7)** Timber Balance Corridor, and **(8)** Technical Whoops/Roller Series.
The Coal Tipple Sluice *(Closed-Loop Wash Bay)*	16' × 24' sloped commercial concrete wash pad positioned at the trail exit with 4" containment curbs, central steel trench grate, commercial pressure washer, 3-tier sand/grit/oil interceptor vault, and a closed-loop water recycling skid.
The Sunbright Depot Pavilion & Kiln-Fire Hearth	20' × 30' concrete-floored timber/metal gathering pavilion featuring a cast-iron wood-fired grill, deep commercial wash sink, 5 picnic tables, LED string lighting, and a stone bonfire ring for club rallies and evening cookouts.
The Plateau Powerhouse & Off-Grid Tech	45 kWh LiFePO4 battery bank, hybrid solar inverters, and Plateau Electric grid failover powering ductless mini-split HVAC in every cabin, Starlink + HTC fiber Wi-Fi, remote wireless NVR security, and offline-capable gate/cabin PIN entry.

SECTION 03 • ACCOMMODATIONS & GROUP BUYOUT MATRIX

FIVE THEMED HERITAGE CABIN SUITES (UP TO 32 GUESTS)

Each **20' × 20' Chomex 2-bedroom expandable pod** sits on a private **25' × 35'** terraced bench with a 5-foot side walkway, a 25' × 15' gravel sitting deck, dry-stacked sandstone privacy walls, a 12,000 BTU mini-split AC/heater, 2-burner induction cooktop, locking mini-fridge, 55" Smart TV, dedicated deck cooler, and waterless **Green Toilet Lux 330** eco-sanitation. Named after Sunbright and Scott County's railroad, timber, and oil-boom history, our five distinct floor plans accommodate couples, families, and full riding clubs:

Heritage Suite Name	Bedroom & Sleeping Configuration	Max Guests	Ideal Club / Group Profile
Cabin 01: The Pine Top Suite	2 Queen Beds (1 Queen per private bedroom)	4 Guests	Two riding couples or club officers seeking private queen suites.
Cabin 02: The Stapleton Cabin	1 Queen Bed + 1 Twin-over-Full Bunk Bed with Twin Trundle	6 Guests	Small families or a rider trio wanting separate bunks plus a private queen room.
Cabin 03: The Tunnel 16 Loft	1 Queen Bed + 1 Queen/Full Murphy Bed + 1 Twin-over-Twin Bunk	6 Guests	Flexible daytime gear-prep hub for instructors, media crews, or mixed groups.
Cabin 04: The Wildcat Derrick	1 Queen Bed + 2 Twin-over-Twin Bunk Bed Sets (4 Twins)	6 Guests	Dedicated riding buddies and trail crews seeking individual bunk beds.
Cabin 05: The Free State Outpost	2 Twin-over-Full Bunk Bed Sets + 2 Twin Trundles	8 Guests	High-capacity outfitter bunkhouse for large club chapters and youth teams.
CNO&TP RV Slips 1 & 2	Two 12' × 50' Gravel Pads with 50/30/20-Amp Power & Water	2 Rigs	Self-contained toy haulers, support trailers, or club mechanics.

Turnkey Club & Outfitter Add-Ons (Zero-Hassle Arrival)

- **Pre-Staged Farm-to-Table Grill Packs:** Groups can pre-order vacuum-sealed USDA steaks, burgers, and fresh produce from local Scott County farms—staged cold inside their cabin's deck cooler before 3:00 PM check-in.
- **Automated Trail-Camera Action Photo Packages:** Six (6) motion-activated high-speed trail cameras mounted at **The Pine Tops** and **The Wildcat Gauntlet** capture timestamped rider action shots, downloadable via each cabin's in-suite QR welcome card.
- **Self-Service Trail Maintenance Bay (The Shay Engine Shed):** Equipped with cordless impact wrenches, torque tools, sockets, angle grinder, and high-flow tire air compressor for trailside repairs.

SECTION 04 • PROJECT FINANCIAL STRENGTH & EXECUTION READINESS

INSTITUTIONAL BACKING & DEVELOPMENT TIMELINE

Tower Creek Adventures is a debt-disciplined, institutionally underwritten hospitality development backed by substantial owner cash equity and diverse business leadership:

Project Milestone / Metric	Verified Status & Financial Structure
Total Phase 1 Capitalization	**$600,295.00** turnkey budget (including $55,000.00 operating working capital reserve, $35,000.00 hard-cost construction contingency, and full off-grid/remote security systems).
Owner Cash Equity Injection	**$170,000.00 (28.32% Cash Equity)** — funding the $126,000.00 18.69-acre land acquisition free and clear plus $44,000.00 in liquid development and engineering reserves, paired with a $430,295.00 SBA 7(a) facility (First National Bank of Oneida).
Corporate & Diversity Status	Operating Entity: **Tower Creek Adventures, LLC** (TN) | Parent Holding: **Vista Point Enterprise, LLC** (NM). 100% Minority & Women-Owned Small Business pursuing active **WBENC** and **NMSDC** certifications for corporate B2B supplier partnerships.
Execution Schedule	**Nov. 18, 2026:** Binding civil & solar contractor bids locked • **Dec. 10, 2026:** Property closing & immediate site mobilization • **Q1 2027:** Grand opening & inaugural club rally weekend.

SECTION 05 • CORPORATE BRAND SPONSORSHIP OPPORTUNITIES

BRAND INTEGRATION & VALUE-IN-KIND (VIK) SPONSORSHIP TIERS

We partner with industry-leading tool, cooler, powersports, action-camera, and outdoor brands—putting your gear directly into the hands of high-spending ATV/UTV owners in a rugged, authentic proving ground.

Sponsorship Tier	Annual Cash / VIK	Brand Placement, Naming Rights & Activation Deliverables
TITLE COMPOUND PARTNER *(1 Exclusive Slot)*	**$15,000+** Cash or VIK Fleet	Co-branded naming rights on the 24-Foot Lewallen Cemetery Road Entrance Monument & Sunbright Depot Pavilion; top-tier logo placement on all 5 in-cabin QR welcome cards, digital booking portal (**www.towercreekadventures.com**), and trail camera photo watermarks; **2 complimentary full-compound weekend buyouts per year** for corporate retreats or product launches.
OBSTACLE & MEDIA SPONSOR *(Tools, Cameras & Coolers)*	**$5,000 – $10,000** Cash or Equipment VIK	Exclusive naming & signage rights on **The Shay Engine Shed** (Tool Bay), **The Coal Tipple Sluice** (Wash Bay), or numbered **Obstacles 01–08** on **The Wildcat Gauntlet**; exclusive product deployment across all 5 cabins (e.g., branded deck coolers, cordless trail tools, or action cameras); digital checkout photo-album logo overlay; **1 complimentary 3-cabin midweek retreat**.
TRAILHEAD & CLUB PARTNER *(Parts, Tires & Gear)*	**$2,500 – $4,999** Cash or Gear VIK	Permanent reflective aluminum brand plaque on the Entrance Gate Partner Kiosk and Trailhead Liability & Map Board; featured placement in our Digital Pilot's Roadbook sent to every booked guest; promo-code distribution on cabin QR cards; **25% discount on midweek group bookings**.

SECTION 06 • ATV CLUB, ASSOCIATION & INSTRUCTOR PROGRAMS

OFFICIAL ATV CLUB ALLIANCE & B2B INSTRUCTOR PACKAGES

We invite regional and national ATV/UTV clubs, dealership ride groups, and certified off-road/wilderness instructors to designate Tower Creek Adventures as your official East Tennessee basecamp:

WEEKEND RALLY BUYOUTS

Full-Compound Club Buyout Package

- **Private Compound Exclusivity:** Reserve all **5 themed heritage cabins + 2 RV slips** (hosting up to 30–32 riders) with exclusive use of **The Sunbright Depot Pavilion**, **The Kiln-Fire Hearth**, and both internal obstacle trails.
- **Club Charter Benefits:** 15% preferred club rate on full-compound buyouts, complimentary trail-camera photo package for the club historian, and priority booking windows for peak spring/fall Brimstone rally weekends.
- **Affiliate Revenue Share:** Registered clubs receive a custom booking code earning **5% club treasury credit** on every member stay booked throughout the year.

TUESDAY – THURSDAY BLOCKS

B2B Off-Road & Tactical Instructor Blocks

- **Turnkey Training Proving Ground:** Midweek facility buyouts (Tuesday–Thursday) tailored for certified SxS/ATV driving academies, recovery winch clinics, and wilderness first-responder courses.
- **Dedicated Classroom & Obstacle Access:** Full access to the 20' × 30' covered pavilion classroom, **The Pine Tops** warm-up loop, and **The Wildcat Gauntlet** 8-obstacle trail without weekend tourist traffic.
- **Corporate & Agency Ready:** Ideal for organizations seeking **WBENC / NMSDC** diverse-supplier hospitality partners in East Tennessee.

RESERVE YOUR FOUNDING SPONSORSHIP OR 2027 CLUB RALLY DATES

Founding sponsor placements and Q1–Q4 2027 full-compound club rally dates are allocated on a first-confirmed basis ahead of our December 10, 2026 site mobilization.

Partnership & Club Inquiries: info@towercreekadventures.com | stonemountainadventurebase@gmail.com

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