

Mobile Home Community

±16 Acres | Minutes from I-40 / I-85 | Land-Lease Income Property



Solid income-producing opportunity just minutes from I-40/I-85, featuring frontage along the river on a ±16-acre site. The property includes 13 tenant-owned homes on a month-to-month lease structure, plus one stick-built home, providing an owner the flexibility of a classic lot-rent model with minimal capital tied up in housing stock. With convenient interstate access and steady rental demand, this is a strong entry point for an investor looking to expand a land-lease portfolio or reposition the asset for higher returns.

PROPERTY SPECIFICATIONS

Total Land Area	±16 Acres	Water / Sewer	Community Well & Septic
Tenant-Owned Homes	13	Lease Structure	Month-to-Month
Stick-Built Homes	1	Highway Access	Minutes to I-40/I-85

14**Total Occupied Homesites**

River frontage · steady month-to-month rental income · low capital exposure to housing stock