



380 Eagles Nest Tiny Home Community

2804 IIS Highway 380, Decatur, TX 76234



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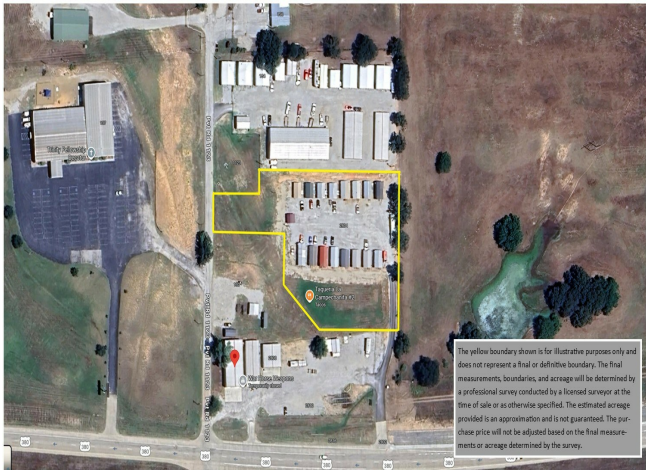
380 Eagles Nest Tiny Home Community

\$1,960,000

Turnkey tiny home rental community in unincorporated Wise County with strong occupancy and stable cash flow. Established in 2016 - The property includes 16 custom-built tiny homes (approx. 392 sq. ft. each), all currently leased. Each home features a full kitchen with refrigerator, cooktop, oven, and microwave; homes are delivered unfurnished, providing flexibility for long-term or short-term rentals. Tenants enjoy included water, electric, and trash service. Additional amenities include an on-site coin laundry with Speed Queen equipment. The property is supplied by city water with a septic system, allowing future expansion without city zoning or approvals. Financially simple and low-maintenance, the community produces an 8.61% cap rate on \$167,965 NOI with clear long-term demand in the fast-growing Decatur/DFW corridor.

Eagles...

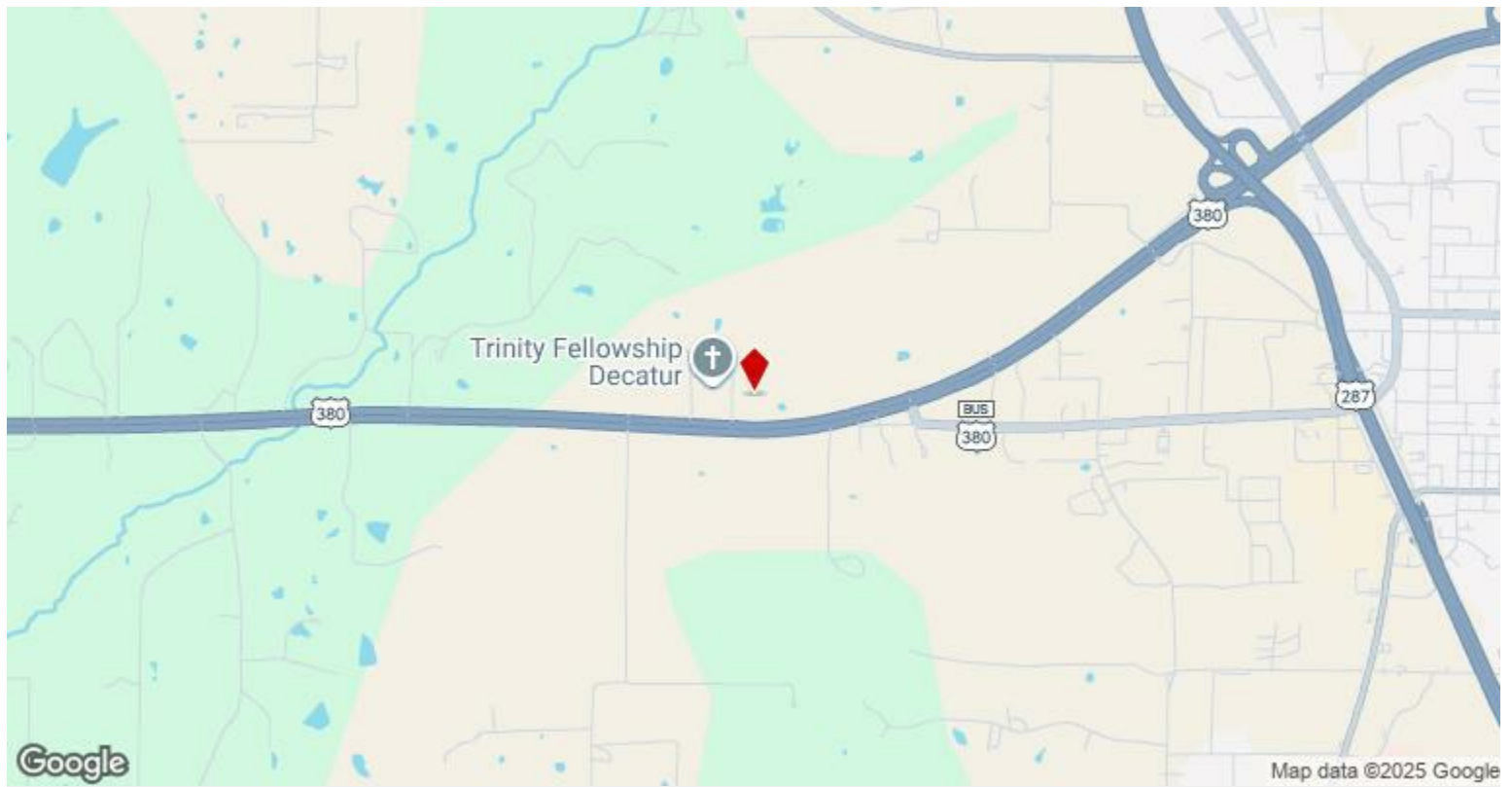
- Manage from Home
- Immediate Cash Flow



Price:	\$1,960,000
No. Units:	16
Property Type:	Multifamily
Property Subtype:	Manufactured Housing/Mobile Home
Apartment Style:	Single Family Home
Building Class:	B
Sale Type:	Investment
Cap Rate:	8.57%
Lot Size:	1.86 AC
Gross Building Area:	6,500 SF
No. Stories:	1
Year Built:	2016
Parking Ratio:	0/1,000 SF
Zoning Description:	None. Outside City Limits
APN / Parcel ID:	A0538002800

Unit/Room Mix Information

Description	No. Units	Avg. Rent/Mo	Sq. Ft
1+1	16	\$1,250	392



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Property Photos



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EU8A3265

Property Photos



EU8A3266



EU8A3267

Property Photos



EU8A3273



EU8A5489

Property Photos



EU8A5493



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