



714 Airport Road
Offering Memorandum

Property Summary

MLS# 20447865

City & ZIP: Emory / 75440

Total Units: 45

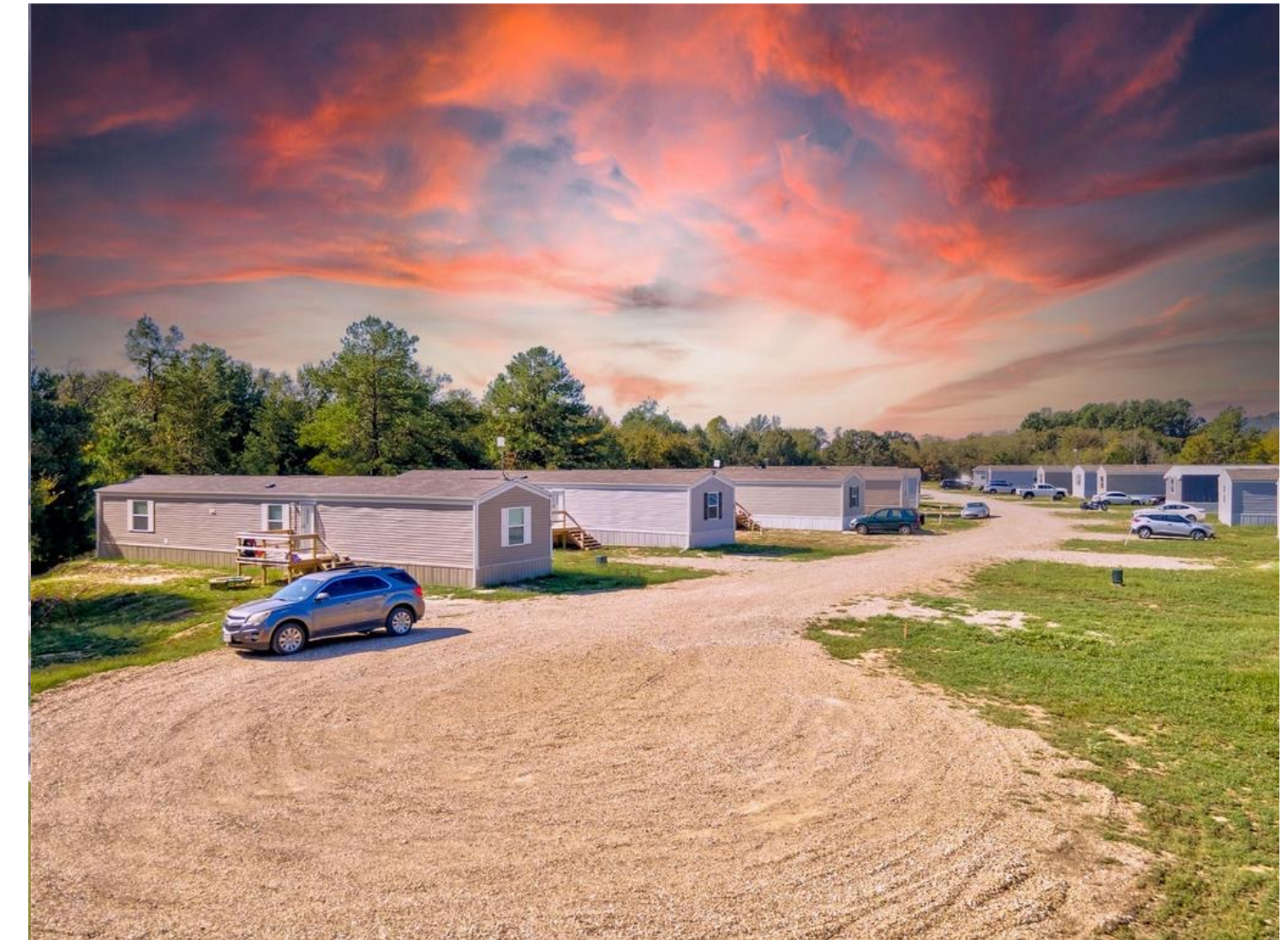
Lot Area: 45.5 acres

Year Built: 2017

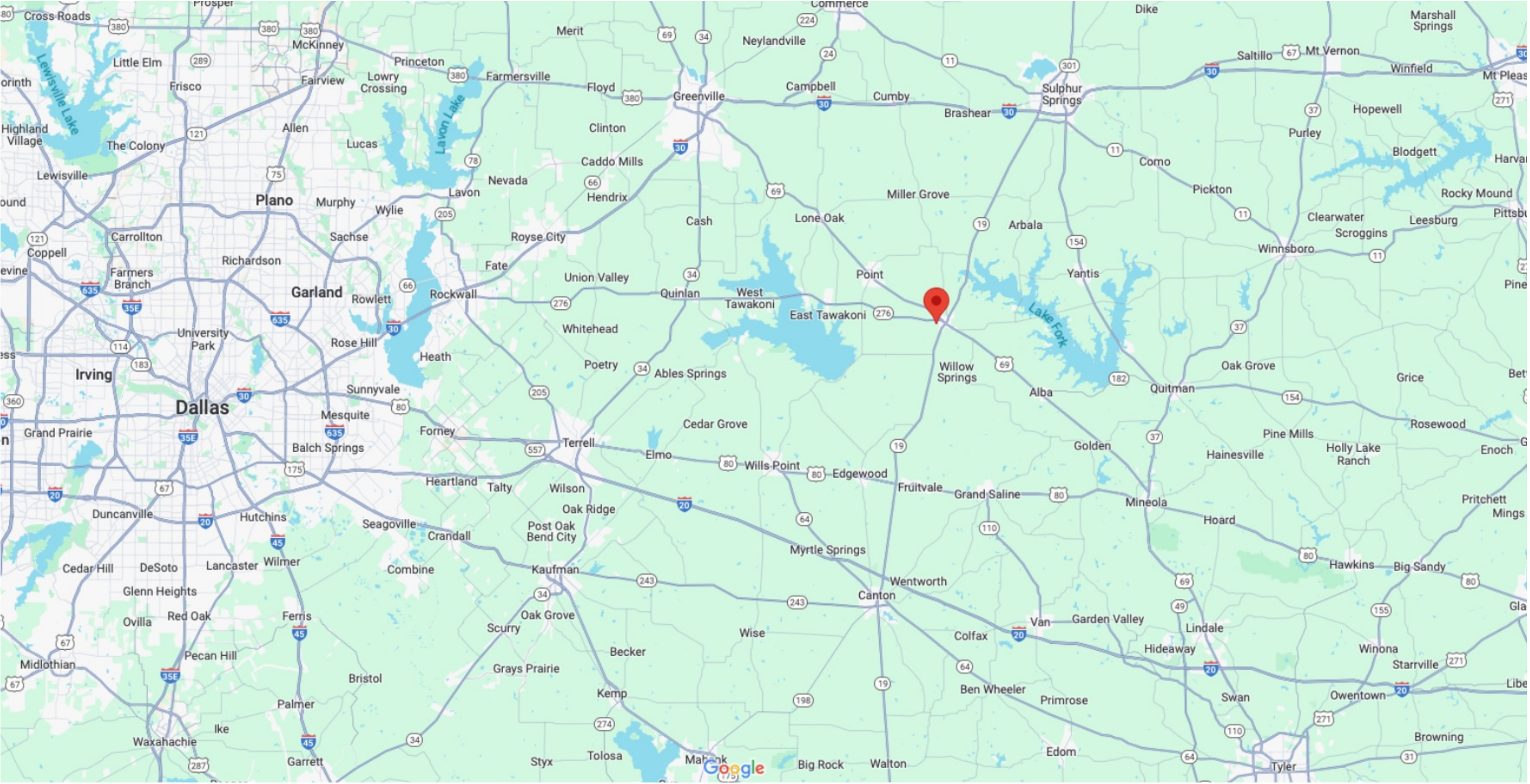
Currently, this is a cash-flowing Mobile Home Park and current owner has the entitlement to start construction on the other half of the 45 acres of land to double the units for the mobile park. This is a shovel-ready project and a fantastic opportunity for the right investor.



Land Photos



Area Map



Nearby Attractions

Lake Fork

This reservoir is located between the towns of Quitman, Alba, Emory and Yantis, providing you access to boating, swimming and fishing.

Lake Tawakoni State Park

This reservoir is located within Hunt, Rains and Van Zandt counties and provides great access to boating, swimming, hiking, fishing and other outdoor forms of entertainment.

Dallas-Fort Worth Metroplex

This park is within an easy driving distance of Dallas and Fort Worth, as well as a number of smaller towns with museums, restaurants and more.

Emory, Texas

Demographic Information

Population Growth

Population as of 2020: 12.51

Population as of April 1, 2020: 4,467

Population Growth: +45.9%

Education

High School Graduate or higher (age 25 years+): 36.9%

Bachelor's Degree or higher (age 25 years+): 11.5%

Economic

Employment Rate: 59.2%

Median Household Income: \$38,750

Texas Median Household Income: \$72,284

75440 ZIP Demographic Information

Population

Population as of 2020: 6,060

Median Age: 32.7

Population Growth: +2.5%

Education

High School Graduate or higher (age 25 years+): 83.2%

Bachelor's Degree or higher (age 25 years+): 14.5%

Economic

Civilian Labor Force Total Percentage: 56%

Median Household Income: \$44,340

Texas Median Household Income: \$72,284

714 Airport Road

Financial Projections, 2024-2025

<i>Max Occupancy</i>	22	44	88
<i>Average Occupancy</i>	17	34	68
<i>Annual Occupancy Factor</i>	0.45	1	1

	<u>Actual</u> <u>2023</u>	<u>Projection</u> <u>2024</u>	<u>Projection</u> <u>2025</u>
<u>Revenue</u>			
Rental Income	\$168,565.53	\$ 448,800.00	\$ 897,600.00
Total Income	\$168,565.53	\$448,800.00	\$897,600.00
GROSS PROFIT	\$168,565.53	\$448,800.00	\$897,600.00
<u>Expenses</u>			
Bank Charges	76.60	\$ 153.21	\$ 306.41
Commissions/Management Fees	4,545.82	\$ 9,091.64	\$ 18,183.27
Salaries	13,095.41	\$ 26,190.83	\$ 39,286.24
Inspections, Licenses & Permits	5,618.18	\$ 11,236.36	\$ 16,854.55
Insurance	17,568.20	\$ 24,560.00	\$ 35,650.00
Interest Paid	7.20	\$ 14.40	\$ 28.80
Legal & Professional Fees	2,383.56	\$ 4,767.12	\$ 9,534.24
Meals	180.75	\$ 361.51	\$ 723.01
Office/General Administrative Expenses	3,044.84	\$ 6,089.67	\$ 12,179.35
Repairs & Maintenance	27,566.29	\$ 55,132.58	\$ 110,265.16
Taxes Paid	24,200.00	\$ 35,600.00	\$ 48,560.00
Utilities	13,632.52	\$ 27,265.05	\$ 54,530.09
Total Expenses	\$111,919.38	\$200,462.36	\$346,101.13
NET OPERATING INCOME	\$56,646.15	\$248,337.64	\$551,498.87
NET INCOME	\$56,646.15	\$248,337.64	\$551,498.87

Financial Projections

About Douglas Elliman

Your Journey, Your Partner

At Douglas Elliman, we understand that real estate is a journey – and that personal relationships built on trust are the key to finding your way home.

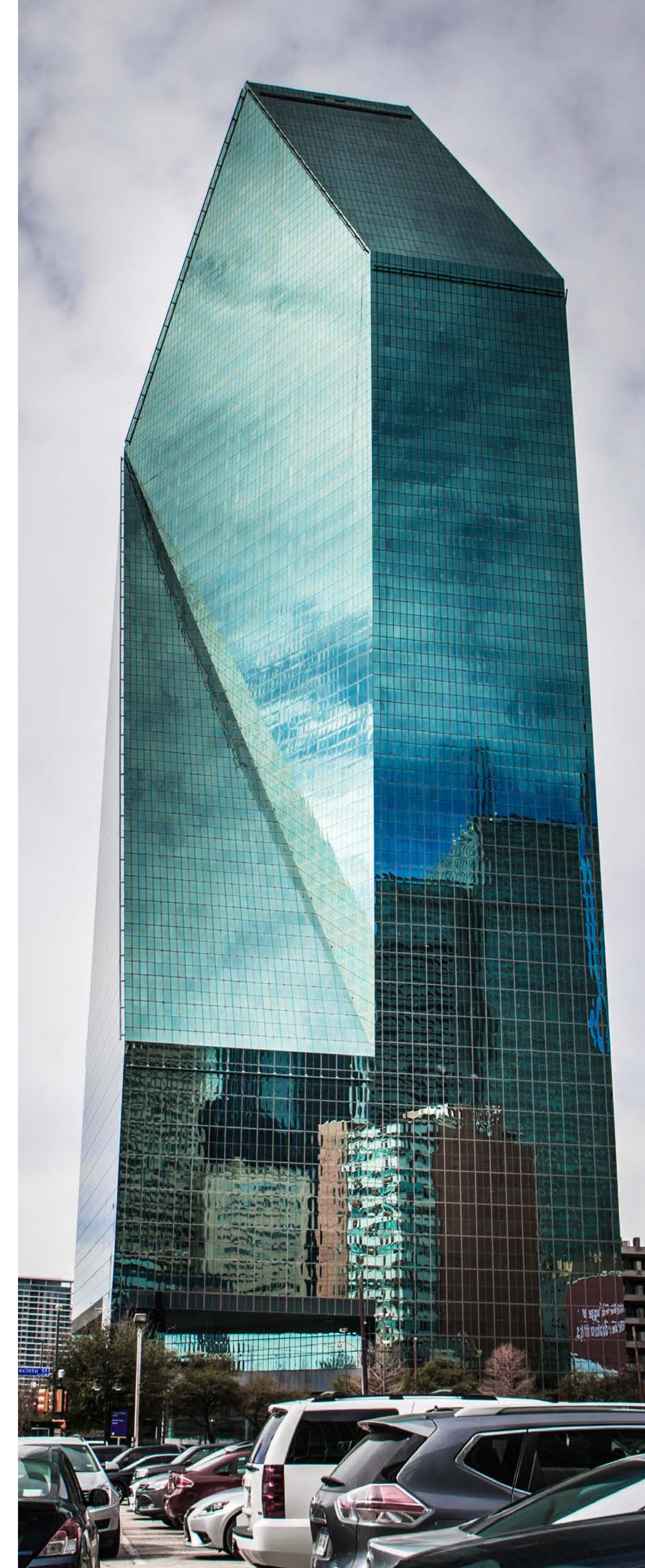
Your Agent, Your Advocate

More than a century since we were founded in New York City, we have grown to become one of the largest independent real estate brokerages in the nation. We have earned our reputation for excellence and integrity – and we empower our agents to embody those values every day.

Drawing on decades of real estate knowledge and the resources that come with our scale and reach, an Elliman agent is an essential advocate, dedicated to guiding you every step of the way.

Your Network, Your Community

Douglas Elliman agents belong to a network of real estate professionals spanning key markets across the country. They are colleagues, neighbors and members of the communities where they live and work. They promote local businesses, volunteer their time and forge true partnerships to support the causes they care about.



About Douglas Elliman (continued)

We Are Leaders in Your Market

With deep local expertise, Douglas Elliman knows the market inside and out.

Our exclusive Market Report series is a benchmark for residential market information in the region, providing your agent with the data and insights to help you to make critical and timely decisions.

Our Scale is Your Strength

With over 7,000 agents and more than 100 offices in key markets across the country, we have the reach and resources to promote your property from coast to coast.

Our scale enables your agent to leverage a powerful network of referrals and services that puts our national strength to work for you.



About Douglas Elliman (continued)

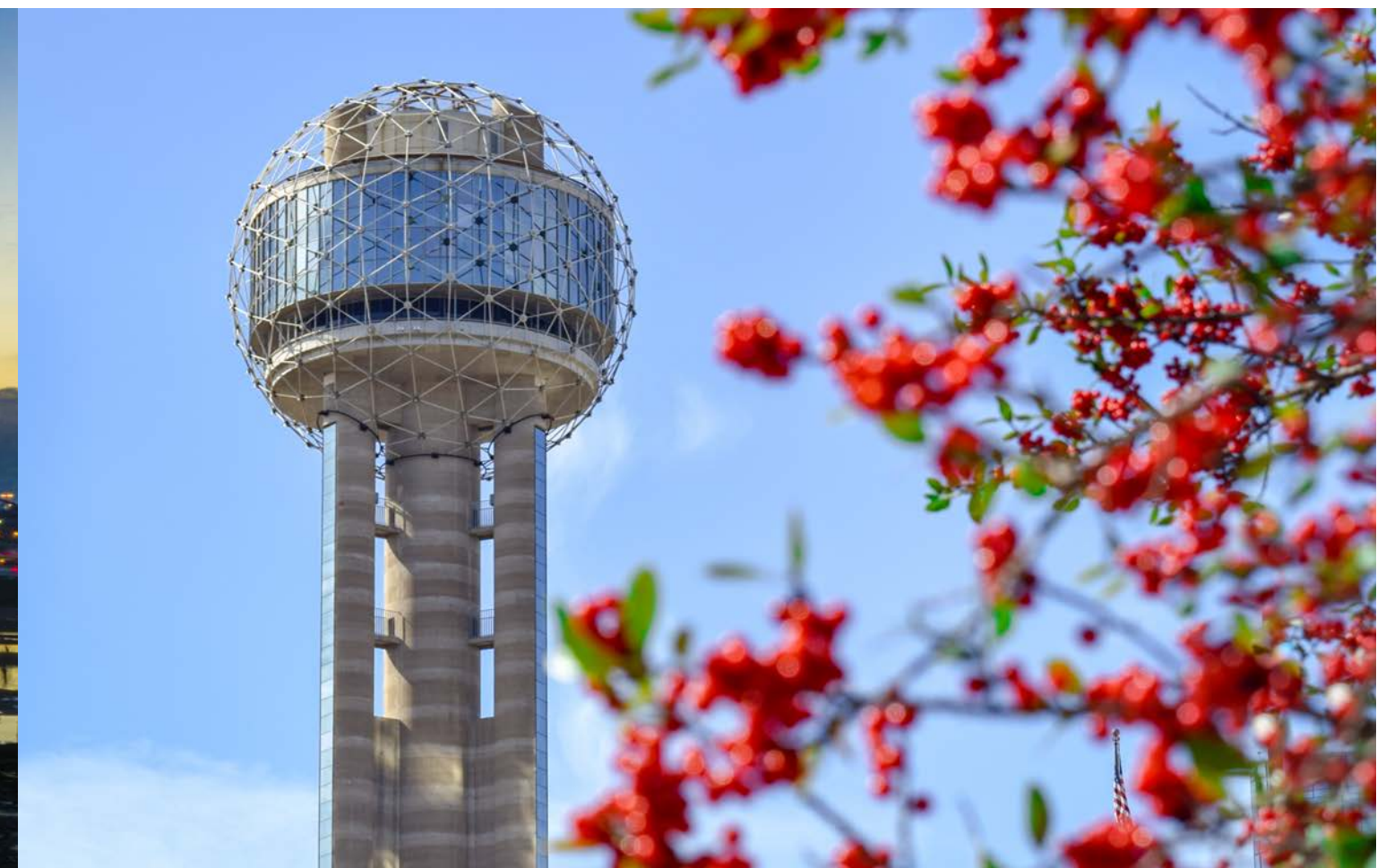
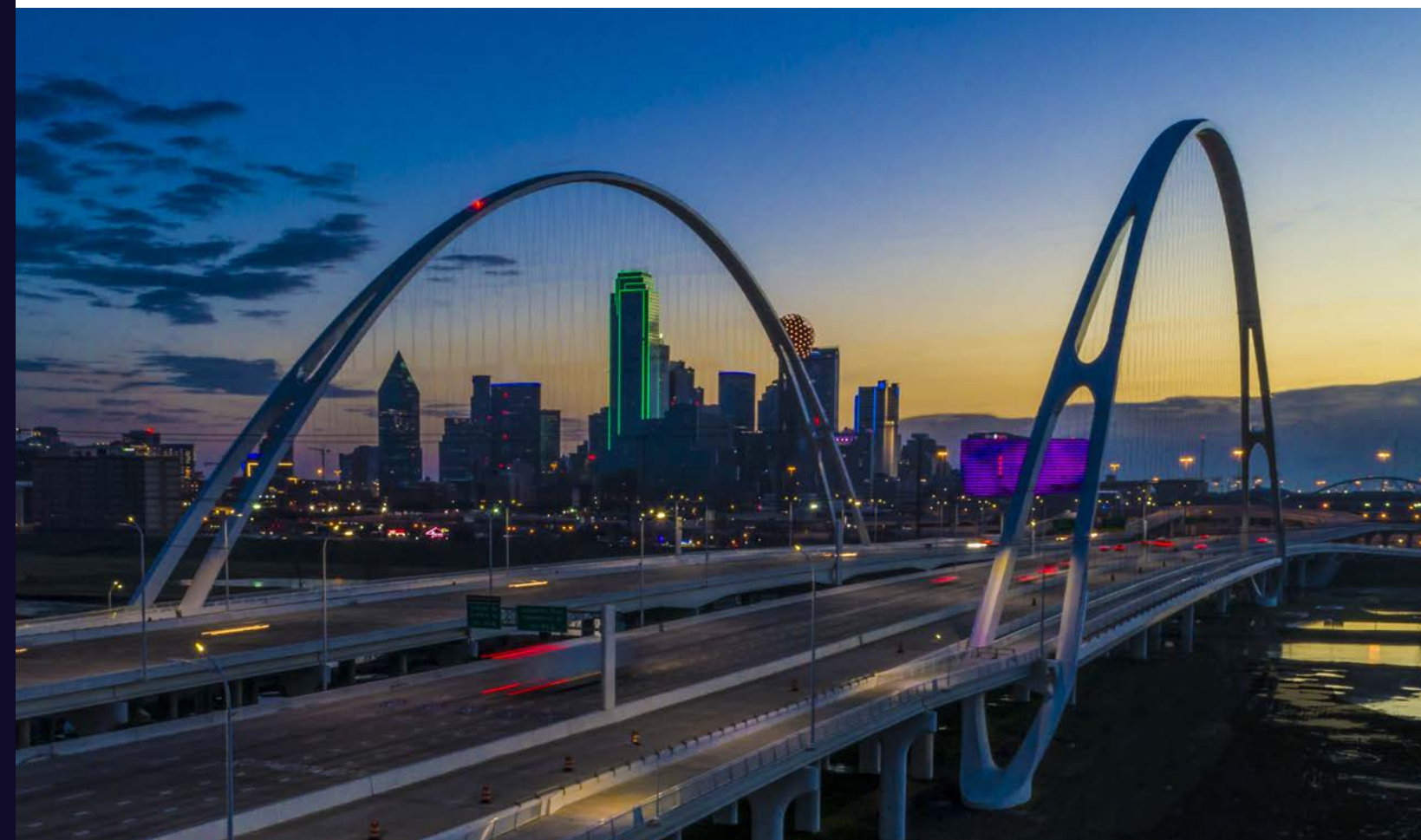
We Bring Buyers to Sellers

Douglas Elliman works within every facet of the real estate industry, with visibility and insight into how each one supports our core commitment: connecting buyers with sellers

Each of our specialized divisions provides high-level buyers that your agent can bring to your property.

Our Divisions

- Global Markets
- DE Title Services
- Sports & Entertainment
- Commercial Sales & Leasing
- Relocation
- Development Marketing
- Residential Sales
- Residential Leasing
- Property Management





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