



FOR SALE
Value-Add Mobile Home Park



1060 Old Ballpark RD

Spindale, NC 28160

Lot Size:	757,508 SF (17.39 Acres)
Land Class:	Mobile Home Park
Mobile Home Count:	25 Homes
Mobile Homes Permitted:	41 Pads
Asking Price:	\$1,000,000.00



Todd Leoni
305-300-4192

Molli Leoni
305-495-1298

Leoni Companies is pleased to present Spindale River Mobile Home Park, a rare opportunity to acquire 17.39 acres with approvals for 41 pads in the heart of Rutherford County, NC.

Just minutes from the Tryon International Equestrian Center, the property benefits from strong regional growth and connectivity. The park is fully connected to city water and sewer and currently operates with 27 homes in place, generating below-market income—leaving substantial upside for new ownership.

Beyond traditional pad infill, the property's frontage along Hollands Creek creates the potential for attractive waterfront homes. Investors also have the flexibility to reposition the community into a tiny home or RV park, further enhancing rents and maximizing returns.



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