



**DOLLAR  
GENERAL**

**86**

***SITE***

141 Webb Rd #1-32

***SITE***

457 Garfield woodrow Rd

***SITE***

451 Garfield woodrow Rd

GARFIELD-WOODROW RD

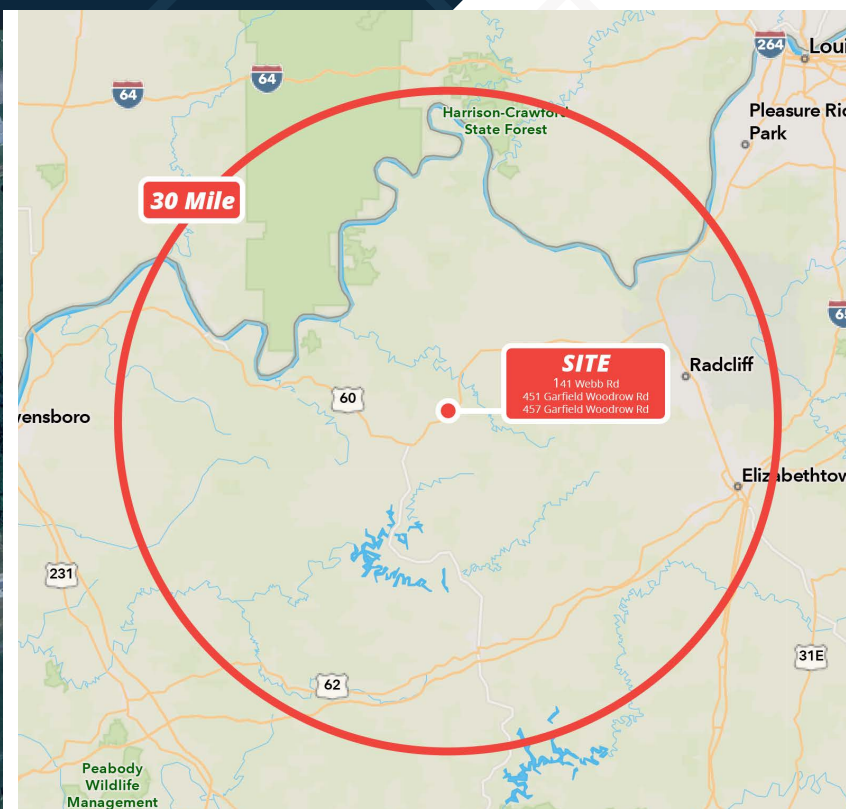
**FOR SALE**

Country Living Estates: Manufactured Housing Community  
Garfield, KY



# Country Living Estates: Manufactured Housing Community

Garfield, KY



Contact Broker  
PRICE

## INVESTMENT HIGHLIGHTS

### Stable Cash Flow with Significant Value-Add Upside

- **32 Developed Community Lots** – Well-established manufactured housing community with infrastructure in place.
  - **21 Park-Owned Rental Homes** providing consistent income and easy management.
  - **Two Tenant-Owned Homes**, one under long-term contract through April 2039.
  - **Four Vacant Lots** ready for immediate infill to boost NOI.
  - **Five Future Expansion Lots** currently inactive due to lateral field; future sewer access could unlock additional value here by making these lots usable.

- **Two Adjacent Parcels** featuring two additional park-owned rental homes, offering operational efficiency and portfolio scale.
- **Excess Land for Growth** – Potential to develop up to four new land/home sites, expanding total lot count and revenue potential

### Multiple Value-Add Levers –

- **Raise rents to market** to enhance yield.
- **Infill vacant lots** for near-term income growth.
- **Develop additional parcels** for long-term upside.

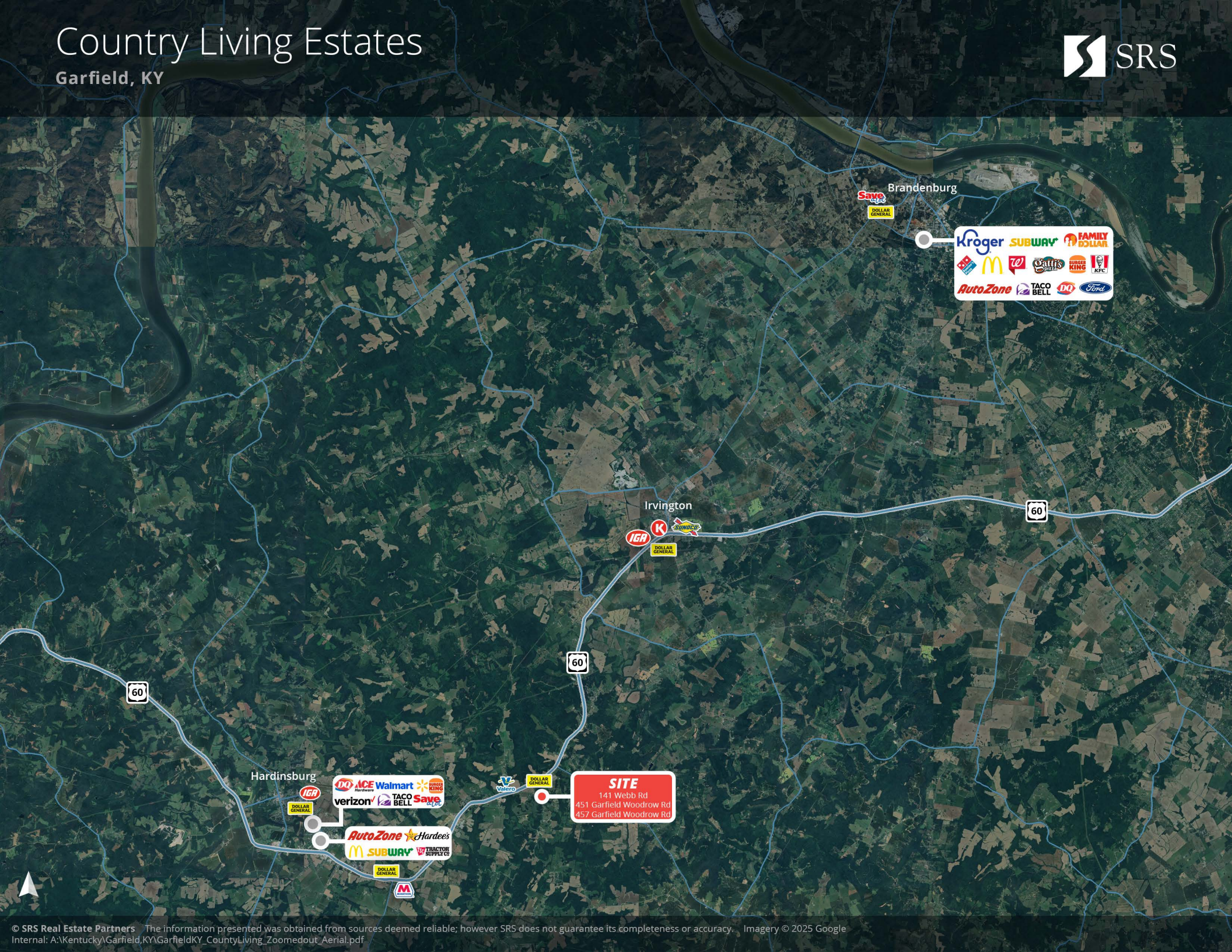
## CONTACT

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Garfield, KY



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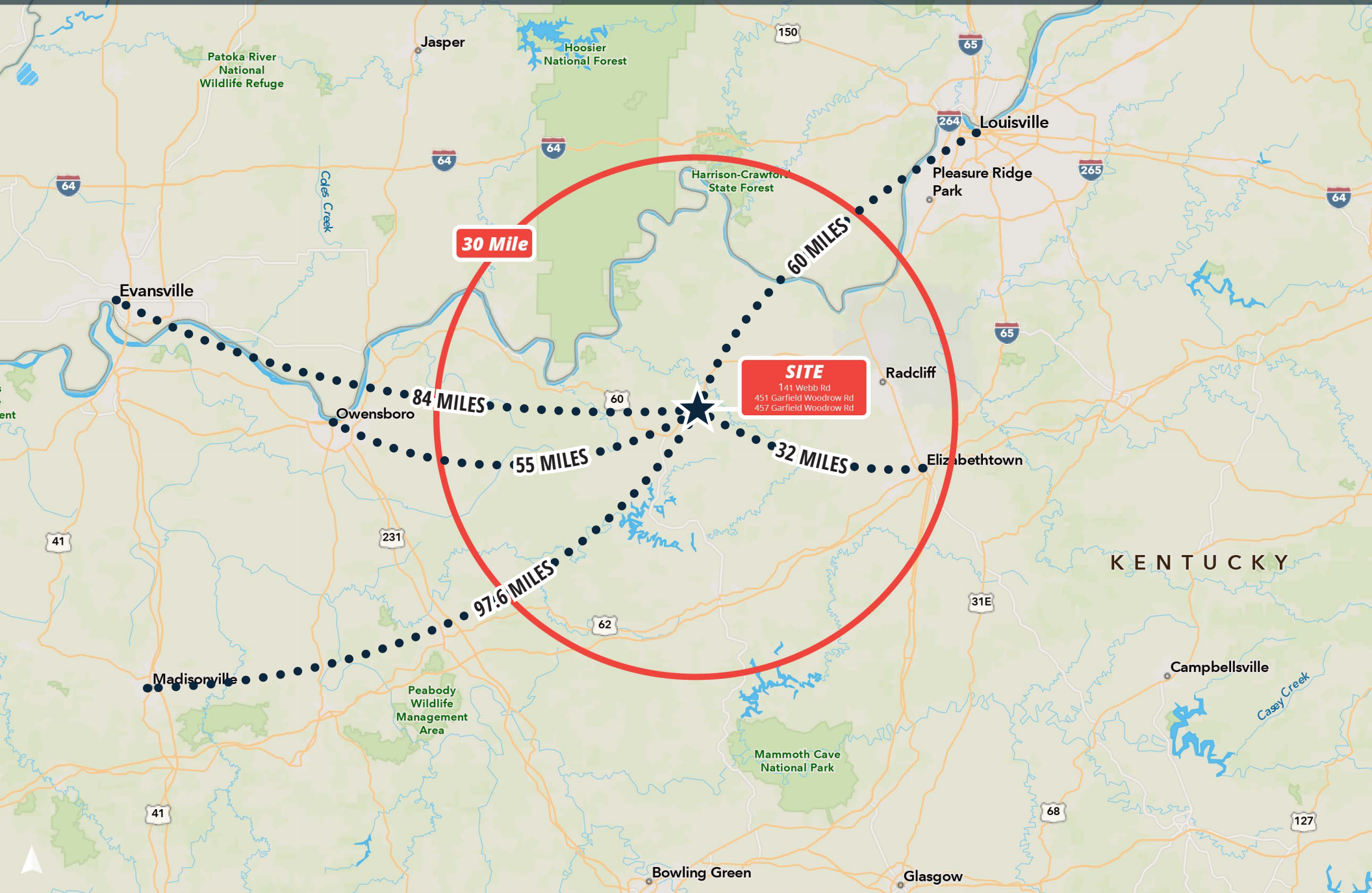
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Garfield, KY





# Country Living Estates: Manufactured Housing Community

## Garfield, KY

SCOTT DIEHL  
PARENT TRACT (DB. 309, PG. 462)

APPROXIMATE LOCATION  
OF PROPOSED LATERAL FIELD  
PER TENTATIVE APPROVAL  
FROM BRECKINRIDGE COUNTY HEALTH DEPARTMENT





**SRS Real Estate Partners**

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Louisville, KY 40205  
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**DOLLAR  
GENERAL**

**TONY WILCOX**  
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**SRSRE.COM**

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