



Offering Memorandum

Country Walk Mobile Home Park

Lindale, TX 75771

Investment Overview

Introducing a prime, turnkey investment on Country Walk Dr, Lindale, TX 75771-a professionally operated Class B Mobile Home Park offering immediate cash flow and minimal management burden. With a 6.01% CAP rate and 96% occupancy, this park offers strong performance in one of East Texas's most desirable and expanding submarkets. All 54 homes are park-owned, built between 2021-2023, and individually metered. Tenants pay all utilities, reducing overhead and increasing net return.

Property Snapshot

- Total Units: 54 Park-Owned Homes
- Occupancy: 96%
- Construction Years: 2021-2023
- Square Footage: 63,005 SF
- Price per SF: \$114.28
- Net Operating Income (NOI): \$443,106
- Location: Country Walk Dr, Lindale, TX 75771
- Utility Structure: Individually Metered - Tenants Pay All Utilities
- Parking: Ample Tenant and Guest Parking

Financial Summary

- Monthly Gross Rental Income: \$54,000
- Annual Gross Income: \$648,000
- Operating Expenses: \$186,413
- Net Operating Income (NOI): \$443,106
- CAP Rate: 6.01%

Investment Highlights

- Newer Inventory (2021-2023) - Lower Maintenance, High Appeal
- 54 Modern, Individually Metered Units - All Park-Owned
- Stable Occupancy (96%) with Long-Term Tenants
- High-Demand Lindale Location - Minutes from I-49 and Key Amenities
- Tenant-Paid Utilities - Reduced Landlord Operating Burden
- Professional Management and Clean Financials
- Strong Market Rents with Opportunity for Growth

Next Steps & Contact Information

To request full financials, rent rolls, or schedule a private tour, please contact:

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