



COOL SPRINGS PARK

106 Cool Springs Drive, Anderson, SC 29626

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PROPERTY SUMMARY



PROPERTY DESCRIPTION

Cool Springs Mobile Home Park Portfolio — Anderson, SC — 16-lot mobile home park with 15 homes currently on site, offering immediate rental potential and strong in-place infrastructure.

This asset presents a compelling opportunity for investors seeking stable cash flow with upside, as well as developers or home builders looking to incrementally improve values and raise comparable sales within the subdivision.

With the majority of homes already in place, the property is positioned for rapid lease-up and income stabilization, minimizing initial setup costs and time to revenue.

PROPERTY HIGHLIGHTS

- 16-Lot Mobile Home Park: Scalable asset with 15 homes already in place
- Immediate Income Potential: Minimal additional capital required to begin generating revenue
- Strong Workforce Housing Demand: Proximity to major employers (Michelin, First Quality)
- Tenant-Friendly Location: Walkable to Varennes Elementary School
- Value-Add Upside: Opportunity to increase rents and improve overall park performance
- Flexible Investment Strategy: Suitable for long-term hold, repositioning, or gradual redevelopment
- Low Entry Barrier Relative to Return Potential

OFFERING SUMMARY

Sale Price:	\$795,000
Number of Lots:	16



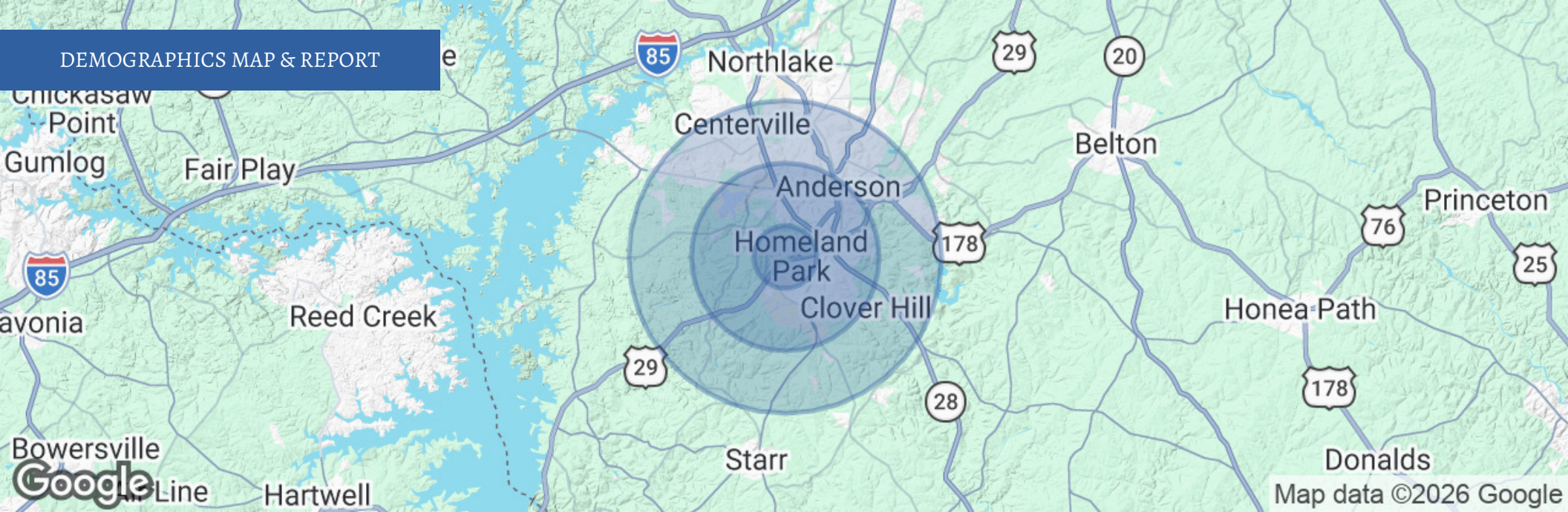
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ADDITIONAL PHOTOS



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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,636	18,887	51,634
Average Age	40.0	37.4	37.7
Average Age (Male)	33.5	32.5	34.8
Average Age (Female)	41.8	42.4	40.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	640	7,726	21,031
# of Persons per HH	2.6	2.4	2.5
Average HH Income	\$65,799	\$50,314	\$60,653
Average House Value	\$116,771	\$106,460	\$157,851

2023 American Community Survey (ACS)



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