

The Grove – 30 Unit Mobile Home Park
East McCarty Street
Sandersville, GA 31082



Summary

Area Info

Photos

Aerial

Site Map



SALE PRICE: \$4,250,000.00

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PROPERTY INFORMATION

BUILDING	
Property Address:	East McCarty Street Sandersville, GA 31082
County:	Washington
Unit Composition:	30 units - 912 SF, 16' x 57'
Year Built:	2025
Utilities:	All available, City Water & Sewer Electric - separate, metered per unit Landlord pays water
Parking:	Ample, onsite

SITE			
Site Size:	8.94 Acres		
Parcel ID:	110 041A		
Taxes:	\$4,983.94 (2025 Estimate)		
Demographics 2026	1 Mile	3 Miles	5 Miles
Population	1,507	7,283	10,784
Avg HH Income	\$90,046	\$78,572	\$71,108
Median Age	37.8	38.5	38.2

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LOCATION

The Grove is a newly developed 30-unit manufactured housing community strategically positioned in Sandersville, Georgia. The property has demonstrated strong demand since opening, with leasing occurring quickly and the community reaching full occupancy with an established waiting list. This rapid lease-up highlights the need for quality, attainable workforce housing in the Sandersville market.

Housing demand is expected to remain supported by significant employment activity throughout Washington County. In addition to Sandersville's established mining, manufacturing and industrial base, the market is benefiting from new construction activity associated with a planned data center development as well as ongoing construction and employment activity at the nearby prison. These projects, combined with the area's existing employers, are expected to continue generating demand for convenient workforce housing.

The Grove also offers an opportunity for future expansion. The 8.94-acre site may provide the ability to add additional manufactured homes, subject to applicable zoning, permitting, utility capacity and site-plan requirements. Each of the existing homes is separately metered for electricity, providing efficient utility management and simplifying individual tenant usage.

Perhaps most importantly, The Grove represents an increasingly difficult asset to replicate in Sandersville. The combination of available land, municipal water and sewer, development approvals, infrastructure costs and the challenges associated with creating new manufactured housing communities creates a meaningful barrier to entry. With strong demonstrated rental demand, a waiting list and potential room for additional units, The Grove offers an investor both immediate stabilized income and potential long-term growth.



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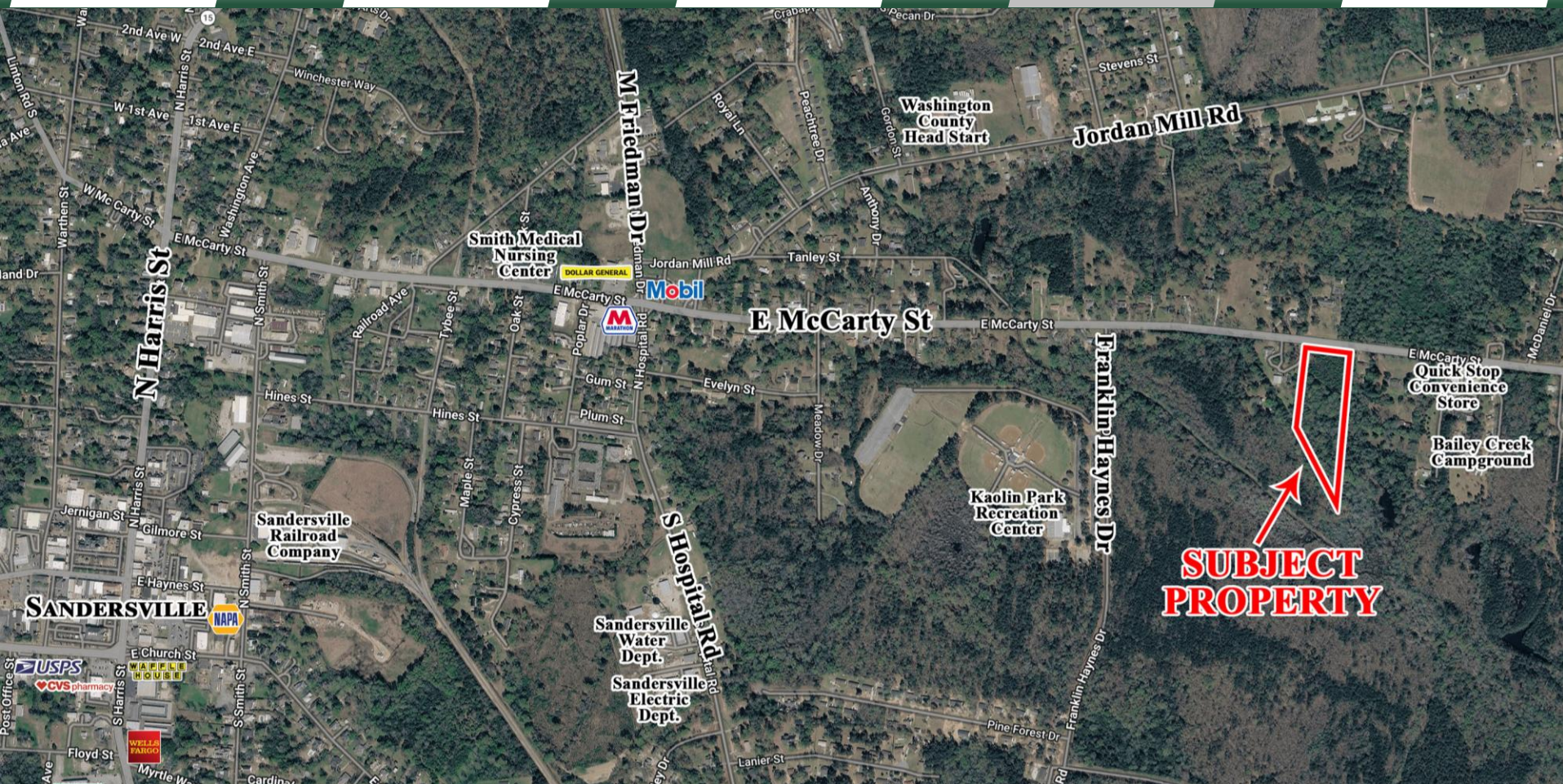
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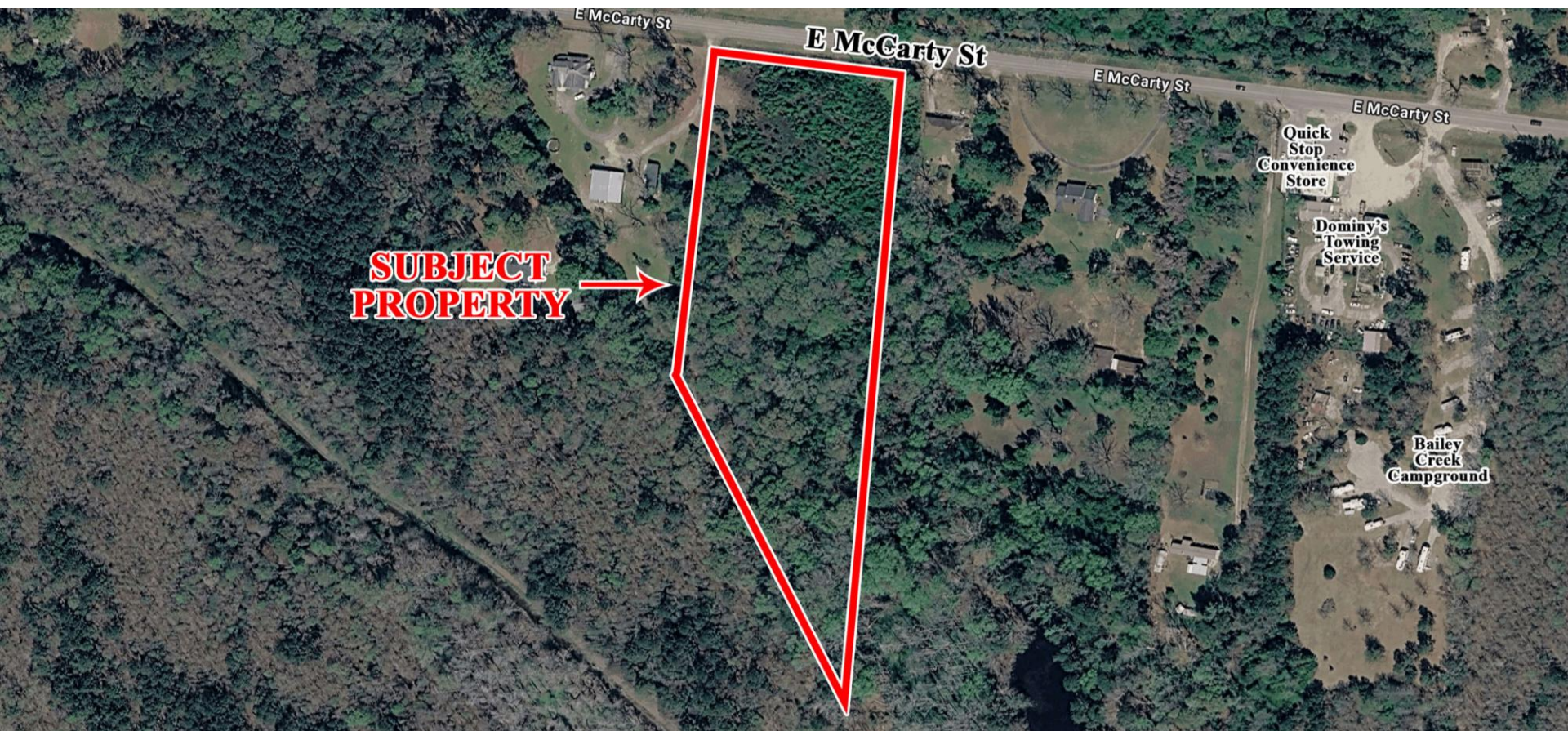
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**SUBJECT
PROPERTY**

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