



Mobile Home Community – Located in Snyder, Texas

400 27th Street, Snyder, Texas 79549



Section 1

Investment Overview

EXECUTIVE SUMMARY

Neff's Mesquite Ridge Realty is pleased to exclusively present for sale a 14-unit mobile home park situated on just under 3 acres in Snyder, Texas. This well-maintained property offers a stable income stream with significant upside potential. With ample lot space available, there is capacity to add 4 to 5 additional units, enhancing overall revenue and long-term investment value.

SALE PRICE.....\$1,950,000

OFFERING SUMMARY

PRO-FORMA CAP RATE.....6.2%
PRO-FORMA NOI.....\$120,900.00

BUILDING SPECIFICATIONS

STREET ADDRESS..... 400 27TH ST
CITY, STATE, ZIP.....SNYDER, TEXAS 79549
COUNTY.....SCURRY
LOT SIZE.....2.9 ACRES
SQ. FOOTAGE OF UNITS.....1,137 SQ. FT.



INVESTMENT HIGHLIGHTS



- 1. INVESTMENT OPPORTUNITY:** 14 MOBILE HOME UNITS OFFERING 1,137 SQ. FT/UNIT SITUATED ON 2.9 ACRES.
- 2. ECONOMIC GROWTH:** SCURRY COUNTY IS ALSO HOME TO SEVERAL MAJOR WIND ENERGY PROJECTS, INCLUDING THE COYOTE WIND PROJECT, SCURRY COUNTY WIND, AMAZON WIND, AND CANYON WIND, AMONG OTHERS. THESE LARGE-SCALE CLEAN ENERGY INITIATIVES NOT ONLY CONTRIBUTE TO THE PRODUCTION OF RENEWABLE POWER BUT ALSO CREATE VALUABLE EMPLOYMENT OPPORTUNITIES FOR THE LOCAL COMMUNITY.
- 3. LOCAL INDUSTRY:** OIL AND GAS PRODUCTION HAS BEEN A KEY ECONOMIC DRIVER IN SNYDER AND SCURRY COUNTY SINCE 1948, WHEN THE CANYON REEF OIL FIELD—ALSO KNOWN AS THE KELLY OILFIELD—WAS DEVELOPED FOLLOWING THE DISCOVERY OF OIL IN THE SOUTHWESTERN AND WESTERN PARTS OF THE COUNTY. MORE THAN 75 YEARS LATER, THE INDUSTRY CONTINUES TO PLAY A CENTRAL ROLE IN THE REGION'S ECONOMY, CONTRIBUTING TO AN INCREASED DEMAND FOR AFFORDABLE HOUSING ACROSS THE AREA.
- 4. VALUE ADD:** THE PROPERTY INCLUDES 14 MOBILE HOMES, ALL ESTABLISHED IN 2013, WITH ADDITIONAL SPACE AVAILABLE FOR FUTURE EXPANSION.



Section 2

Financial Overview

INCOME AND EXPENSES

JUNE 2025



| Income Summary | |
|-------------------------------|--------------|
| Average Monthly Rental Income | \$13,161.00 |
| Late Fees | +/- \$155.00 |
| Deposits | \$1,000.00 |
| Gross Income | \$14,316.00 |
| | |
| Expense Summary | |
| Maintenance/Repairs | \$1,685.00 |
| Mowing/landscaping | \$1,600.00 |
| Management Costs | \$1,280.00 |
| Operating Expenses | \$4,565.00 |
| | |
| Net Operating Income | \$9,751.00 |

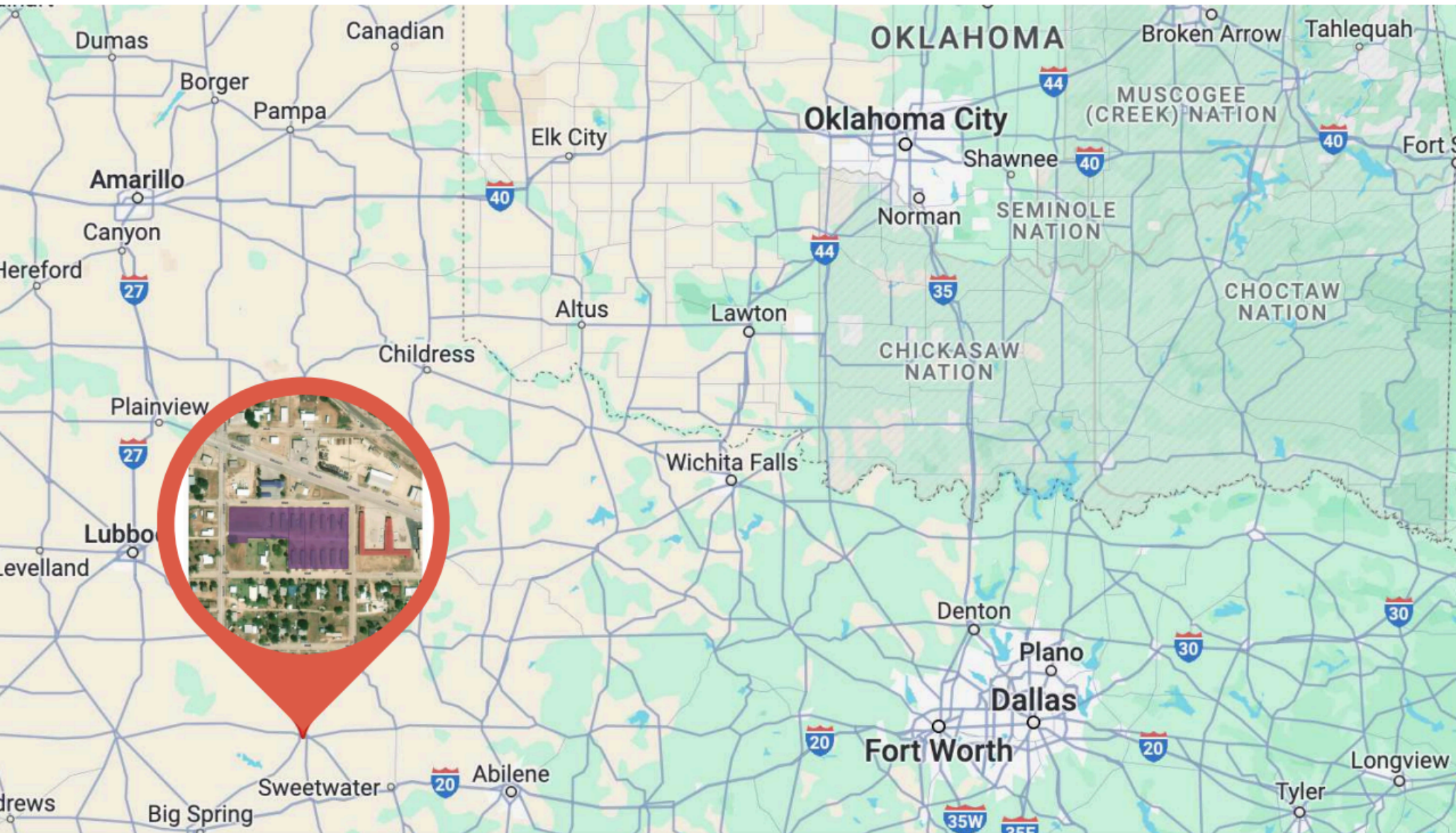
• RENTS ARE PROJECTED TO INCREASE BY APPROXIMATELY 5% ANNUALLY, BASED ON MARKET TRENDS AND DEMAND IN THE AREA.



SECTION 3

PROPERTY OVERVIEW

LOCATION MAP



DEMOGRAPHICS REPORT

POPULATION: 11,022

MEDIAN HOUSEHOLD INCOME: \$62,689.00

OWNER-OCCUPIED HOUSING RATE: 76.4%

MEDIAN HOME VALUE: \$105,000

MEDIAN GROSS RENT: \$1,044

PROPERTY IMAGES



SW-GKU-378
APPROX. 1152 SQ. FT.
2-1-19





LOCATED IN THE HEART OF SCURRY COUNTY, SNYDER, TEXAS, BOASTS A RICH HISTORY AND A PROMISING FUTURE. THE CITY'S ECONOMIC GROWTH IS DRIVEN BY A DIVERSE MIX OF INDUSTRIES, INCLUDING FARMING, RANCHING, WIND AND SOLAR ENERGY, AND OIL PRODUCTION.

SNYDER OFFERS THE CHARM OF A CLOSE-KNIT, SMALL-TOWN COMMUNITY WHILE PROVIDING CONVENIENT ACCESS TO MODERN AMENITIES. RESIDENTS ENJOY A RELAXED LIFESTYLE WITH NEARBY SHOPPING, DINING, ENTERTAINMENT OPTIONS, AND A STRONG HEALTHCARE SYSTEM FEATURING TOP-TIER FACILITIES. WITH ITS WELCOMING ATMOSPHERE AND UNIQUE BLEND OF OPPORTUNITY AND COMFORT, SNYDER IS AN IDEAL PLACE TO RAISE A FAMILY, BUILD A CAREER, AND ENJOY A HIGH QUALITY OF LIFE.

SECTION 4

AREA OVERVIEW