

Investor Details



12806 Wood Rd, Diana TX 75640

50+/-Acres | 6RentedMobileHomes | EastTexas Investment Opportunity

AT-A-GLANCE

- Asset Type: Income-producing rural investment property
- Lot Size: 50 ± acres | Units: 6 rented mobile homes + 1-2 new pads
- Monthly Income: \$5,150 (current) → \$6,000 (pro forma with 1 home added)
- List Price: \$841,900
- Cap Rate: 4.77% (current) | 5.56% (pro forma with 1 pad added)

WHY INVEST HERE

- Immediate cash flow from six tenant-occupied units
- Low overhead & simple management structure • Expansion potential for additional units, RV sites, or tiny homes, OR a peaceful retreat for hunting or building. Pond and build site started.
- 50 acres of *unrestricted* land offering appreciation and multiple exit strategies
- Strong demand for affordable rental housing in East Texas

INVESTMENT SNAPSHOT

<u>Metric</u>	<u>Current</u>	<u>Pro Forma (New Pad Rented)</u>
Monthly Rent Roll	\$5,150	\$6,000
Annual Gross Income	\$61,800	\$72,000
Est. Operating Expenses (35%)	\$21,630	\$25,200
Net Operating Income (NOI)	\$40,170	\$46,800
Cap Rate @ \$841,900	4.77%	5.56%

Cap rate based on estimated expenses and current rents. Buyer to verify all figures.

INVESTOR APPEAL

- Ideal for: 1031 exchange buyers or investors seeking passive income with land growth potential.
- Exit Strategy: Expand units to increase NOI and re-sell at a higher cap value, or hold for appreciation.
- Comparable Rural Texas Assets: Typically trade in the 6–8% cap range; this property offers upside to reach that through simple expansion.

LOCATION HIGHLIGHTS

- 15 min to Longview | 45 min to Tyler | Direct access to I-20
- Peaceful rural setting with strong rental demand
- Utilities in place (electric, water, septic)

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