

1411 Seabrook School Rd

Seabrook School Rd

Trimble Ln

Cooper St

Cooper St

Cooper St

Cooper St

Seabrook School Rd

k Dr

Starview Ln

Starview Ln

Juanita Smith- Vylla
Home Real Estate Service

Mudhole Dr

Mudhole Dr

Broker
O: 910.829.1617
C: 910.988.4263
richard@grantmurrayre.com



Grant - Murray
REAL ESTATE, LLC
COMMERCIAL AND INVESTMENT BROKERAGE

150 N. McPherson Church Rd | Fayetteville, NC 28303 | www.grantmurrayre.com

Cooper Mobile Home Park 1411 SEABROOK SCHOOL RD, FAYETTEVILLE, NC 28312

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$795,000
Lot Size:	10 Acres
Number of Units:	13
Zoning:	R6A - A1
Market:	Fayetteville
Submarket:	East

PROPERTY OVERVIEW

1411-1421 Seabrook School Rd. ("Subject Property") consists of 11 mobile home pads (filled with 9 park owned home with titles and 2 tenant owned homes) and 2 rental houses located on 10 acres. Current net operating income is \$72,301. One of the rental houses is currently occupied by owner (to vacant upon sale), which will provide an additional source of revenue immediately following acquisition (\$16,800 with rent \$1,400 minimum). For that reason, the pro-forma cap rate at the property is 11.2%. The park is quiet and in good condition with long term tenants.

1411 Seabrook School Rd. (5.10 acres) is zoned R6A, which per the zoning ordinance permits up to eight (8) mobile homes per acre for expansion. In addition, there is potential for the rezoning of 1421 Seabrook School Rd. (4.90 acres zoned R30A) for further expansion. Although, 1421 Seabrook School Rd (4.90 acres zoned R30A) should permit at least another four (4) mobile homes even without rezoning to R6A. In addition to the homes, the property has 2-bonus storage buildings (40x40 Quonset Hut, and 24x40 building) to house park maintenance equipment (lawnmowers, tools, etc. which can also be purchased). The Subject Property is serviced by three (3) water wells (all new pumps 2023) and septic in good condition. The Subject Property is located in a quiet area of the East Fayetteville Submarket one-mile from NC Hwy 210 and 5 miles from I-95 (Exit 49 Cedar Creek Rd.). For more information, see the merchant map and demographics below.

for more information

RICHARD L. FOX III, ESQ.

Broker

O: 910.829.1617

C: 910.988.4263

richard@grantmurrayre.com



Grant - Murray
REAL ESTATE, LLC
COMMERCIAL AND INVESTMENT BROKERAGE

Cooper Mobile Home Park

1411 SEABROOK SCHOOL RD, FAYETTEVILLE, NC 28312

RENT ROLL

SUITE	BEDROOMS	BATHROOMS	RENT	SECURITY DEPOSIT	LEASE END
1421 Seabrook School Rd	2	1	\$800	\$800	M-T-M
4428 Cooper	3	2	\$525	\$525	M-T-M
4436 Cooper	2	2	\$700	\$700	M-T-M
4465 Cooper	3	2	\$650	\$650	M-T-M
4505 Cooper	2	1	\$500	\$500	M-T-M
4511 Cooper	2	1	\$475	\$475	M-T-M
4519 Cooper	2	2	\$750	\$750	M-T-M
4527 Cooper	2	1	\$550	\$550	M-T-M
4533 Cooper	2	1	\$600	\$600	M-T-M
4541 Cooper	-	-	\$250	\$250	M-T-M
4549 Cooper	2	2	\$650	\$650	M-T-M
4561 Cooper	-	-	\$250	\$250	M-T-M
TOTALS			\$6,700	\$6,700	
AVERAGES			\$558	\$558	

for more information

RICHARD L. FOX III, ESQ.

Broker

O: 910.829.1617

C: 910.988.4263

richard@grantmurrayre.com



Grant - Murray
REAL ESTATE, LLC
COMMERCIAL AND INVESTMENT BROKERAGE

150 N. McPherson Church Rd | Fayetteville, NC 28303 | www.grantmurrayre.com

Cooper Mobile Home Park
1411 SEABROOK SCHOOL RD, FAYETTEVILLE, NC 28312

ADDITIONAL PHOTOS



for more information

RICHARD L. FOX III, ESQ.

Broker

O: 910.829.1617

C: 910.988.4263

richard@grantmurrayre.com



Grant - Murray
REAL ESTATE, LLC
COMMERCIAL AND INVESTMENT BROKERAGE

150 N. McPherson Church Rd | Fayetteville, NC 28303 | www.grantmurrayre.com

Cooper Mobile Home Park
1411 SEABROOK SCHOOL RD, FAYETTEVILLE, NC 28312

ADDITIONAL PHOTOS



for more information

RICHARD L. FOX III, ESQ.

Broker

O: 910.829.1617

C: 910.988.4263

richard@grantmurrayre.com



Grant - Murray
REAL ESTATE, LLC
COMMERCIAL AND INVESTMENT BROKERAGE

150 N. McPherson Church Rd | Fayetteville, NC 28303 | www.grantmurrayre.com



for more information

RICHARD L. FOX III, ESQ.

Broker

O: 910.829.1617

C: 910.988.4263

richard@grantmurrayre.com



Grant - Murray
REAL ESTATE, LLC

COMMERCIAL AND INVESTMENT BROKERAGE

150 N. McPherson Church Rd | Fayetteville, NC 28303 | www.grantmurrayre.com

Map data © 2024 Imagery © 2024 Airbus, CNES / Airbus, Landsat / Copernicus, Maxar Technologies