



E DELAWARE AVE.

SCHOOL DRIVE

12TH STREET SE

14TH STREET SE

13TH STREET SE

LSI
COMPANIES

OFFERING MEMORANDUM

55-LOT MOBILE HOME PARK

6.17± ACRES (5 NON-CONTIGUOUS PARCELS) - IMMOKALEE, FL

PROPERTY SUMMARY

Property Address: 300 14th Street SE
311 12th Street SE & 201 Piper Lane
Immokalee, FL 34142

County: Collier

Property Type: Mobile Home Park (55 Lots)

Property Size: 6.17± Acres

No. of Parcels: 5 (Non-contiguous)

Zoning: Village Residential (VR) - Piper Lane
Mobile Home (MH) - 14th/12th St.

Utilities: All lots individually metered – City
Water, City Sewer, Electric (Immokalee
Water & Sewer District)

Tax Information: \$14,566.49 (2023)

STRAP Numbers: 00119480003; 00117880003;
00118160007; 00117760000;
00124480001

LIST PRICE:
\$7,100,000

*Park financials available upon
fully executed NDA*

LSI
COMPANIES
LSICOMPANIES.COM

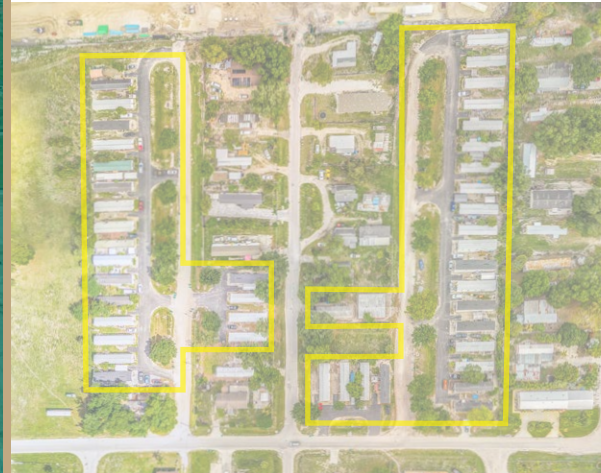
SALES EXECUTIVES



Billy Rollins, CCIM, ALC
Senior Broker



Hunter Ward, CCIM, ALC
Senior Broker Associate



DIRECT ALL OFFERS TO:

Billy Rollins, CCIM, ALC - wrollins@lsicompanies.com

Hunter Ward, CCIM, ALC - hward@lsicompanies.com

(239) 489-4066

OFFERING PROCESS

Offers should be sent via Contract or Letter of Intent to include, but not limited to, basic terms such as purchase price, earnest money deposit, feasibility period and closing period.

EXECUTIVE SUMMARY

LSI Companies is pleased to present Pete's Trailer Park, a 55-lot mobile home park in Immokalee, Florida.

The property includes 33 park-owned mobile homes (built 2005–2023) and 22 tenant-owned units, all individually metered for water, sewer, and electricity. Pete's Trailer Park presents a compelling opportunity to acquire a stabilized, income-producing mobile home park in one of Southwest Florida's most supply-constrained workforce housing markets. Located in Immokalee, a high-demand agricultural and labor-driven submarket, the property benefits from consistent tenant demand, and strong long-term fundamentals. The asset offers investors immediate in-place cash flow with the ability to further enhance returns through operational efficiencies and strategic rent adjustments.

The property consists of a well-established community with a mix of tenant-owned and park-owned homes, providing a diversified income stream and reduced capital exposure. Current rents remain below market levels, presenting a clear path for revenue growth through gradual increases and improved management practices.

With continued population growth across Southwest Florida and increasing demand for affordable housing options, mobile home parks have emerged as one of the most resilient asset classes in today's market. Pete's Trailer Park is uniquely positioned to capitalize on these trends, offering investors a rare opportunity to acquire a high-performing asset with both immediate income and long-term upside potential. This offering represents an attractive balance of stability, growth, and strategic optionality in a rapidly evolving market.



PROPERTY AERIAL

300 14TH STREET SE / 311 12TH STREET SE



PROPERTY AERIAL

300 14TH STREET SE / 311 12TH STREET SE



W. MAIN STREET - AADT 19,900±

13TH STREET SE

12TH STREET SE

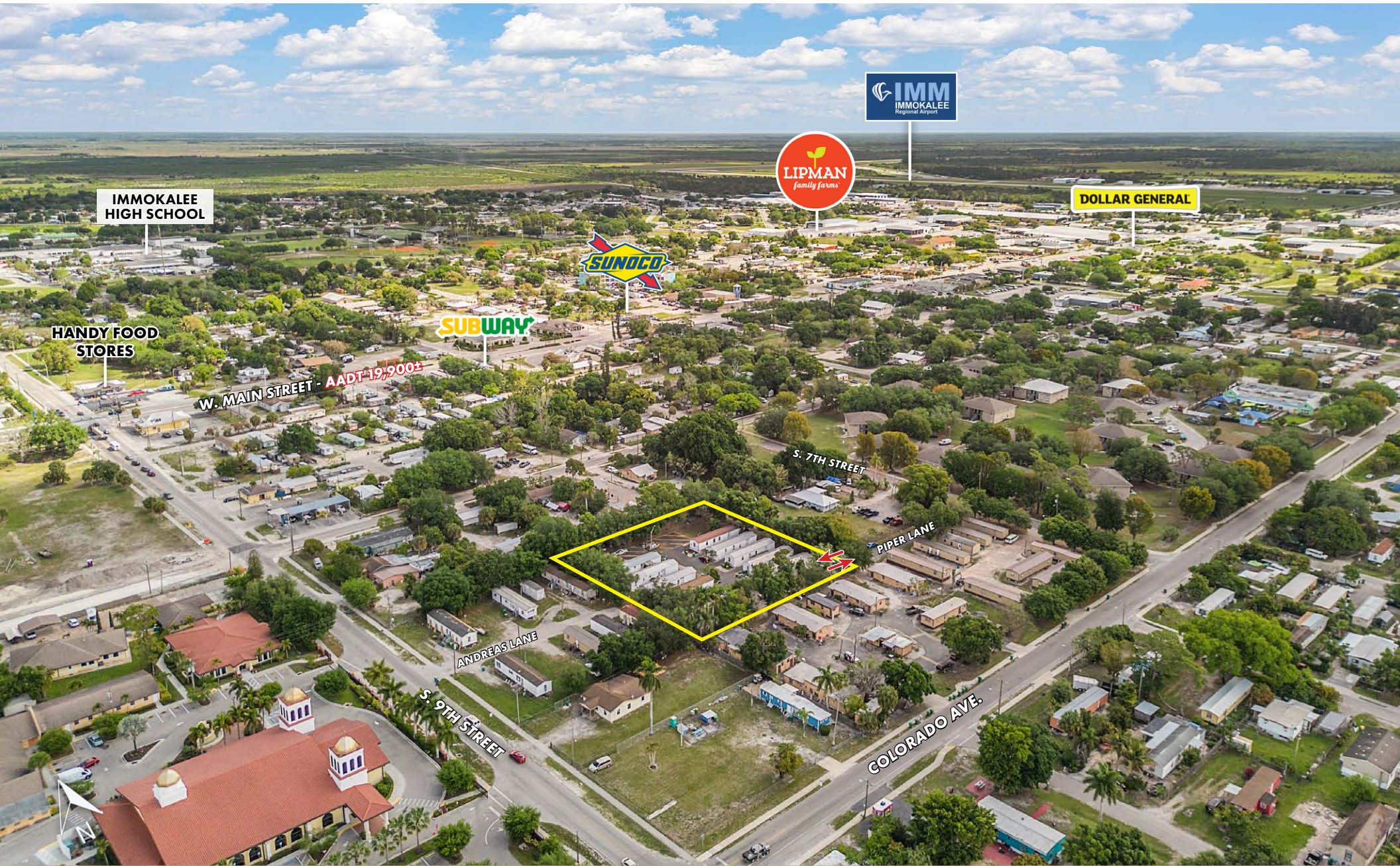
14TH STREET SE

SCHOOL DRIVE

E DELAWARE AVE.

PROPERTY AERIAL

201 PIPER LANE



PROPERTY AERIAL

201 PIPER LANE



IMMOKALEE
MIDDLE SCHOOL

Advance
Auto Parts

Blocker's
Furniture
Direct

metro
by T-Mobile

BOYS & GIRLS CLUB
OF COLLIER COUNTY

7
ELEVEN

HANDY FOOD
STORES

SUBWAY

S. 9TH STREET

ANDREAS LANE

BOSTON AVE.

COLORADO AVE.

PIPER LANE

S. 7TH STREET



ACCESS



RETAIL MAP



1. LAKE TRAFFORD ROAD / SR-29



2. IMMOKALEE DRIVE



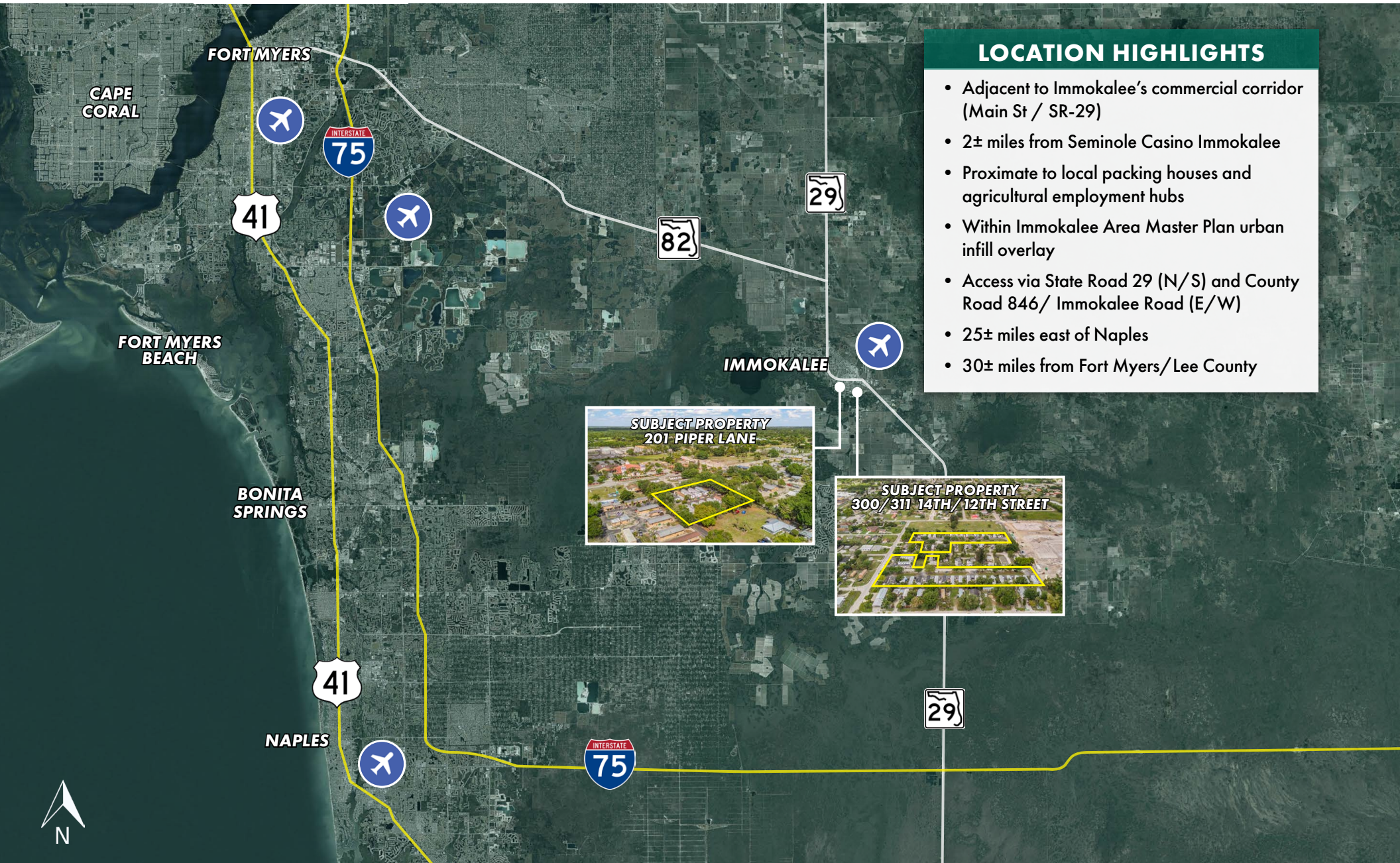
3. W. MAIN STREET



4. E. MAIN STREET / NEW MARKET RD.



LOCATION MAP



LOCATION HIGHLIGHTS

- Adjacent to Immokalee's commercial corridor (Main St / SR-29)
- 2± miles from Seminole Casino Immokalee
- Proximate to local packing houses and agricultural employment hubs
- Within Immokalee Area Master Plan urban infill overlay
- Access via State Road 29 (N/S) and County Road 846/ Immokalee Road (E/W)
- 25± miles east of Naples
- 30± miles from Fort Myers/ Lee County

SUBJECT PROPERTY
201 PIPER LANE



SUBJECT PROPERTY
300/311 14TH/12TH STREET





LSI
COMPANIES
LSICOMPANIES.COM

LIMITATIONS AND DISCLAIMERS

The content and condition of the property provided herein is to the best knowledge of the Seller. This disclosure is not a warranty of any kind; any information contained within this proposal is limited to information to which the Seller has knowledge. Information in this presentation is gathered from reliable sources, and is deemed accurate, however any information, drawings, photos, site plans, maps or other exhibits where they are in conflict or confusion with the exhibits attached to an forthcoming purchase and sale agreement, that agreement shall prevail. It is not intended to be a substitute for any inspections or professional advice the Buyer may wish to obtain. An independent, professional inspection is encouraged and may be helpful to verify the condition of the property. The Seller and LSI Companies disclaim any responsibility for any liability, loss or risk that may be claimed or incurred as a consequence of using this information. Buyer to hold any and all person's involved in the proposal of the property to be held harmless and keep them exonerated from all loss, damage, liability or expense occasioned or claimed. Potential Buyer acknowledges that all property information, terms and conditions of this proposal are to be kept confidential, and concur that either the Potential Buyers, nor their agents, affiliates or attorneys will reveal this information to, or discuss with, any third parties. Buyer will be a qualified Buyer with significant experience in entitlement and development process in Lee County with finesse and wherewithal and be willing to be interviewed by the LSI Companies team.