

Multiple Mobile Home Parks

212 & 215 Pecan Street | 405 N Rogers Street | 1414 & 1416 Nelms Street
Jonesboro, Arkansas



Confidential offering memorandum

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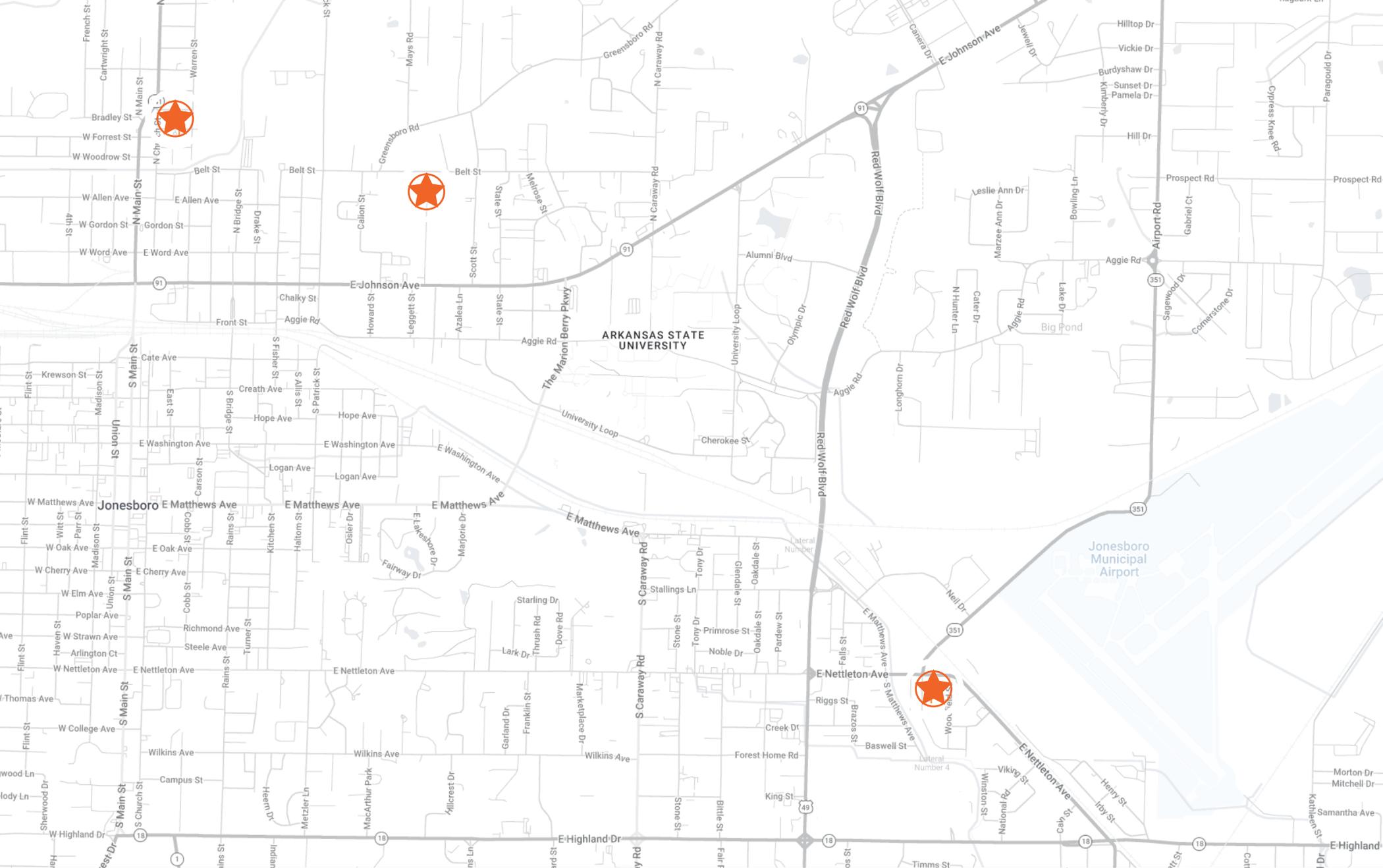
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Investment summary

Avison Young is pleased to present the opportunity to acquire multiple mobile home parks in Jonesboro, Arkansas. These mobile home parks total 110,876 SF of land and encompass 5 different parcels. These mobile home parks are around 2 miles from one another and are all strategically placed surrounding Arkansas State University. This is an ideal opportunity for an investor to acquire this asset.

This asset was acquired by way of a foreclosure. As a result, the lender/seller has very little information. Seller has engaged a local property firm to determine current income with existing mobile homes. Several of the mobile homes have been condemned by the city and lender/seller is in the process of having them renovated. Property is being sold in “as-is” condition with the lender/seller not able to provide any due diligence. Buyer to conduct their own investigation.

Highlights

- ±110,876 of combined land
- Lender foreclosure
- 1416 Nelms Avenue rezoned for commercial use
- Ideally situated near Arkansas State University
- Close to highway 91 and Jonesboro Municipal Airport





Offering summary

\$800,000

Offering price



Address:
212 & 215 Pecan Street
405 N Rogers Street
1414 & 1416 Nelms Street



City:
Jonesboro, AR



Land sites:
37 sites



Land area:
Pecan - 45,550 SF
Rogers - 25,626 SF
Nelms - 39,700 SF



Property type:
Mobile Home Land Site

TOTAL - 110,876 SF
2.5 AC



Year built:
Land



APN:
212 Pecan - 01-144074-08400
215 Pecan - 01-144074-16800
405 Rogers - 01-144172-09200
1414 Nelms - 01-144214-01200
1416 Nelms - 01-144214-13400



Land Price/SF:
\$7.22



Zoning:
R3 - Mobile Home Park



Cap Rate:
TBD

Zoning for 1416 Nelms Street has been rezoned for C3 - General Commercial. C3 does not permit mobile home parks

Location overview

Demographics (3 mile radius)

44,836

Population

17,470

Households

32,676

Daytime employees

\$63,889

Average household income

43%

Owner occupied

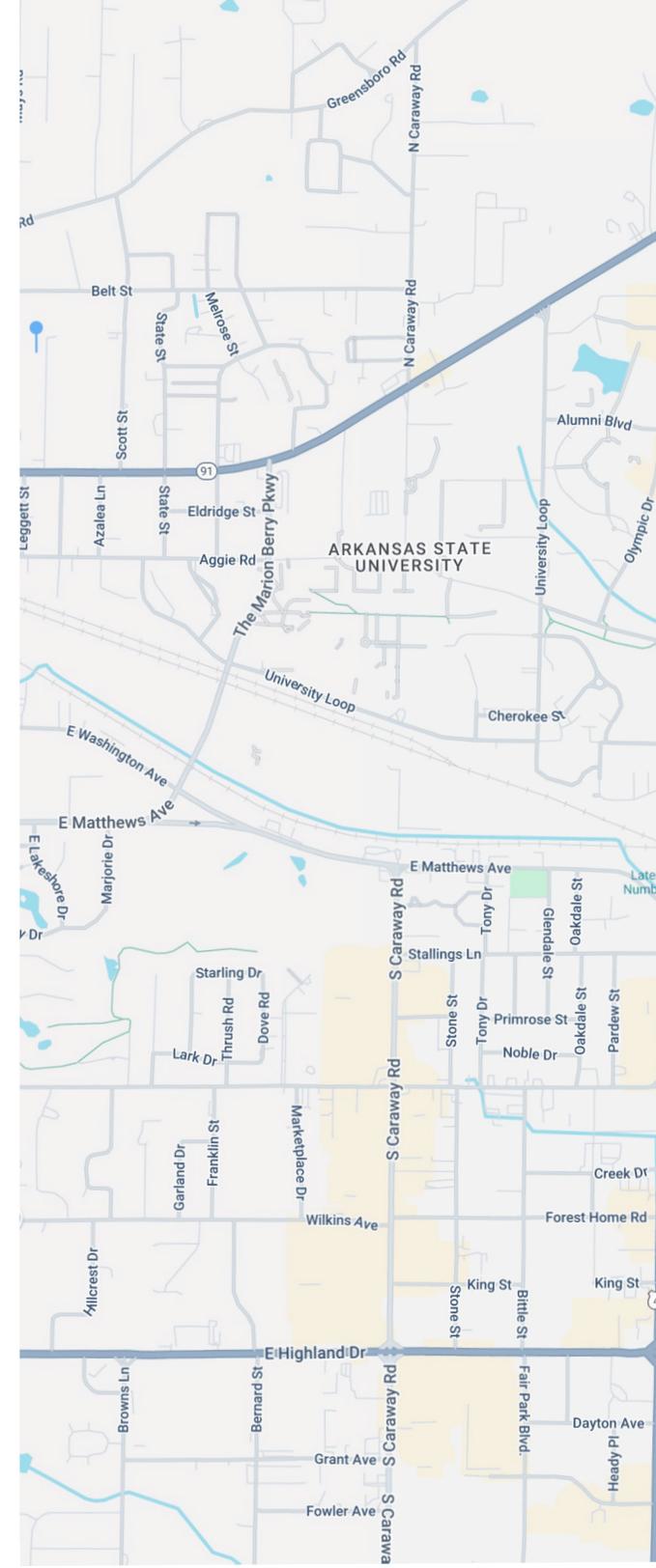
3,902

Daytime businesses

About Jonesboro, Arkansas

Jonesboro, Arkansas, is a vibrant city in the northeastern region of the state, known for its role as a regional center for education, healthcare, and commerce. With a blend of small-town charm and growing urban development, Jonesboro offers a dynamic environment for residents and businesses alike. The city is home to Arkansas State University and boasts a strong sense of community, supported by a diverse economy and expanding infrastructure.

The area within a 3-mile radius of downtown Jonesboro reflects a balanced mix of residential neighborhoods, commercial hubs, and service industries. Its strategic location and accessibility make it a focal point for surrounding rural communities, drawing in a steady flow of daytime activity and economic engagement.



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Avison Young



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LP Commercial Real Estate Agency

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