

MULTIFAMILY PROPERTY FOR SALE

2225 and 2275 Chalybeate Springs Road

2225 and 2275 Chalybeate Springs Road, Fuquay-Varina, NC 27526



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

Cedar Downs/Jordan Mobile Home Park
2225 AND 2275 CHALYBEATE SPRINGS ROAD, FUQUAY-VARINA, NC 27526

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$1,620,000
Lot Size:	9.44 Acres
Number of Units:	24
Cap Rate:	4.1%
NOI:	\$66,479
Zoning:	RA-20M
Market:	Harnett
Submarket:	Fuquay Varina

PROPERTY OVERVIEW

Cedar Downs/Jordan Mobile Home Park consists of 24 tenant owned homes (TOHs) located on 9.44 acres in the Harnett County Submarket of North Carolina. The park has its most recent biannual county inspection on or about September 2025 and is in good standing.

Park infrastructure consists of paved roads and security lighting. The park is serviced by county water and septic tanks (1 to 1 ratio). All utilities are individually metered and paid for by tenants. Trash pickup is paid for by owner.

Current monthly gross operating income is \$9,000 (\$375 lot rent; \$108,000 annual) with a substantial value-add opportunity by increasing rents to market level (\$400-\$600 lot rent estimate). In 2025, net operating income was \$66,479 (\$325 lot rent in 2025). The proforma NOI, using \$500 lot rent, is \$114,610 (7.07% cap rate).

Cedar Downs/Jordan MHP is centrally located in North Carolina in the Fuquay Varina Submarket within 35 miles of Fayetteville and 25 miles of Raleigh.

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ADDITIONAL PHOTOS



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Maxar Technologies

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DEMOGRAPHICS MAP & REPORT

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	104	381	1,285
Average Age	37.1	37.3	38.0
Average Age (Male)	34.2	34.6	36.1
Average Age (Female)	40.3	39.8	39.4

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	39	143	489
# of Persons per HH	2.7	2.7	2.6
Average HH Income	\$86,831	\$86,678	\$87,112
Average House Value	\$339,931	\$322,255	\$322,325

2023 American Community Survey (ACS)



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