



BRIGHT ROAD

SLATER ROAD

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OFFERING MEMORANDUM

# SLATER ROAD MOBILE HOME PARK

5.53± ACRE 20 LOT MOBILE HOME PARK IN NORTH FORT MYERS, FL

## PROPERTY SUMMARY

**Property Address:** 17890 Slater Road  
N. Fort Myers, FL 33917

**County:** Lee

**Property Type:** Mobile Home Park

**Property Size:** 5.53± Acres

**Zoning:** MH-2 (Mobile Home-2)

**Utilities:** Septic and County Water

**Tax Information:** \$5,898.72 (2024)

**STRAP Number:** 1943250000020160

LIST PRICE:

**\$650,000**

**\$32,500 Per Lot**

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## SALES EXECUTIVES



**Alex Henderson**  
Sales Associate



**Max Molloy**  
Sales Associate



**Sawyer Gregory**  
Research & Sales Associate



### DIRECT ALL OFFERS TO:

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**Max Molloy** - [mmolloy@lsicompanies.com](mailto:mmolloy@lsicompanies.com) | (239) 848-2050

**Sawyer Gregory** - [sgregory@lsicompanies.com](mailto:sgregory@lsicompanies.com) | (239) 246-1015

### 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

17890 Slater Road, also known as the Al Jones Mobile Home Park is a 5.53± acre mobile home park, featuring 20 mobile home lots and 1 single-family home on the property.

Located off of Slater Road, offering close connectivity to Del Prado Boulevard Extension, a major thoroughfare connecting North Fort Myers and Cape Coral. Additionally, it provides easy access to Bayshore Road, which links to I-75 and US-41.



## FINANCIAL SUMMARY

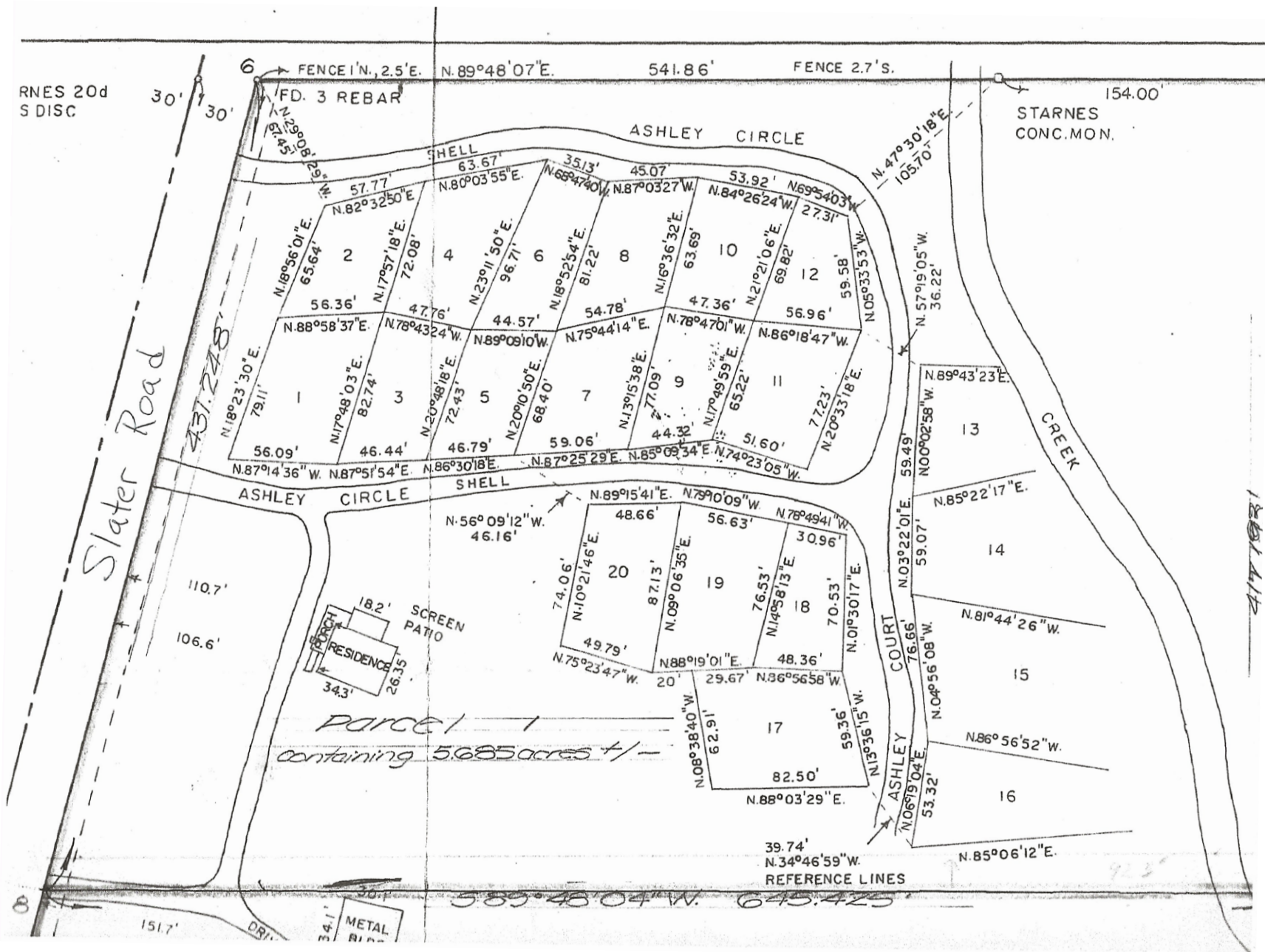
| FINANCIAL SUMMARY                       |             |
|---|-------------|
| Average Lot Rent                        | \$455/month |
| Occupancy                               | 80%         |
| 2024 Gross Income                       | \$81,900    |
| 2024 Expenses                           | \$57,676    |
| 2024 NOI                                | \$24,224    |
| Proforma NOI                            | \$51,224    |
| 1 Park Owned Mobile Home                |             |
| 1 Single Family Residence               |             |
| Remaining Mobile Homes are Tenant Owned |             |



## PROPERTY GROUNDS



# SITE PLAN



# PROPERTY AERIAL

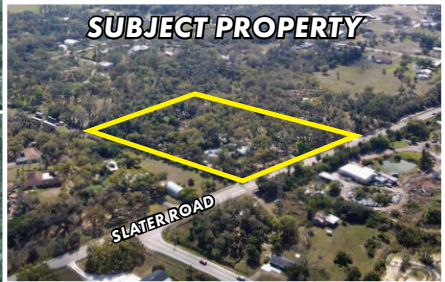
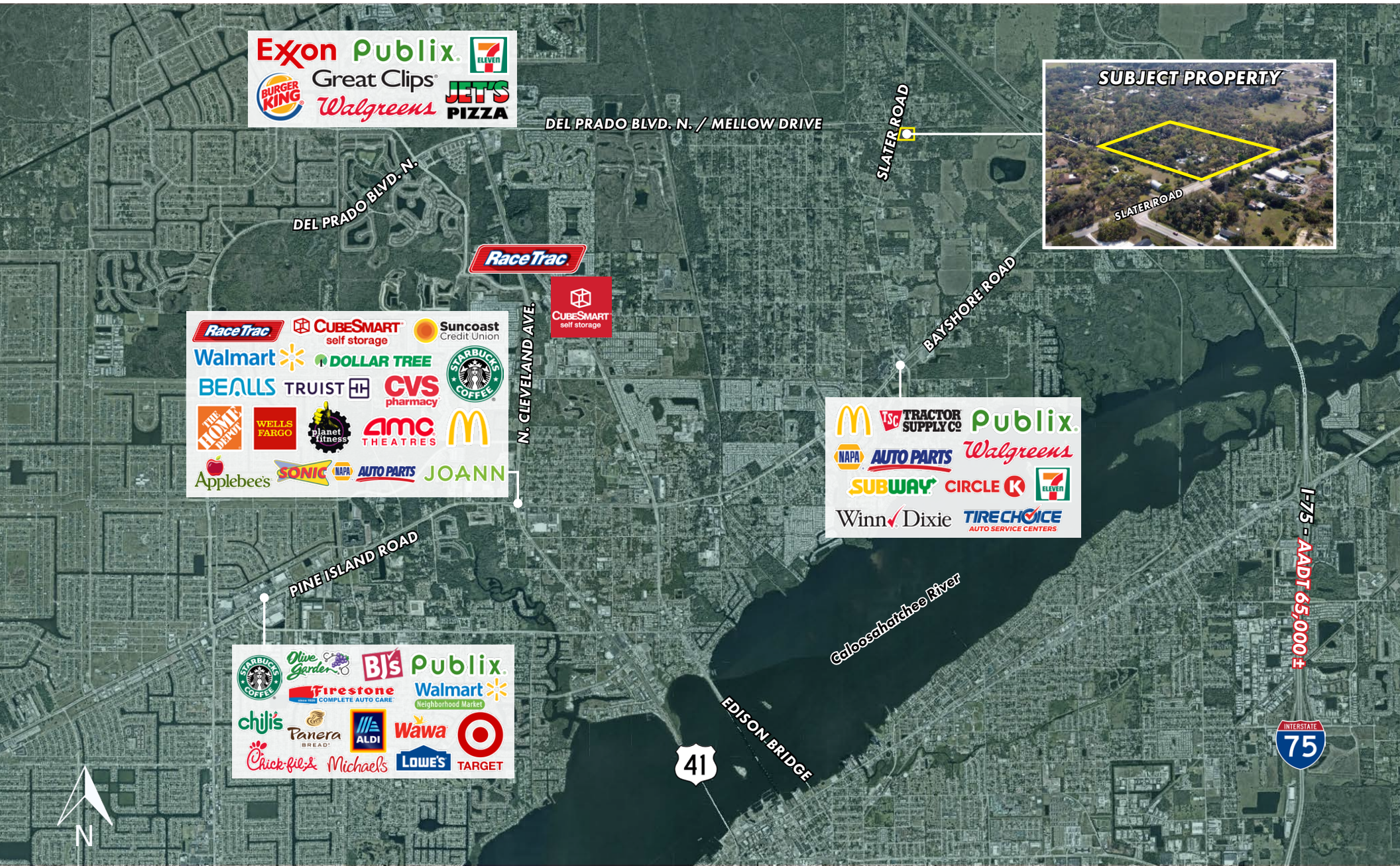


# PROPERTY AERIAL





# PROPERTY AERIAL



**Exxon** **Publix.** **7 ELEVEN**  
**BURGER KING** **Great Clips** **JET'S PIZZA**  
**Walgreens**

DEL PRADO BLVD. N. / MELLOW DRIVE

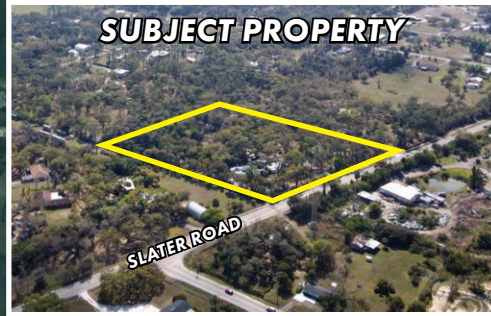
**RaceTrac** **CUBESMART** **Suncoast**  
 self storage Credit Union  
**Walmart** **DOLLAR TREE** **STARBUCKS COFFEE**  
**BEALLS** **TRUIST** **CVS pharmacy**  
**HOME DEPOT** **WELLS FARGO** **planet fitness** **AMC THEATRES** **McDonald's**  
**Applebee's** **SONIC** **NAPA AUTO PARTS** **JOANN**

**RaceTrac**  
**CUBESMART**  
 self storage

**McDonald's** **TRACTOR SUPPLY CO.** **Publix.**  
**NAPA AUTO PARTS** **Walgreens**  
**SUBWAY** **CIRCLE K** **7 ELEVEN**  
**Winn-Dixie** **TIRE CHOICE**  
 AUTO SERVICE CENTERS

**STARBUCKS COFFEE** **Olive Garden** **BJ's** **Publix.**  
**Firestone** **Walmart**  
 COMPLETE AUTO CARE Neighborhood Market  
**chili's** **Panera BREAD** **ALDI** **Wawa** **Target**  
**Chick-fil-A** **Michaels** **LOWE'S**

## LOCATION MAP



### LOCATION HIGHLIGHTS

- 0.1± Miles to Del Prado Extension
- 1.9± Miles to Bayshore Road
- 3.5± Miles to Publix Shopping Center
- 3.6± Miles to US-41
- 6.1± Miles to I-75
- 6.8± Miles to Walmart Shopping Center
- 8.3± Miles to Lee Civic Center





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