

**WOODY'S TRAILER PARK**  
**113 S CLEGG ST, TRINITY, TEXAS**

**THIS IS A MOBILE HOME PARK IN TRINITY, TEXAS SITUATED ON 1.77 ACRES AND 17 TRAILER LOTS. EACH TENANT PAYS THEIR OWN WATER, SEWER, ELECTRICITY AND THE LANDLORD HAS A CENTRALLY LOCATED DUMPSTER. THE RENTS RUN FROM \$600 TO \$900 PER MONTH WITH ANY VACANT LOTS ARE \$250 PER MONTH. ALL CITY UTILITIES ARE TO THE PROPERTY. CURRENT ANNUAL GROSS INCOME IS \$97,200. TENANT MIX IS PREDOMINANTLY LOCAL BLUE-COLLAR EMPLOYEES. LOCATED WALKING DISTANCE TO THE GROCERY STORE AND OTHER LIKE FACILITIES. THERE IS A STORAGE BARN ON PROPERTY FOR TOOLS, MOWERS, ETC. THE FOLLOWING IS RENTAL DESCRIPTION ON EACH LOT.**

**LOT 1—2BR, 1.5 BATH \$600**

**LOT 2—3BR, 1.5 BATH \$600**

**LOT 3—LOT RENTAL ONLY \$250 (TRAILER OWNED BY TENANT)**

**LOT 4—2 BR, 1 BATH (VACANT NEEDING APPROX \$10,000 IN REPAIRS)**

**LOT 5—2 BR, 2 BATH \$700**

**LOT 6—2BR, 1.5 BATH \$600**

**LOT 7—VACANT LOT \$0**

**LOT 8 --2BR, 2 BATH \$600**

**LOT 9**

**LOT 10--3BR, 2BATH \$800**

**LOT 11--VACANT LOT \$0**

**LOT 12—2BR, 1.5 BATH**

**LOT 13—LOT RENT \$250 (TRAILER OWNED BY TENANT)**

**LOT 14—2BR, 1 BATH \$600**

**LOT 15—3BR, 2 BATH \$800**

**LOT 16—3BR, 2 BATH \$800**

**LOT 17—4BR, 2 BATH \$800**

**MOWING EXPENSES ARE 6 MONTHS @ \$400 PER MONTH.**

**ASKING PRICE \$680,000**

**OWNER TERMS ARE NEGOTIABLE**

**FOR MORE INFORMATION CONTACT**

**WILLIAMSON REALTY**

**1127 ALDINE BENDER RD**

**HOUSTON, TEXAS 77032**

**281-440-5788**