



# D & R Mobile Home Park



## 5234 & 5238 Platt Springs Road Lexington, SC 29073

### Property Overview:

Coldwell Banker Commercial Realty is pleased to present D & R Mobile Home Park in Lexington, South Carolina. The property is located on Platt Springs Road with over 200' of frontage. Less than a mile from the intersection of S. Lake Drive and Platt Springs, which is currently undergoing extensive retail development.

This property includes two separate parcels that are to be sold together, with 1-Duplex and 9-Mobile Homes that are all park-owned. Surrounded with retail and residential growth; this investment sits in one of Lexington's fastest growing areas. South Lake Drive and Platt Springs Road are both home to many national retailers along with a multitude of locally owned businesses. Easy access to Interstate system and Downtown Columbia.

### Offering Summary:

<b>Listing Price:</b>	\$830,000
<b>Cap Rate:</b>	7.95%
<b>NOI:</b>	\$66,000
<b>Lot Size:</b>	2.2 Acres
<b>Total Units: 11</b>	1-Duplex   9- Mobile Homes
<b>Zoning:</b>	Intensive Development
<b>Access Points:</b>	4.4 Miles to Interstate-20 8.8 Miles to Interstate-26 1 Mile to S. Lake Drive



## Tenant Summary:

### Duplex

5238 Platt Springs Road, Lexington, SC 29073  
TMS #006529-03-024  
±2,367 SF  
City Water & Septic Tank  
\$1,850/Month

### Unit 1

5234 Platt Springs Road, Unit 1, Lexington, SC 29073  
Description: 1993 Palm Harbor UNK 44x28  
±1,232 SF  
Well and Septic  
Replaced Roof in 2020  
\$600/Month

### Unit 2

5234 Platt Springs Road, Unit 2, Lexington, SC 29073  
Description: 2002 Oakwood Hoga 76x16  
±1,216 SF  
Well and Septic  
Replaced Roof in 2020  
\$600/Month

### Unit 3

5234 Platt Springs Road, Unit 3, Lexington, SC 29073  
Description: 2002 Fleetwood Weston 76x16  
±1,216 SF  
Well and Septic  
\$725/Month

### Unit 4

5234 Platt Springs Road, Unit 4, Lexington, SC 29073  
Description: 2001 Horton E302 76x16  
±1,216 SF  
Well and Septic  
\$700/Month

### Unit 5

5234 Platt Springs Road, Unit 5, Lexington, SC 29073  
Description: 2000 Schult 4670 66x14  
±924 SF  
Well and Septic  
\$675/Month

### Unit 6

5234 Platt Springs Road, Unit 6, Lexington, SC 29073  
Description: 1985 Liberty 02L22 60x14  
±840 SF  
Well and Septic  
\$625/Month

### Unit 7

5234 Platt Springs Road, Unit 7, Lexington, SC 29073  
Description: 1995 Oakwood Freedom 76x14  
±1,064 SF  
Well and Septic  
\$600/Month

### Unit 8

5234 Platt Springs Road, Unit 8, Lexington, SC 29073  
Description: 1994 Mascot UNK 66x14  
±924 SF  
Well and Septic  
\$700/Month

### Unit 9

5234 Platt Springs Road, Unit 9, Lexington, SC 29073  
Description: 1995 Southern Lifestyle SP5-323 76x16  
±1,216 SF  
Well and Septic  
Fully-Renovated 2021  
\$800/Month

**\*\*The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness.\*\***



**Unit Pictures:**



Duplex - \$1,850/Month



Unit 1 - \$600/Month



Unit 2 - \$600/Month



Unit 3 - \$725/Month



Unit 4 - \$700/Month



Unit 5 - \$675/Month



**Unit Pictures:**



Unit 6 - \$625/Month



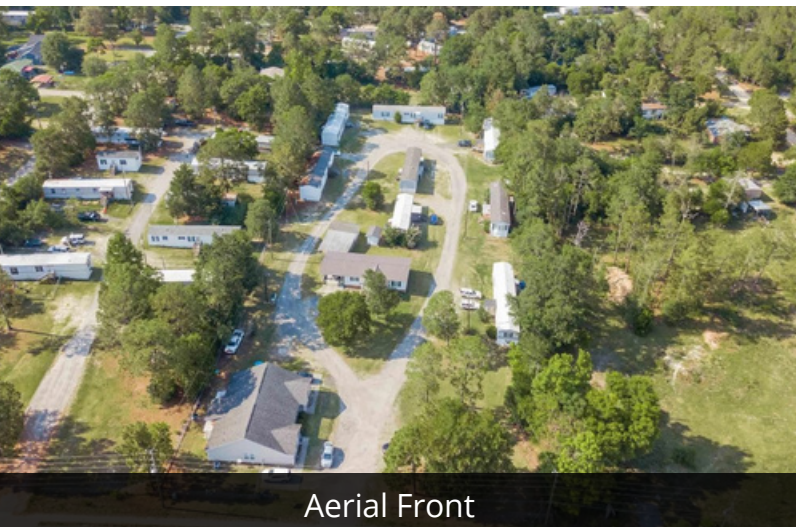
Unit 7 - \$600/Month



Unit 8 - \$700/Month



Unit 9 - \$800/Month



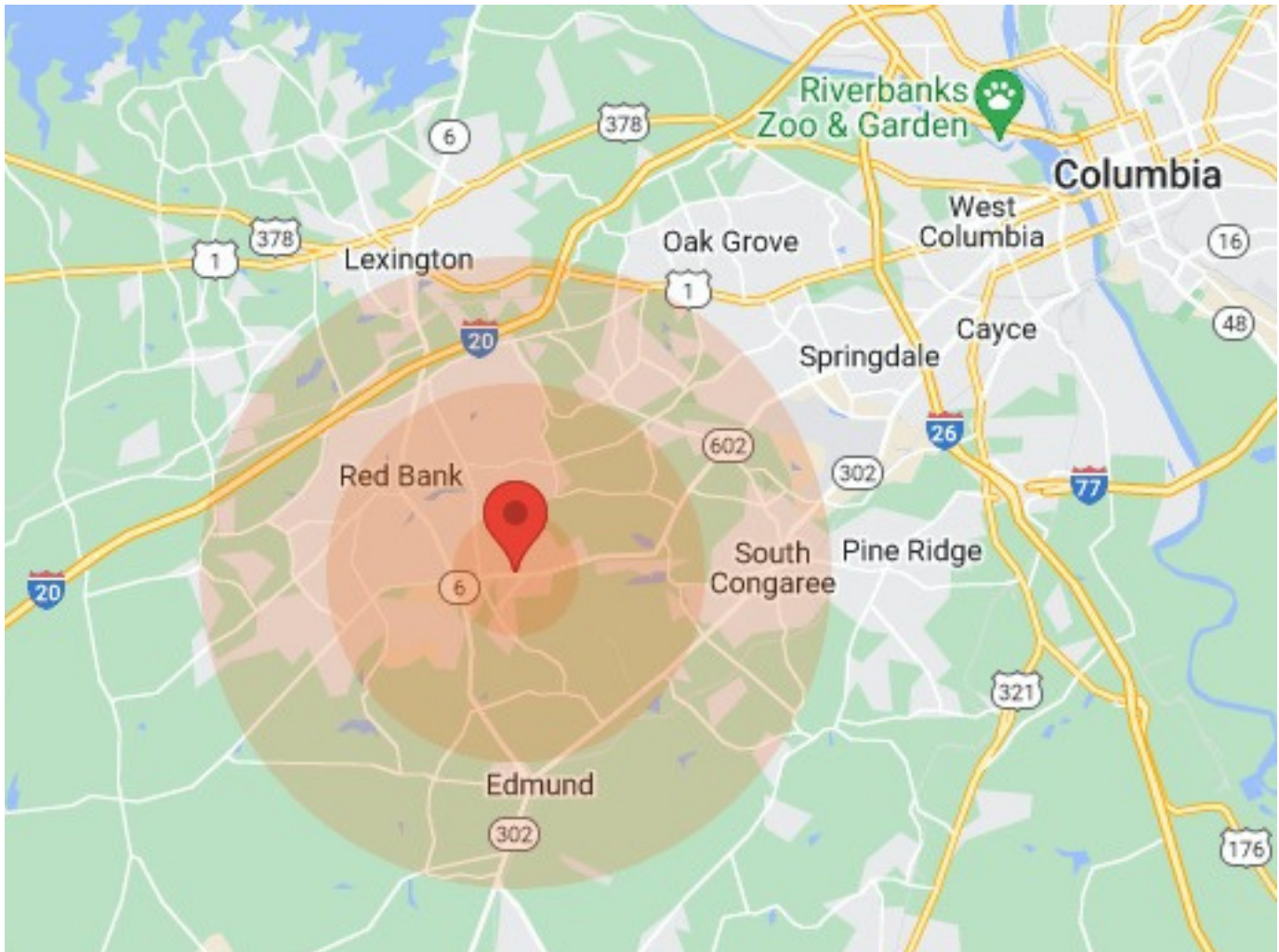
Aerial Front



Aerial Rear



# Demographics:

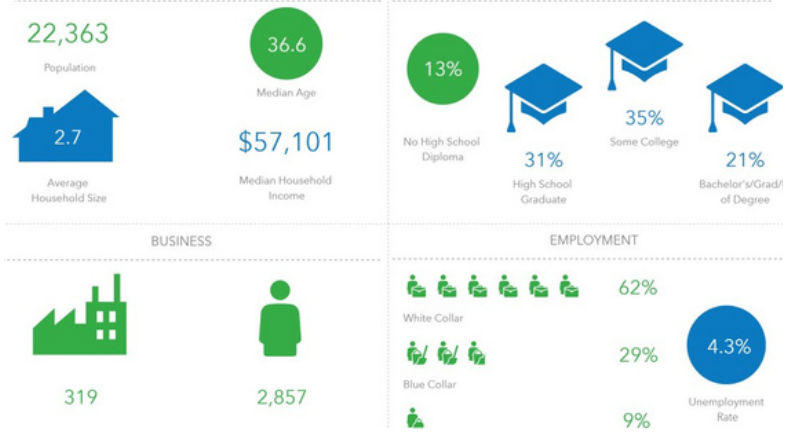


Population	1 Mile	3 Miles	5 Miles
Male	1,641	12,720	22,692
Female	1,695	12,979	23,959
Total Population	3,336	25,699	46,651

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	751	5,587	9,579
Ages 15-24	455	3,922	6,584
Ages 55-64	355	3,073	5,837
Ages 65+	468	3,257	6,337

Income	1 Mile	3 Miles	5 Miles
Median	\$35,549	\$54,640	\$54,640
< \$15,000	202	1,087	2,055
\$15,000-\$24,999	212	1,233	1,865
\$25,000-\$34,999	99	770	1,591
\$35,000-\$49,999	315	1,504	2,621
\$50,000-\$74,999	267	2,174	3,889
\$75,000-\$99,999	135	1,587	3,022
\$10,000-\$149,999	84	991	1,863
\$150,000-\$199,999	N/A	53	379
> \$200,000	15	121	268

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,304	9,729	18,541
Occupied	1,181	9,096	17,176
Owner Occupied	754	7,047	12,682
Renter Occupied	427	2,049	4,494
Vacant	123	633	1,365



## Disclaimer:

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## Presented By:

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