

PURLEY

Mobile Home Community



BROKERAGE TEAM



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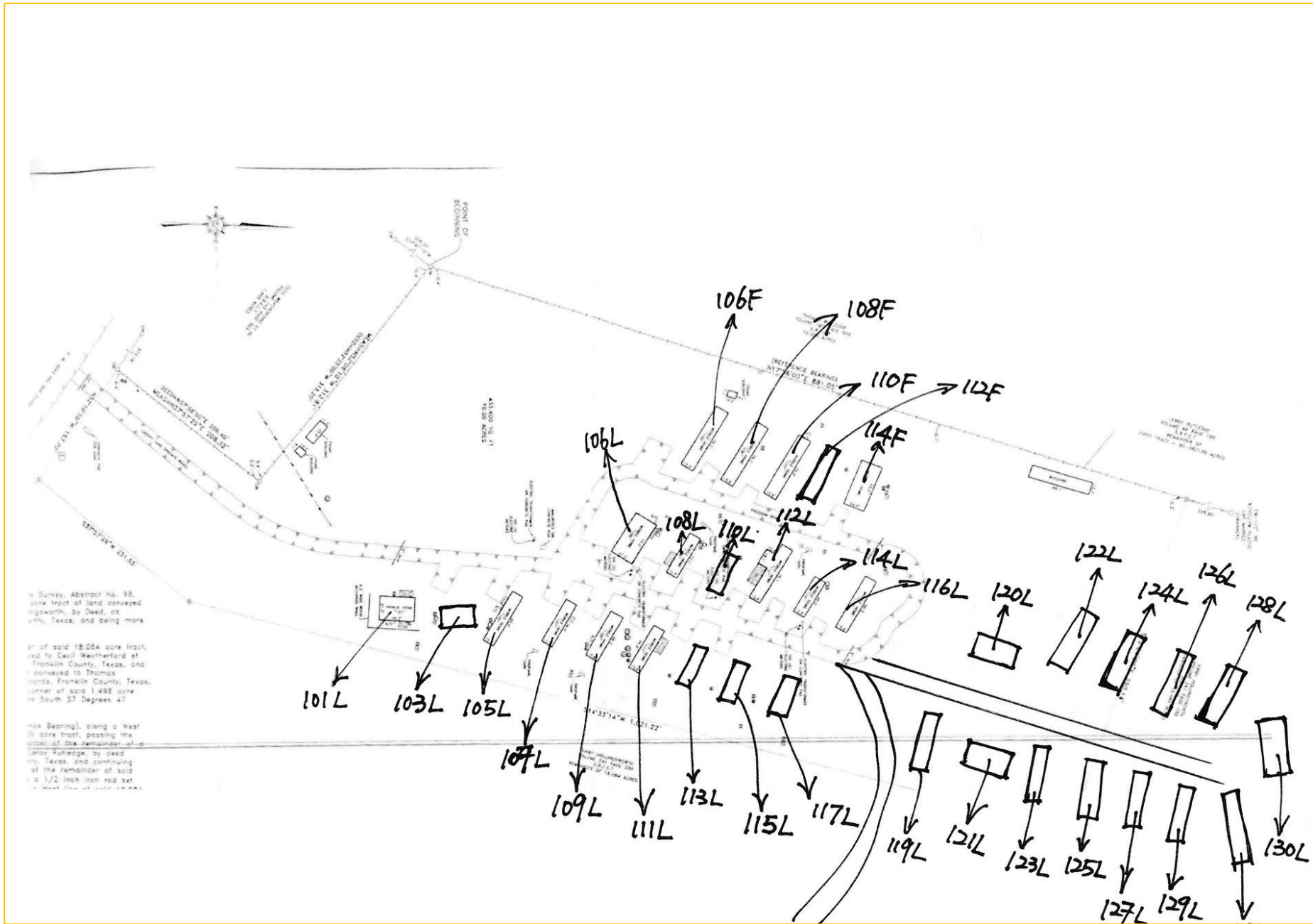


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EXECUTIVE SUMMARY

JTACR Real Estate Group is pleased to present Purley Mobile Home Community: a 33-site long term community in Mt. Vernon, TX. The site is outside of city limits, includes an expansive 19 acres, and supports the local community by providing a well cared for affordable housing solution for the residents.

Current ownership has built and improved on this community over the course of their ownership. The management has consistently been adding improvements to the homes as well as the infrastructure of the community, with large CapX projects encompassing much of their operations.

The unit mix includes 16 rent to own contracts, 14 park owned homes, and 3 tenant owned homes.

This opportunity presents investors with a strong, turnkey opportunity, which should immediately cash flow, while also leaving value add opportunities on the table for the future owner.



Mt. Vernon, Texas USA
CITY/STATE



33
SITES



Mobile Home Community
TYPE



19+
ACREAGE



MARKET OVERVIEW

Area overview

Market fundamentals

Lifestyle & attractions

Amenities Map

Location Map

Regional Map

Population Density

Median Household Income

Texas Drive Map

AREA OVERVIEW

Purley Mobile Home Park sits at the center of Mt. Vernon, the county seat of Franklin County in Northeast Texas—a steadily growing community anchored by I-30 access, two well-regarded lake systems, and a regional employment base that stretches across three counties. A significant share of the park's residents come from or continue to work in Mt. Vernon and Winnsboro, reflecting the tight community ties between Purley and those two towns. The broader trade area of Mt. Pleasant and Sulphur Springs—each within 20 to 35 minutes via U.S. 67 and I-30—provides full retail, healthcare, and employment depth.

That regional reach broadens the tenant base to manufacturing, healthcare, logistics, education, and trades. The immediate market blends workforce households, retirees, and service workers who prefer the predictable cost of lot-rent to rising mortgage payments or apartment rents. With Lake Cypress Springs and Lake Bob Sandlin just minutes south of town, the area draws lake-oriented residents who value proximity to outdoor recreation while remaining close to I-30's commercial corridor.

Dallas is approximately 100 miles west via I-30, placing the property within practical commuting and logistics range of one of the nation's most active economies. Texarkana is roughly 80 miles east. That corridor positioning keeps supply chains and regional vendors predictable, and supports tenant employment stability across the trade area.

DEMOGRAPHICS				
	Mt. Pleasant	Sulphur Springs	Mt. Vernon	Winnsboro
Population	16,238	16,891	2,654	3,762
Median Age	30.1	36.5	34.4	36.8
Median Household Income	\$50,515	\$62,397	\$72,064	\$54,828

MAJOR EMPLOYERS (~30-mile trade area)			
Company	Location	Employees	Industry
Diamond C Trailers	Mt. Pleasant	±900	Manufacturing
Mount Pleasant ISD	Mt. Pleasant	±862	K-12 Education
Titus Regional Medical Center	Mt. Pleasant	±700	Healthcare
Sulphur Springs ISD	Sulphur Springs	±600	K-12 Education
CHRISTUS Mother Frances Hosp.	Sulphur Springs	±450	Healthcare
Mt. Vernon ISD	Mt. Vernon	±200	K-12 Education
Winnsboro ISD	Winnsboro	±260	K-12 Education
Keller's Creamery (DFA)	Winnsboro	±200	Food Manufacturing

LOCAL ATTRACTIONS

Lakes & Outdoor Recreation

Lake Cypress Springs, a spring-fed 3,461-acre reservoir just south of Mt. Vernon, is consistently ranked one of East Texas's top fishing and recreation destinations. With six county-operated parks spanning 869 acres of shoreline—Dogwood, Guthrie, Overlook, Twin Oaks, Mary King, and Walleye—residents have year-round access to bass and catfish fishing, boating, camping, swimming, and RV sites. The lake is notably free of invasive hydrilla, making it unusually clean for East Texas.

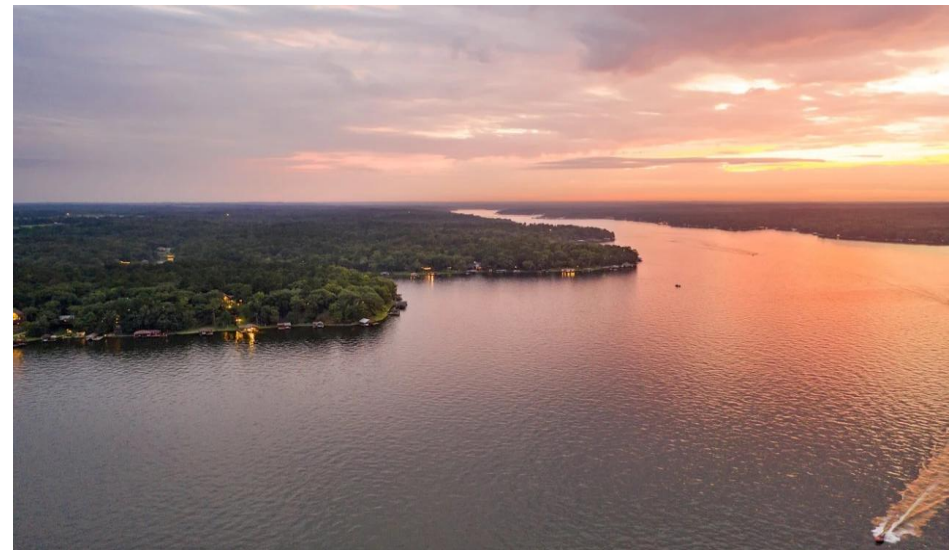
Lake Bob Sandlin State Park, approximately 6 miles southeast of Mt. Pleasant, adds a 9,460-acre reservoir with hiking trails, a lighted fishing pier, kayak rentals, and 75 campsites with hookups. Together, the two lakes create a year-round recreational draw that supports local businesses, steady weekend traffic, and a quality-of-life amenity that distinguishes this market from comparable rural corridors.

Historic Downtown & Cultural Amenities

Mt. Vernon's walkable downtown features antique shops, locally owned restaurants, the Franklin County Historical Association Museum, and the restored 1894 Cotton Belt Railroad Depot. Over 50 pre-WWI homes remain standing and marked throughout town. The Lowry Pavilion at the Visitor Center hosts community events, and the Dupree Park Nature Trail offers a mile-and-a-half birding and walking path.

Regional Day Trips

Sulphur Springs offers Celebration Plaza, the Southwest Dairy Museum, and the Northeast Texas Symphony. Mt. Pleasant's Whatley Center for the Performing Arts and Larry Lawrence Antique Car Collection draw regional visitors. Winnsboro, a short drive south, offers its own charming downtown, dining, and community events that connect closely with the Purley resident base. Jefferson, the "antiques capital of East Texas," and Caddo Lake are within easy driving range, rounding out a well-supported regional leisure circuit.



COMMUNITY HIGHLIGHTS

Education & Learning

Mt. Vernon ISD is the sole district in Franklin County, operating elementary, middle, and high school campuses on a consolidated campus. Under sustained leadership, the district has climbed from a D-rated elementary to an A-rated campus as of the 2024 school year, with the high school also earning an A rating in 2025. MVISD students exceed state and regional averages on 54 of 60 STAAR indicators. A recently passed \$63.9 million bond funds facility improvements, safety upgrades, and new athletic infrastructure. Winnsboro ISD, serving the community's southern resident base across Wood and Franklin counties, adds another well-regarded K-12 option within a short commute of the park.

Healthcare & Public Safety

Franklin County Rural Health Clinic serves primary and preventive care needs locally. Titus Regional Medical Center in Mt. Pleasant—a 165-bed independent hospital and the designated lead Level III Trauma Center for Northeast Texas, the only such facility between Dallas and Little Rock—is approximately 16 miles east via U.S. 67. CHRISTUS Mother Frances Hospital in Sulphur Springs adds a full-service 96-bed acute care facility with a 24/7 emergency department, ICU, and OB services approximately 35 miles west. Hopkins County EMS covers Franklin, Hopkins, and Delta counties with a 24/7 fleet of seven ambulances, two of which are stationed at CHRISTUS Mother Frances.

Civic Life & Community Events

The Franklin County Arts Alliance, Historical Association, and Genealogical Society maintain active community programming year-round. Downtown Mt. Vernon hosts seasonal festivals, markets, and community gatherings. The annual Franklin County Fair and local Friday night high school football are central to community identity, drawing residents from across the county. The restored Visitor Center and Lowry Pavilion serve as a civic anchor for outdoor community events, weddings, and local markets.



MARKET OVERVIEW

Strategic Location

Purley Mobile Home Park is positioned at the center of Mt. Vernon with immediate I-30 access—the primary east-west corridor connecting Dallas to Texarkana through Northeast Texas. U.S. 67 links the property east to Mt. Pleasant (±16 miles) and west to Sulphur Springs (±35 miles), placing residents within reach of the region's full retail, employment, and healthcare infrastructure. Winnsboro, a key feeder community for the park, is approximately 25 miles south via TX-37, adding another employment and services hub that many current residents use daily. Dallas is roughly 100 miles west, Texarkana 80 miles east, ensuring predictable vendor and supply access. Seasonal lake activity at Cypress Springs and Bob Sandlin drives consistent traffic through and around Mt. Vernon, sustaining local commerce and supporting tenant employment in hospitality and services year-round.

Pro-Business Environment

Franklin County operates under county administration in a straightforward regulatory environment typical of rural Northeast Texas—without the complexity of urban zoning layers, impact fees, or enforcement overhead. Texas has no state income tax, and the county's established utility infrastructure, low-density land use patterns, and accessible right-of-way make routine maintenance, vendor access, and pad management predictable. The surrounding trade area anchored by Mt. Pleasant provides stable retail, banking, healthcare, and logistics services that support both tenant quality of life and efficient property operations. Consistent I-30 access ensures supply runs, contractor visits, and service scheduling remain efficient regardless of season.

Market Dynamics & Operational Profile

Manufactured housing lot supply in Franklin County is structurally constrained—new park development is rare, and existing communities carry the full weight of regional workforce housing demand. With home prices statewide up roughly 40% since 2019 and mortgage payments at historical highs, leased lots represent the most accessible and cost-stable housing option for service workers, tradespeople, and retirees on fixed incomes. Texas needs an estimated 320,000 additional housing units to meet current demand, a shortfall that structurally supports manufactured housing occupancy well into the coming decade. The I-30 corridor employment base—spanning manufacturing, healthcare, education, and distribution across Mt. Pleasant, Sulphur Springs, Mt. Vernon, and Winnsboro—provides a diverse and stable resident profile that insulates occupancy from single-sector downturns. Combined with Franklin County's lakeside identity, low cost of living, and improving school district metrics, Purley Mobile Home Park sits in a durable, supply-constrained, demand-supported submarket.

AMENITIES MAP



FAMILY DOLLAR
O'Reilly AUTO PARTS
Brookshires Since 1928
DOLLAR GENERAL

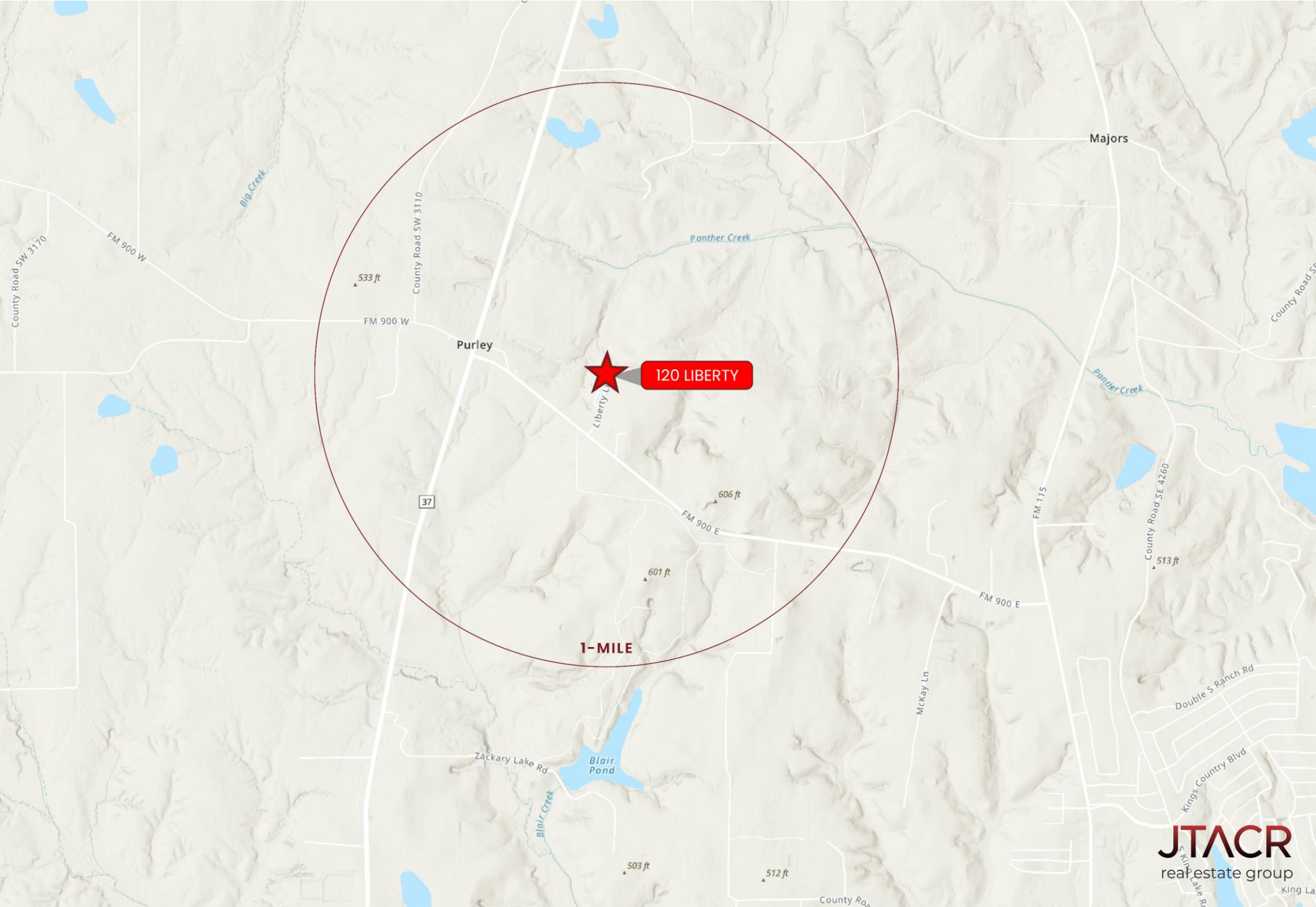
McDonald's
DQ
SONIC
GOLDEN CHICK
Starbucks
FedEx Express
PROSPERITY BANK
First National Bank of East Texas
SUBWAY
Shell

DOLLAR GENERAL
Little Caesars
DOLLAR TREE
HARBOR FREIGHT QUALITY TOOLS LOWEST PRICES
O'Reilly AUTO PARTS
Brookshires Since 1928
ATWOODS Ranch & Home
Walmart
NAPA
Schlotzsky's
CVS pharmacy
AutoZone
Starbucks
Walgreens
Wendy's
Pizza Hut
Chick-fil-A
IHOP
TACO BELL
SONIC
WHATABURGER
FAMILY DOLLAR
LOWE'S

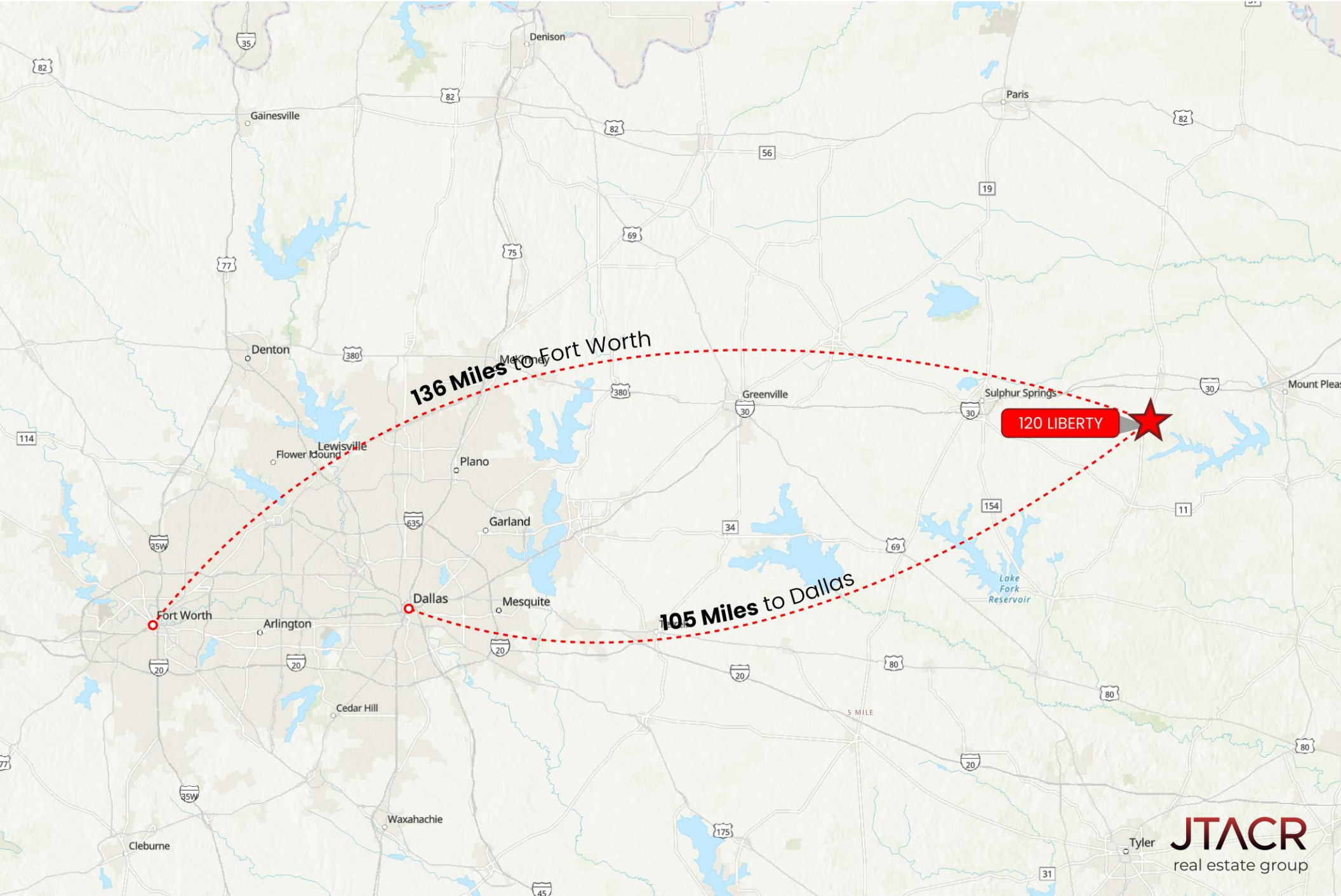
LOWE'S
ATWOODS Ranch & Home
Shell
Brookshires Since 1928
Walgreens
Super 1 Foods
HARBOR FREIGHT QUALITY TOOLS LOWEST PRICES
Starbucks
Walmart
McDonald's
Chili's
TSC TRACTOR SUPPLY CO
THE HOME DEPOT
DOLLAR GENERAL
Chick-fil-A
PANDA EXPRESS
CVS pharmacy

JTACR
 real estate group

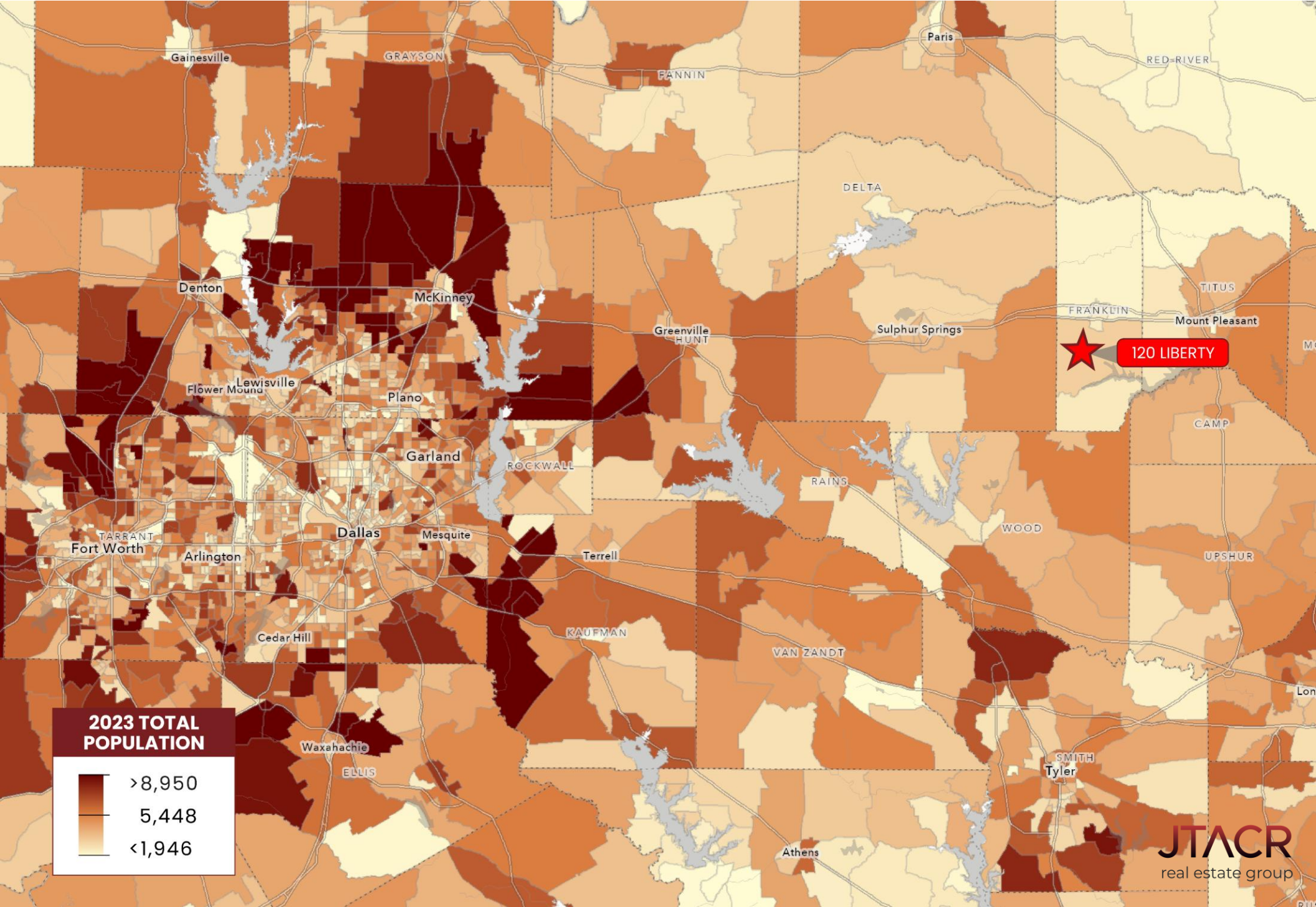
LOCATION MAP



REGIONAL MAP



POPULATION DENSITY MAP

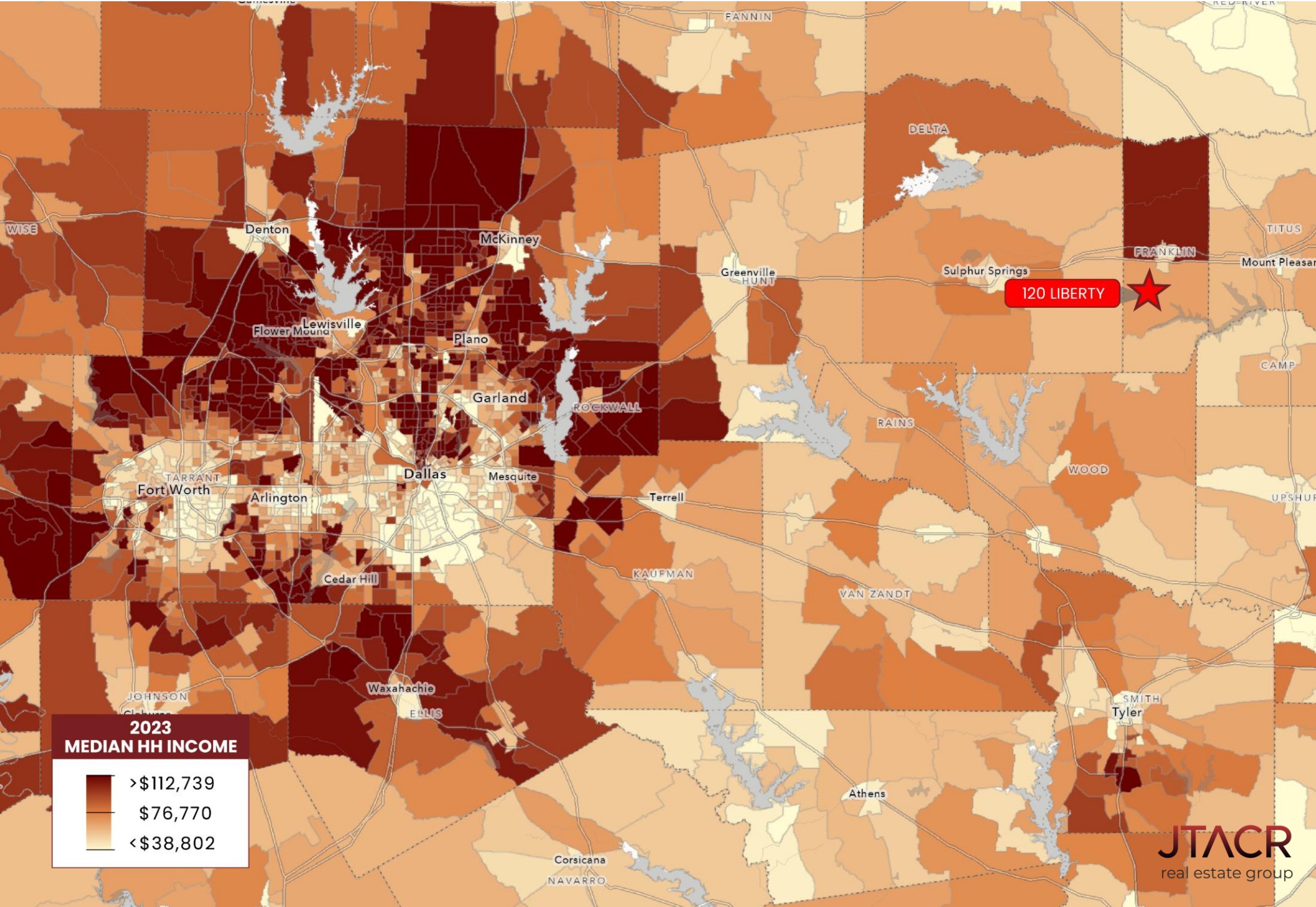


2023 TOTAL POPULATION

- >8,950
- 5,448
- <1,946

120 LIBERTY

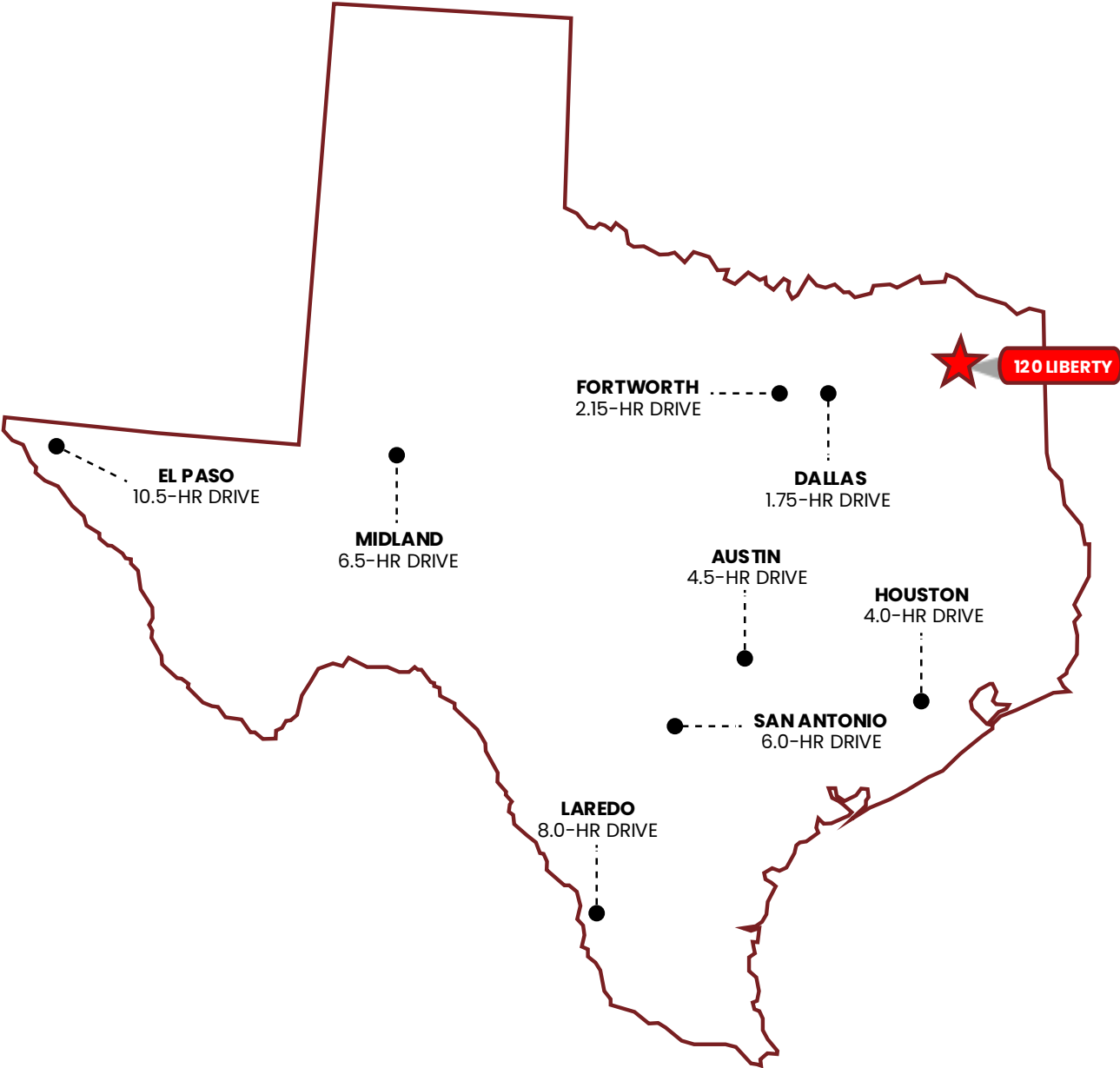
MEDIAN HOUSEHOLD INCOME



**2023
MEDIAN HH INCOME**

- >\$112,739
- \$76,770
- <\$38,802

TEXAS DRIVE MAP



PROPERTY DESCRIPTION

Property details

Infrastructure and utilities

Site mix and rental breakdown

Parcel view



PROPERTY DETAILS

Street Address	120 LIBERTY
City, State	MT VERNON, TX 75457
County	FRANKLIN
MSA	NON METRO
Property Type	MOBILE HOME PARK
Community Type	ALL AGES
Total Rental Sites	33
Total Acreage	19.5 ACRES
Parcel Number(s)	21113 & 13488
Year of Construction	>20 YEARS
Flood Zone	NO
Opportunity Zone	NO



INFRASTRUCTURE & UTILITIES

UTILITIES

TYPE	PROVIDER	PAID BY	METERED/DIRECT BILLED
Water	Public	PARK	INDIVIDUALLY METERED/PASS THROUGH
Septic	Private	PARK	NA
Electricity	Public	TENANT	INDIVIDUALLY METERED/DIRECT BILLED
Trash	Public	PARK	Direct-Billed
Natural Gas	NA	NA	NA
Cable/Internet/Phone	Multiple	Resident	Direct-Billed

ADDITIONAL SERVICES

TYPE	RESPONSIBILITY	PAID BY
LANDSCAPING	PARK	PARK
PEST	PARK	PARK

STAFF/THIRD PARTY MANAGEMENT

On-site Staff	YES
Third-Party Management Company	NO

OWNER RESPONSIBILITY

ABSENTEE	NO
OFF SITE MANAGEMENT	NO

INFRASTRUCTURE

TYPE	
ROAD SURFACE	GRAVEL
DRIVEWAY SURFACE	GRAVEL
PAD SURFACE	GRAVEL
PARKING PER SITE	2
ELECTRICAL AMPERAGE	110-220

SITE MIX & RENTAL BREAKDOWN

	TOTAL	OCCUPIED	MONTHLY LOT RENT	MONTHLY HOME RENT	PLUS ELECTRIC
TOTAL RENTAL SITES	33	25			
Rent to Own Contract	16	16	\$450	\$275-575	YES
Park owned homes	6	6	\$450	\$275-575	YES
Tenant owned homes	3	3	\$450	\$275-575	YES
Vacant park owned home	6	0			
Vacant park owned home needs hookup	2	0			

PARCEL VIEW



MOBILE HOME PARK MARKET

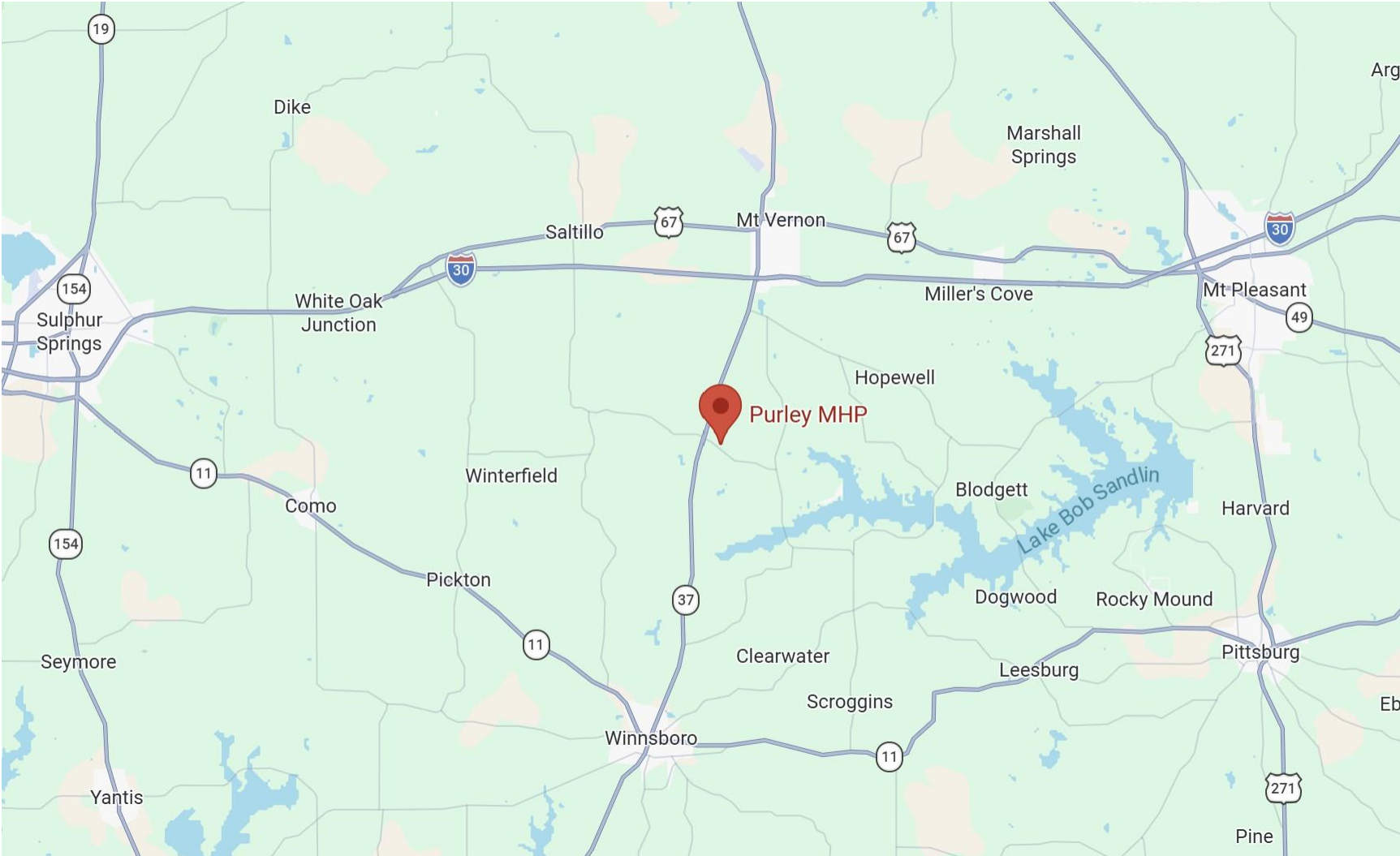
Local Map

Regional

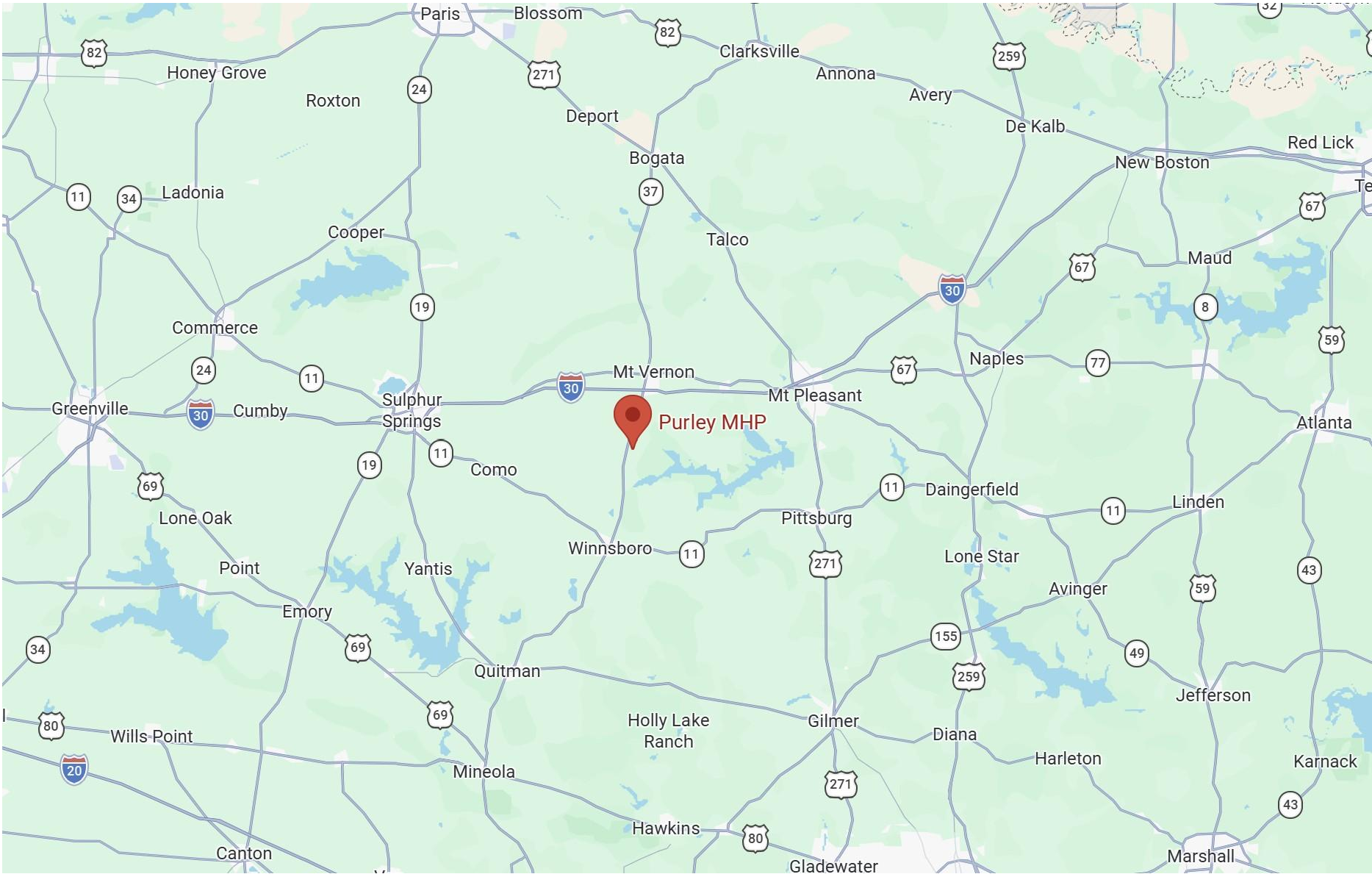
Mobile Home Park Rent Comparables



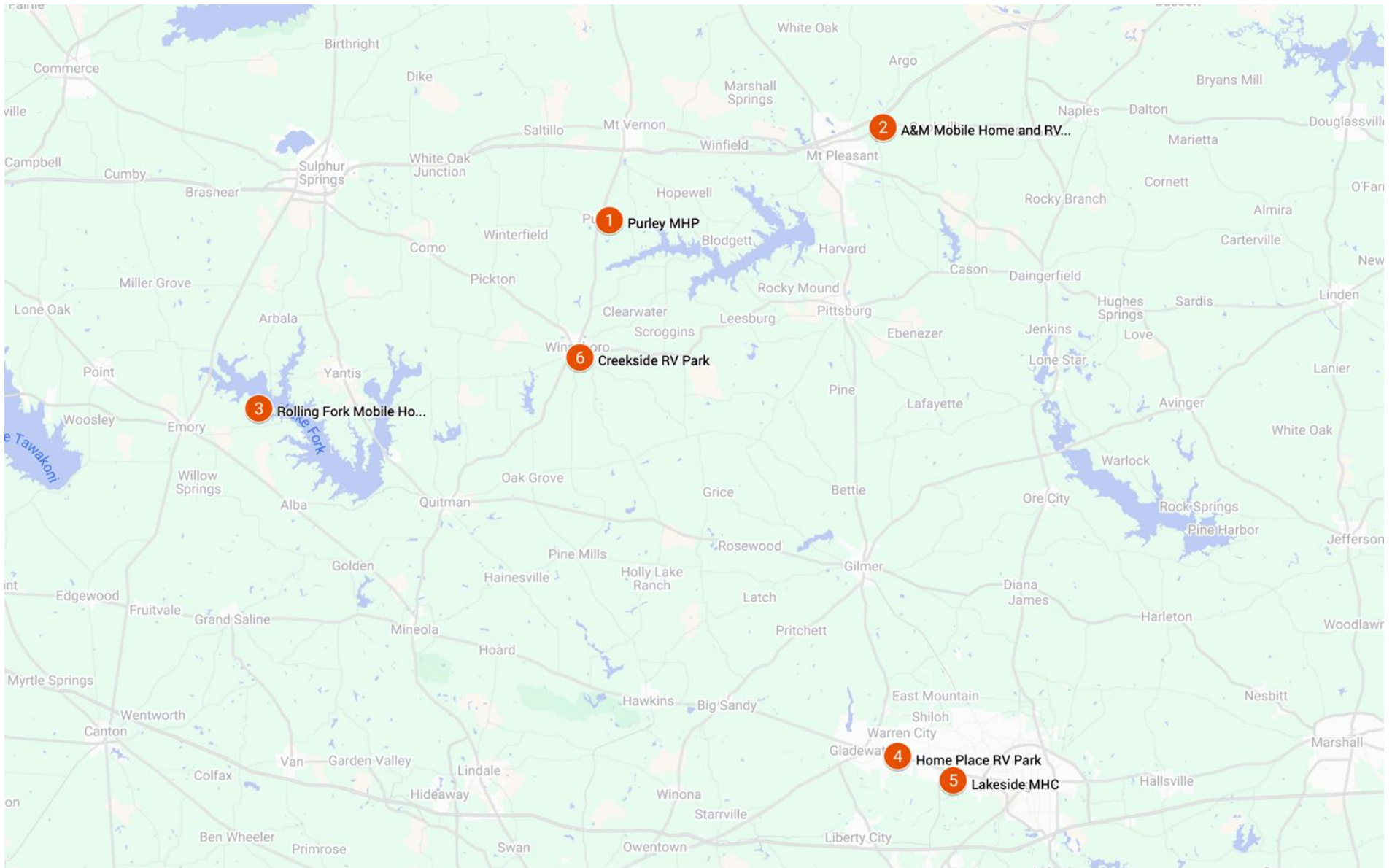
LOCAL MAP – MT. VERNON



REGIONAL



MOBILE HOME PARK RENT COMPARABLES



MOBILE HOME PARK RENT COMPARABLES

	Property	Address	City / State	Monthly Lot Rent
1	SUBJECT	120 Liberty	Mt. Vernon, TX	\$450
2	A&M Mobile Home Park	2823 US-67 E	Mt. Pleasant, TX	\$480
3	Rolling Fork RV	213 Private RD 7330	Emory, TX	\$300
4	Home Place RV Park	138 Texas St	Gladewater, TX	\$325
5	Lakeside MHC	2013 S Lake Harris Rd	White Oak, TX	\$330
6	Creekside RV Park	903 S Beech St	Winnsboro, TX	\$375



OFFERING DETAILS

JTACR Real Estate Group and Angel Brokers Group has been engaged as the exclusive listing Broker representative of the Owner for the sale of this property. No contact shall be made by any prospective purchaser or agents to the Owner, its executives, staff, personnel, tenants, or related parties.

This Investment Offering Memorandum is a confidential solicitation of interest, and the information provided herein is provided for the sole purpose of considering the purchase of the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property or to terminate discussions with any entity at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Investment Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Purchase Agreement on terms acceptable to the Owner. By receipt of this Offering Memorandum, prospective purchaser will be deemed to have acknowledged the foregoing and agrees to release the Owner from any and all liability with respect hereto.

The enclosed materials are being provided solely to facilitate the prospective purchaser's own due diligence for which the purchaser shall be fully and solely responsible. All information contained herein is confidential in nature, and recipient agrees not to photocopy, duplicate, forward, distribute, or solicit third party interest without written permission and consent from Owner or JTACR Real Estate Group/Angel Brokers Group.

Neither JTACR Real Estate Group / Angel Brokers Group nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein shall be relied upon as a promise or representation as to the future performance of the Property.

OFFER SUBMISSION

Offers should be presented in the form of a non-binding Letter of Intent, spelling out all significant terms and conditions of Purchaser's offer including, but not limited to, (1) asset pricing, (2) due diligence and closing timeframe, (3) deal structure and each party's rights and responsibilities (as applicable), (4) earnest money deposit, and to include (5) a resume of previous multi-family ownership experience, as well as (6) qualifications to close, and (7) details of debt and equity financing.

ASKING PRICE & TERMS

CALL FOR PRICE

PURLEY

MOBILE HOME COMMUNITY

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