

ADAM OLSEN

(713) 614-2670
2800 POST OAK BLVD SUITE 4100
HOUSTON, TX 77056

RARE 8-UNIT MOBILE HOME INVESTMENT OPPORTUNITY

14821 LUCAS DR., SPLENDORA, TX 77372



OFFERING SUMMARY

SALE PRICE

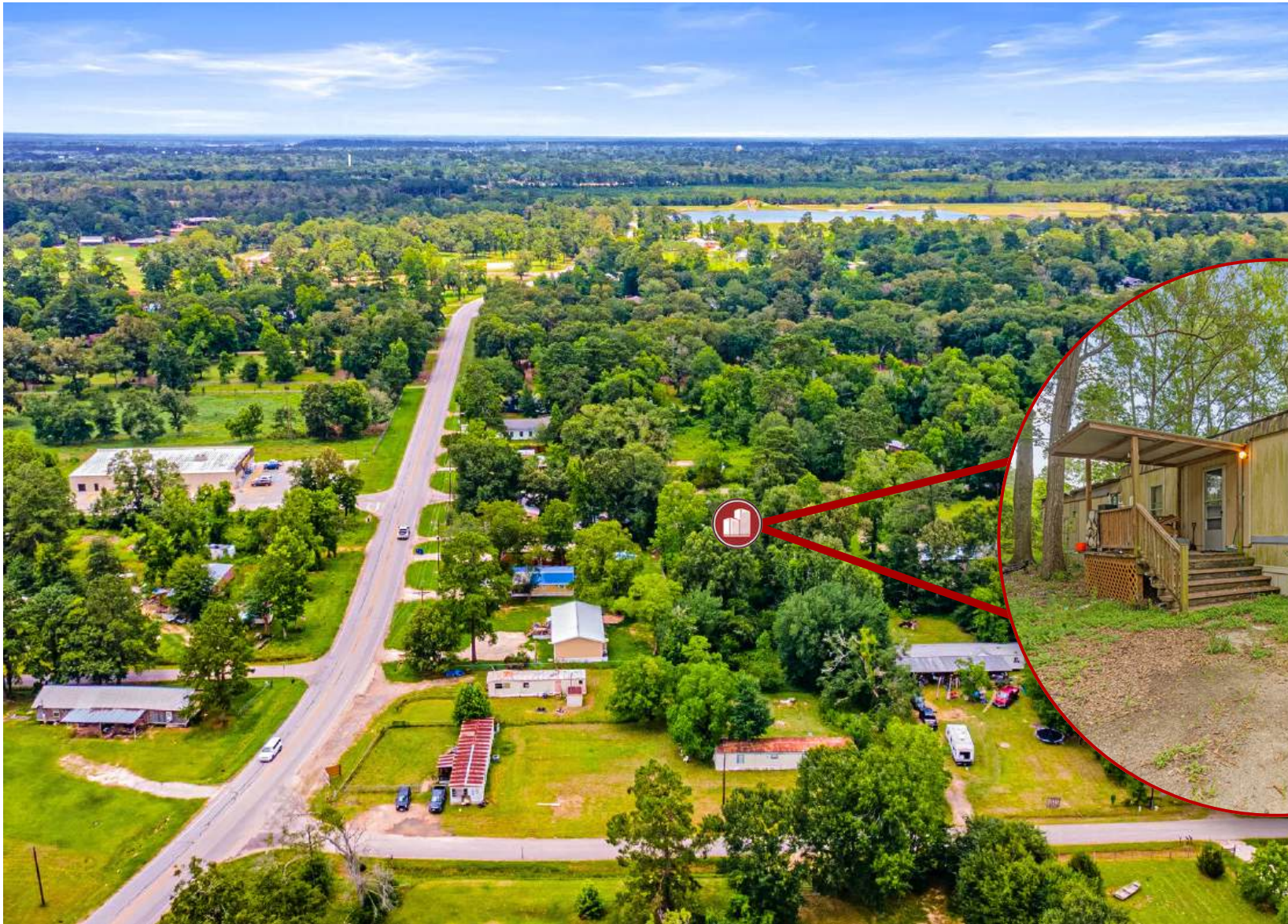
\$525,000

PROPERTY TYPE

MULTIFAMILY

PROPERTY HIGHLIGHTS

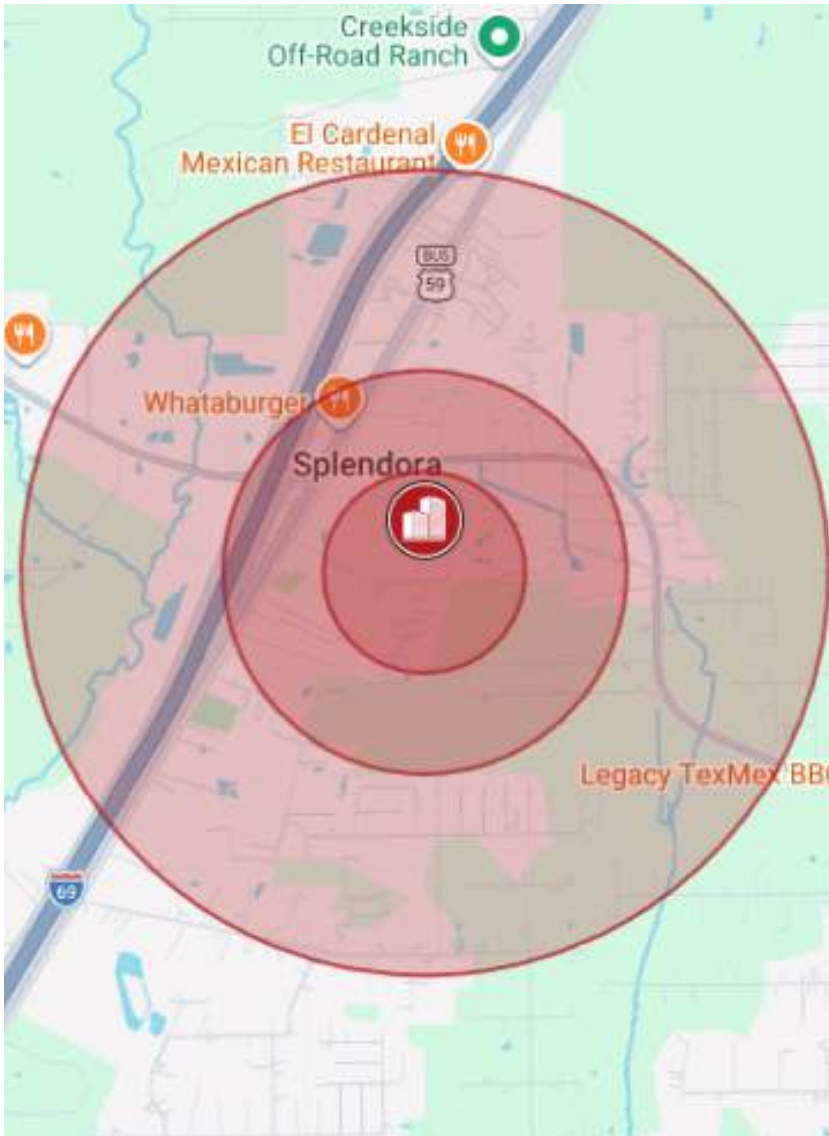
- Income-Producing Manufactured Housing Units
- 4 active tenants
- Rare Opportunity in an Area Restricting New Mobile Home Park Development
- Two Locations Across Splendora and Cleveland Markets
- Established Asset with Long-Term Investment Potential
- Limited Future Competition Due to Development Restrictions
- Scalable Investment with Built-In Occupancy and Upside Potential



Property Photos



Demographics



Located in the growing Splendor/Cleveland market with convenient access to US-59/I-69, FM 2090, and Interstate 45, supporting regional connectivity throughout Montgomery and Liberty Counties.

	0.25 Miles	0.5 Miles	1 Miles
Total population	243	810	2,456
Persons per household	3.2	3.2	3.3
Total household	75	251	744
Average household income	\$91,469	\$90,889	\$91,406
Average age	32.8	32.9	33.8
Average age male	30.9	31.1	32.2
Average age female	34.4	34.5	35

Demographics data derived from AlphaMap

Market Overview

The Splendora/Cleveland market offers a strong setting for this 8-unit mobile home portfolio, supported by regional connectivity and limited future competition. With new mobile home parks no longer permitted in the area referenced, existing properties like this may benefit from increasing scarcity over time.

The portfolio is positioned near US-59/I-69, FM 2090, and Interstate 45, providing convenient access throughout Montgomery and Liberty Counties. Existing tenants provide immediate income potential, while several units offer opportunities for renovations and property improvements that could support future cash flow growth.



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