

# FOR SALE



MULTI-FAMILY TRAILER PARK

30263 EDEN CHURCH ROAD • DENHAM SPRINGS, LA 70726

## SUMMARY

Price:	\$1,699,000
Lot Size:	2 Acres
Total Rentable SF:	22,000
Zoning:	Multi-Family



**DAVID VERCHER, CCIM**  
Director  
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Louisiana

## Property Description

Exceptional investment opportunity — Mobile Home Park with 18 park-owned homes.

Well Maintained  
2 Acres  
Located in Flood Zone X (low flood risk).

- 15 homes built in 2017 or later — each leased at \$1,300/month.
- 3 older model homes — each leased at \$600/month.
- Consistently maintains 100% occupancy.
- \$254,950 gross annual income.
- Strong performer with a 11.5% CAP rate.
- Owner pays water & sewer; tenants pay electricity.



# IMAGES

30263 EDEN CHURCH ROAD



**KW COMMERCIAL - BR**  
8686 Bluebonnet Blvd  
Baton Rouge, LA 70810



Each Office Independently Owned and Operated

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# Louisiana Flood Map

30263 Eden Church Rd, Denham Springs, 70726



### Visible Layers

- Effective FIRM
- Bing Hybrid

### Point Coordinates

Point #	Lat., Long.
1	30.4916, -90.9261

Flood information in this table is from the: Effective FIRM

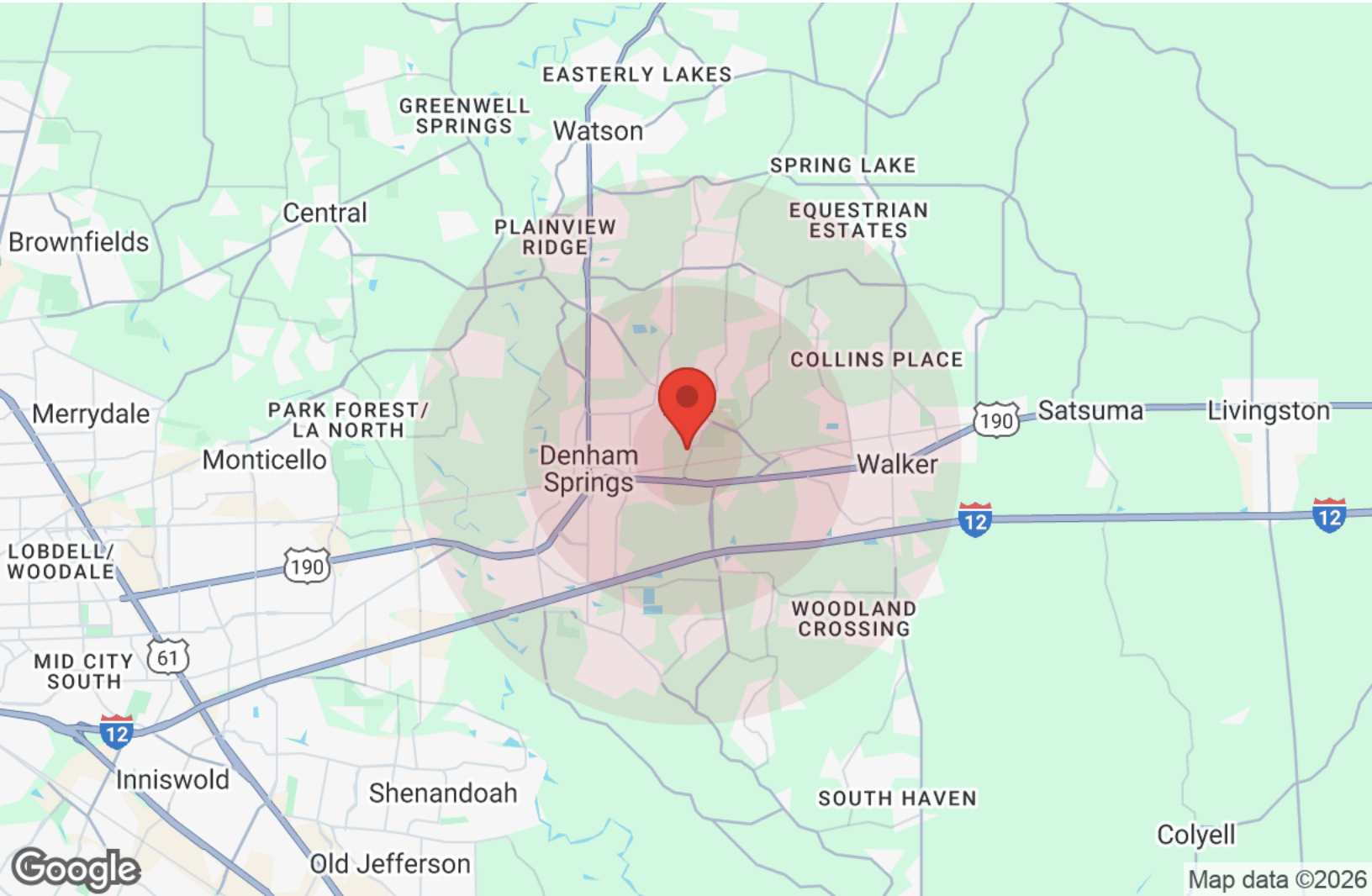
Point	Panel ID	Flood Zone	BFE	Ground Elevation	LOMR
1	22063C0210E 4/3/2012	X-AREA OF MINIMAL FLOOD HAZARD	out	47.2	N/A

1. *Ground Elevation* is provided by USGS's elevation web service which provides the best available data for the specified point. If unable to find elevation at the specified point, the service returns an extremely large, negative value (-1.79769313486231E+308).

Floodplain data that is shown on this map is the same data that your flood plain administrator uses. This web product is not considered an official FEMA Digital Flood Insurance Rate Map (DFIRM). It is provided for information purposes only, and it is not intended for insurance rating purposes. Please contact your local floodplain administrator for more information or to view an official copy of the FIRM or DFIRM.

# DEMOGRAPHICS

11616 INDUSTRIPLEX BOULEVARD



Population	1 Mile	3 Miles	5 Miles
Male	2,788	16,309	37,285
Female	2,952	16,963	39,090
Total Population	5,740	33,272	76,375

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,172	6,774	16,082
Ages 15-24	756	4,508	10,353
Ages 25-54	2,344	13,386	30,753
Ages 55-64	657	3,654	8,086
Ages 65+	812	4,950	11,101

Race	1 Mile	3 Miles	5 Miles
White	4,228	24,801	55,693
Black	822	4,711	11,441
Am In/AK Nat	4	37	84
Hawaiian	1	3	8
Hispanic	491	2,752	6,782
Asian	87	419	1,077
Multi-Racial	106	542	1,275
Other	1	7	15

Income	1 Mile	3 Miles	5 Miles
Median	\$58,041	\$76,335	\$79,928
< \$15,000	168	591	2,035
\$15,000-\$24,999	277	1,188	1,947
\$25,000-\$34,999	300	846	2,205
\$35,000-\$49,999	238	1,391	2,784
\$50,000-\$74,999	382	2,290	4,619
\$75,000-\$99,999	237	1,775	3,896
\$100,000-\$149,999	310	2,920	6,451
\$150,000-\$199,999	289	1,202	3,004
> \$200,000	118	599	1,775

Housing	1 Mile	3 Miles	5 Miles
Total Units	2,472	13,923	31,288
Occupied	2,319	12,802	28,715
Owner Occupied	1,555	8,797	21,075
Renter Occupied	764	4,005	7,640
Vacant	153	1,121	2,572

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