



FOR SALE

Family Court Mobile Home Park

43083 Weber City Road | Gonzales, Louisiana | Ascension Parish



Offered at \$1,699,999

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Market Overview – Ascension Parish, Louisiana

One of Louisiana's Fastest Growing Economic Corridors

Ascension Parish has emerged as one of the fastest-growing parishes in Louisiana, fueled by sustained industrial expansion, strong job creation, and continued residential development throughout the Baton Rouge metropolitan area. Strategically located between Baton Rouge and New Orleans, Ascension Parish sits in the center of the Mississippi River Industrial Corridor, one of the most concentrated petrochemical and manufacturing regions in North America. Direct access to Interstate 10, the Mississippi River shipping channel, multiple rail systems, and regional ports makes the parish a critical hub for global manufacturing and energy production. Over the past two decades the parish has experienced tens of billions of dollars in industrial investment, creating thousands of high-paying jobs and generating strong demand for workforce housing.

Major Industrial Employers - Ascension and Nearby

- BASF Chemical Complex
- Shell Chemical Geismar
- CF Industries Nitrogen Complex
- Honeywell Specialty Materials
- Methanex Methanol Plant
- Air Liquide Hydrogen Plant
- Air Products Hydrogen Facility
- Shintech PVC Manufacturing
- Huntsman Chemical
- Praxair Industrial Gas Facility
- Nutrien Nitrogen Facility
- Mosaic Fertilizer Distribution
- Dow Chemical – Plaquemine
- Cornerstone Chemical Company
- OxyChem (Occidental Chemical)
- Evonik Industries
- LANXESS Chemical
- ExxonMobil Baton Rouge Refinery
- Formosa Plastics
- Marathon Petroleum Refinery

Workforce Housing Demand

- Proximity to major industrial employers
- Affordable compared to traditional housing
- Demand from plant workers and contractors
- Consistent occupancy and stable rental demand

Gonzales – Strategic Location

- Immediate access to Interstate 10
- Short commute to Geismar industrial plants
- Proximity to Baton Rouge employment centers
- Strong population growth
- Commercial and residential expansion
- Located in the St. Amant School District

Investment Environment

- Billions of dollars in industrial capital investment
- Strong job creation across chemical & manufacturing sectors
- Rapid population growth
- High demand for workforce housing
- Strategic location in Louisiana's industrial corridor



Property Details / Investment Highlights

Investment Overview

Opportunity to acquire a cash-flowing, low-maintenance mobile home park located in Ascension Parish, Louisiana's fastest-growing parish and home to the highly regarded St. Amant School District. The property offers diversified income streams, professional third-party servicing, and expansion potential with plans for 12 additional lots.

Property Details

- 24 total sites
- 13 owner-financed / rent-to-own homes (resident-maintained)
- 5 park-owned homes rented weekly
- 6 lot-rent-only sites
- Additional 3BR / 2BA single-family home included
- Zoning: Mobile Home Park
- Expansion plans in place for 12 additional sites

Investment Highlights

- Multiple income streams reduce operational risk
- Owner-financed homes minimize maintenance exposure
- Third-party servicing for collections, inspections, and evictions
- Strong, stable cash flow
- Expansion upside through additional lots
- Strong workforce housing demand driven by industrial growth



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24 Lot Mobile Home Park

Income & Expense Summary

INCOME

| Income Source | Monthly | Annual |
|---------------------------|-----------------|------------------|
| Lot Rents | \$9,975 | \$119,700 |
| Park-Owned Homes + House | \$6,710 | \$80,520 |
| Owner-Financed Notes | \$5,802 | \$69,624 |
| TOTAL GROSS INCOME | \$22,487 | \$275,104 |

EXPENSES

| Expense | Monthly | Annual |
|-----------------------------------|----------------|-----------------|
| Insurance | \$367 | \$4,400 |
| Water / Sewer Maint (Curtis Env.) | \$400 | \$4,800 |
| Lawn/Road Maint | \$500 | \$6,000 |
| Taxes | \$882 | \$10,585 |
| Entergy | \$1,700 | \$20,400 |
| Professional Services | \$618 | \$7,416 |
| Property Manager | \$1,000 | \$12,000 |
| VTS Garbage | \$213 | \$2,552 |
| TOTAL EXPENSES | \$5,679 | \$68,153 |

TOTALS

| Totals | Monthly | Annual |
|-----------------------------|-----------------|------------------|
| Total Income | \$22,487 | \$275,104 |
| Total Expenses | \$5,679 | \$68,153 |
| Net Operating Income | \$17,246 | \$206,951 |



Photo Gallery

