

# Mobile Home Lots

*Multiple Lots & Trailers*

## Offering Memorandum

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Bridgewater Realty Advisors  
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**24396 LA HWY 16, DENHAM SPRINGS, LA 70726**

*5 Separate Lots & Trailers*

**30500 LEE DRIVE, WALKER, LA 70785, LA 70785**

*3 Separate Lots & Trailers*



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# OFFERING

This Livingston Parish mobile home portfolio offers investors a turnkey, income-producing asset spanning two stabilized locations in Denham Springs and Walker, Louisiana. Together, the eight individual lots and accompanying trailers deliver consistent cash flow, minimal maintenance requirements, and strong tenant retention.

Each property features individually metered homes with modern systems, reliable infrastructure, and ongoing capital improvements, creating a low-management, durable investment. Positioned within high-demand suburban markets just east of Baton Rouge, the portfolio benefits from strong workforce housing fundamentals, rising rental demand, and limited competing inventory.

This is an ideal opportunity for investors seeking stable yield, simple operations, and scalable affordable-housing exposure in one of Louisiana's most resilient and steadily growing parishes.

# SUMMARY

**LIST PRICE:** \$975,000

**TRAILER COUNT:** 8

**PRICE PER UNIT:** \$121,875

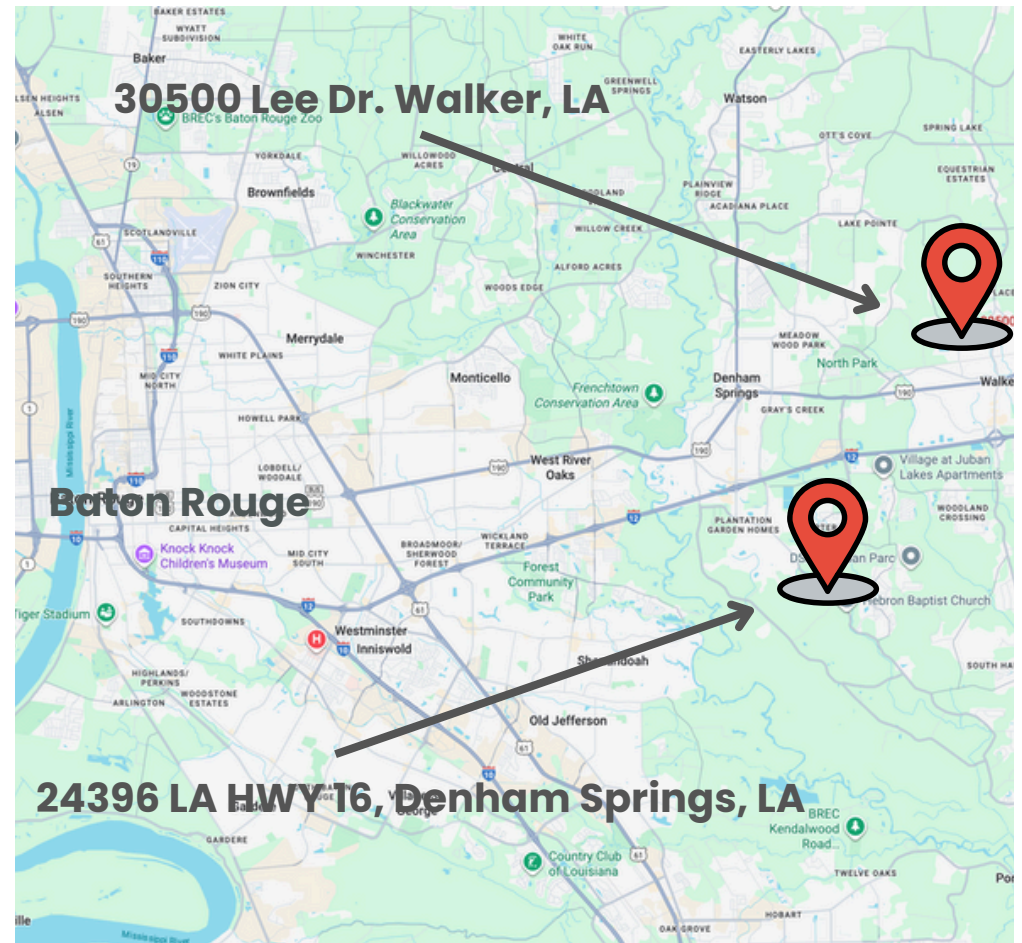
**GBA:** 10,240 sf

**PRICE PER SF:** \$95/sf

**LOT SIZE:** 91,000 sf

**FLOOD ZONES:** X,AE

**PARCELS:** 8















# FINANCIAL OVERVIEW

24396 LA HWY 16, DENHAM SPRINGS, LA 70726

30500 LEE DRIVE, WALKER, LA 70785



**BRIDGEWATER**  
REALTY ADVISORS

## ***RENT ROLL // 24396 LA HWY 16***

Unit #	Type	Current Rent
1	MH	\$1,500
2	MH	\$1,500
3	MH	\$1,500
4	MH	\$1,500
5	MH	\$1,150
PER MONTH		<b>\$7,150</b>
PER YEAR		<b>\$85,800</b>

## ***RENT ROLL // 30500 LEE DRIVE***

Unit #	Type	Current Rent
1	MH	\$1,500
2	MH	\$1,500
3	MH	\$1,500
PER MONTH		\$4,500
PER YEAR		\$54,000





# CONTACT DETAILS

## For bookings and viewings

The information provided herein has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy or completeness of the information. References to square footage, age, or any other details are approximate and subject to errors, omissions, or changes. It is the buyer's responsibility to independently verify the information and bear all risks associated with any inaccuracies. We do not guarantee, warranty, or represent the accuracy, suitability, or performance of the property. Any projections, opinions, assumptions, or estimates are provided for illustrative purposes only and should not be considered as indicators of current or future property performance. The value of this transaction is contingent upon various factors, including tax considerations, which should be assessed by your own tax, financial, and legal advisors. Prior to making any decisions, you and your advisors should conduct a thorough and independent investigation to ensure the property's suitability for your specific needs. Bridgewater Realty Advisors is a Real Estate Brokerage licensed in the State of Louisiana, U.S.A.

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