

# FOR SALE



MULTI-FAMILY TRAILER PARK

30263 EDEN CHURCH RD • DENHAM SPRINGS, 70726

## Highlights

Purchase Price: \$1,925,000

Total SF: 22,000

Lot Size: 2 acres

Units: 18



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## Property Description

Mobile Home Park For Sale. Park consists of 18 park owned mobile homes. 13 mobile homes are 2016 models and 3 are older models. Of the 13 newer homes, 11 are leased at \$1,300 monthly each and 2 are leased as Air B&B generating approximately \$3,600 monthly income. The 3 older models are leased at \$600 monthly each. The park averages 100% occupancy. Landlord pays water & sewer. Tenants pay electric. Located in Flood Zone X. This is an outstanding opportunity at a 10.6 CAP rate. Contact agent for additional information.

- 10.6% CAP RATE
- 2 acres
- 18 homes
- Well Maintained





## IMAGES

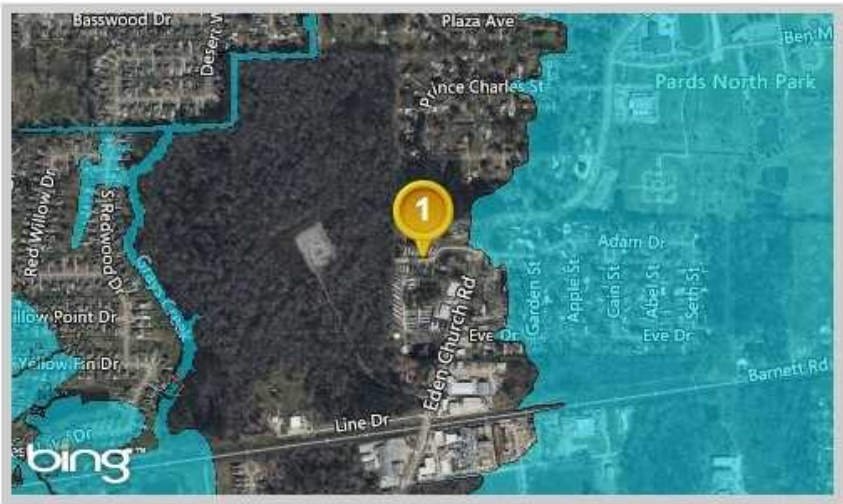
30263 EDEN CHURCH ROAD







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.



AERIAL MAP

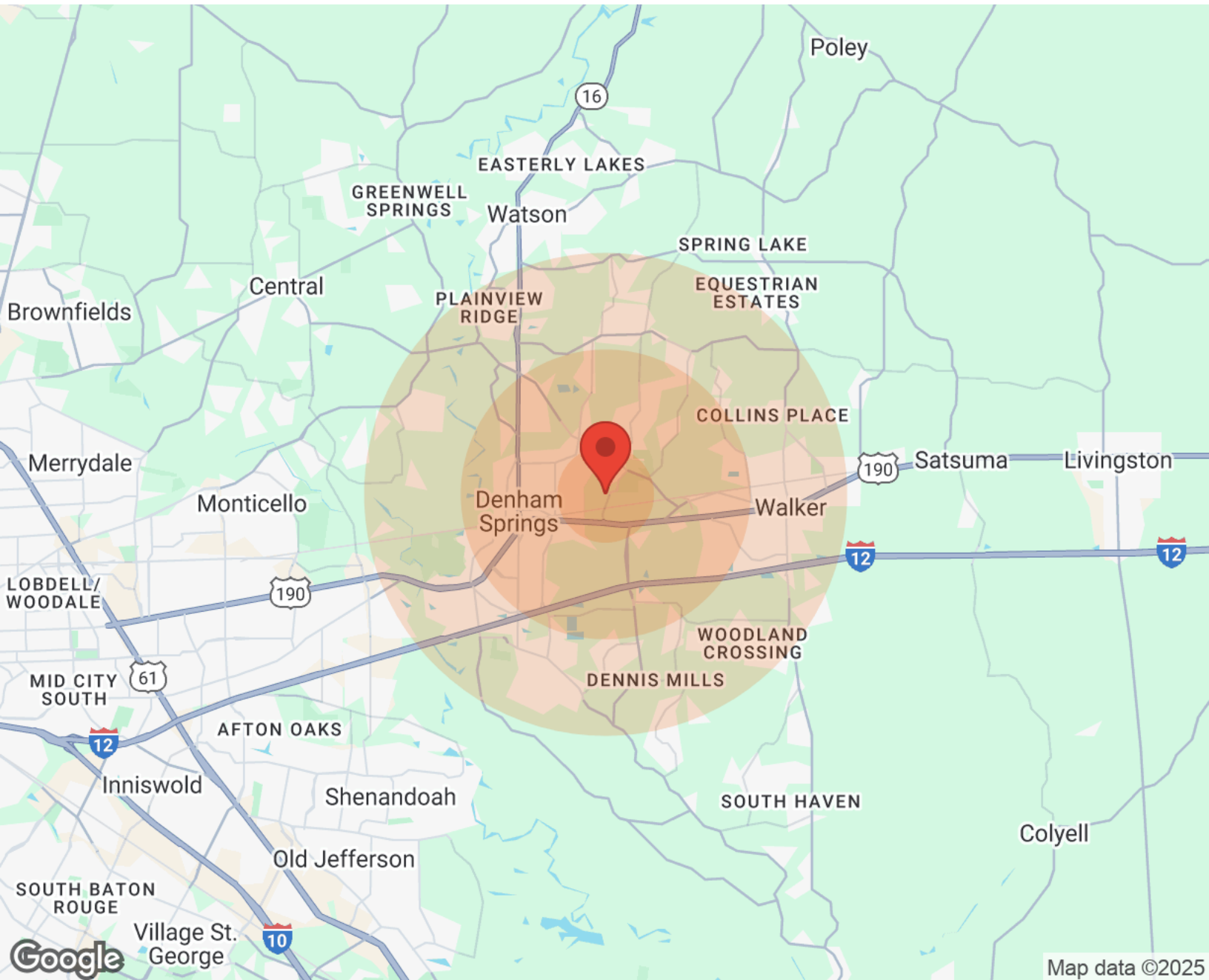
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## DEMOGRAPHICS

30263 EDEN CHURCH ROAD



Map data ©2025

Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	2,197	15,055	32,184	Median	\$52,557	\$43,831	\$59,220
Female	2,405	15,851	33,497	< \$15,000	91	1,136	2,117
Total Population	4,602	30,906	65,681	\$15,000-\$24,999	224	1,508	2,501
				\$25,000-\$34,999	236	1,229	2,437
				\$35,000-\$49,999	172	1,633	3,399
				\$50,000-\$74,999	306	2,373	5,078
				\$75,000-\$99,999	256	1,419	3,885
				\$100,000-\$149,999	256	1,280	3,140
				\$150,000-\$199,999	109	382	733
				> \$200,000	N/A	280	538
Race	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
White	4,289	27,976	59,933	Total Units	1,796	12,053	24,985
Black	196	2,255	3,899	Occupied	1,739	11,356	23,499
Am In/AK Nat	N/A	5	46	Owner Occupied	1,506	8,535	18,025
Hawaiian	N/A	N/A	N/A	Renter Occupied	233	2,821	5,474
Hispanic	164	990	2,322	Vacant	57	697	1,486
Multi-Racial	200	1,218	3,078				