

INVESTMENT OPPORTUNITY

307 E Lawson Rd. Dallas, TX 75253

Mobile Home Park - 12 Pads on 1.51 Acres

 **\$1,075,000**
ASKING PRICE



 MHP ADVISORS

 COMMERCIAL.



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CENTURY 21
Mike Bowman, Inc.

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EXECUTIVE SUMMARY

These homes are strategically located on approximately 1.51 acres in Dallas, Texas, just off I-20.

This unique investment opportunity features 12 tenant-owned homes. The property is surrounded by industrial sites, residential developments, and other mobile home parks.

The park is serviced by all public utilities. As of August 2026, all utilities will be paid by the tenants.

The park is positioned just minutes from Downtown Dallas (approximately 15 miles) with immediate access to major arteries, including I-20, I-45, and Hwy 175. This allows for unparalleled ease of access to the DFW Metroplex, museums, and commerce, while retaining a quiet, semi-rural atmosphere. The high concentration of professional facilities paired with the residential component creates a unique opportunity for a significant return on investment

Property Address:	307 E Lawson Rd, Dallas, TX 75253
County	Dallas
Total Lots:	12
Acres:	1.51 Acres
Current Occupancy:	100%
Flood Plain:	No



INFRASTRUCTURE

Water/Sewer:	Public
Electrical:	Public
Trash:	Individual Containers
Road Type:	Paved/Asphalt/Gravel
Parking Spaces:	1:2



INCOME & EXPENSES

Lot Rent	\$79,200
Total Income	\$79,200
Property Taxes	\$12,627.01
Insurance	\$1,400
Management	\$1,200
Accounting Fee	\$500
Total Expenses	\$15,727
Net Operating Income	\$63,473
Expense Ratio	19.86%
Capitalization Rate	5.90%
Value	\$1,075,000
Asking Price	\$1,075,000

Comments

Summary – This park has been owned and operated by the seller's family for over 50 years. Nearly all expenses have been passed through to the tenants. A historical record of income and expenses is limited.

Lot Rent – Includes rent for 11 pads at \$600 per month. The remaining pad is occupied by the manager, who receives free lot rent.

Management – In addition to receiving free lot rent, the manager receives a monthly stipend of \$100.

Water/Sewer/Trash – At present, the seller is responsible for these charges, which total approximately \$18,000 per year. As of August 2026, these charges will be billed back to the tenants.

The financial information provided here is for general informational purposes only and may not constitute the most up-to-date information and has to be confirmed by the buyer.

INVESTMENT HIGHLIGHTS



Easy Interstate Access



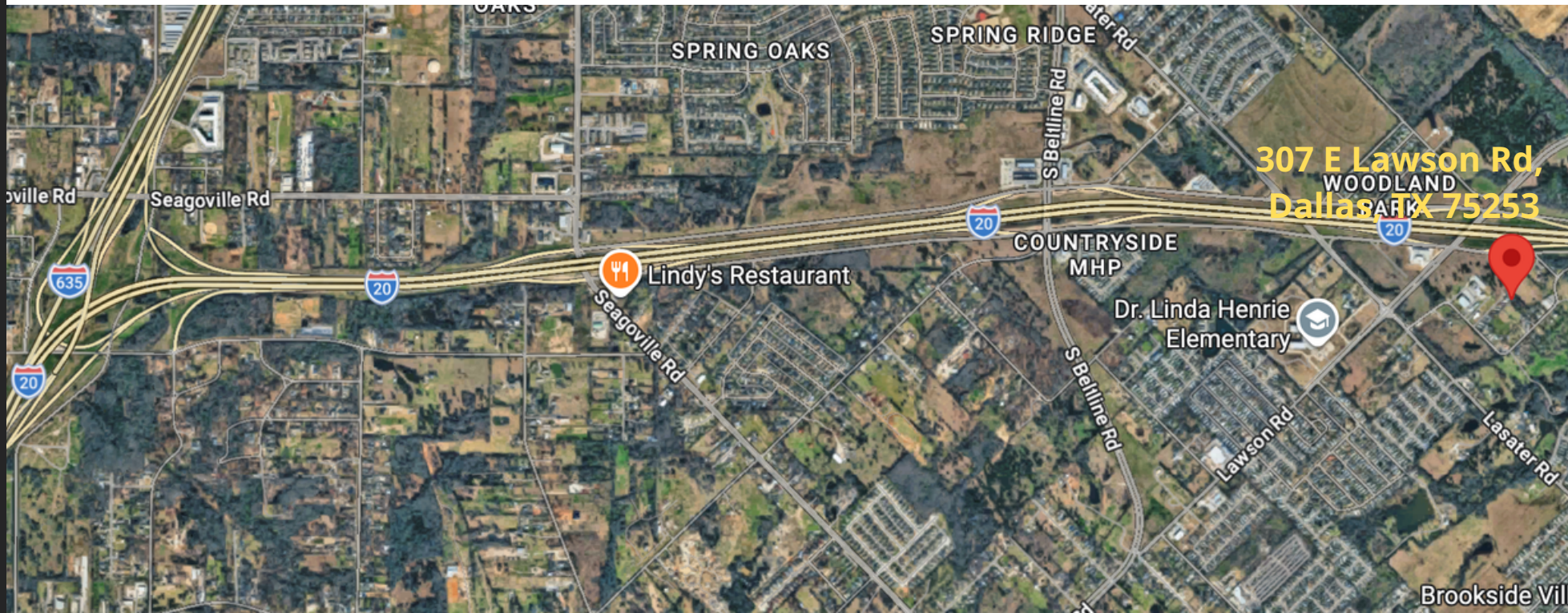
Long Term Tenancy



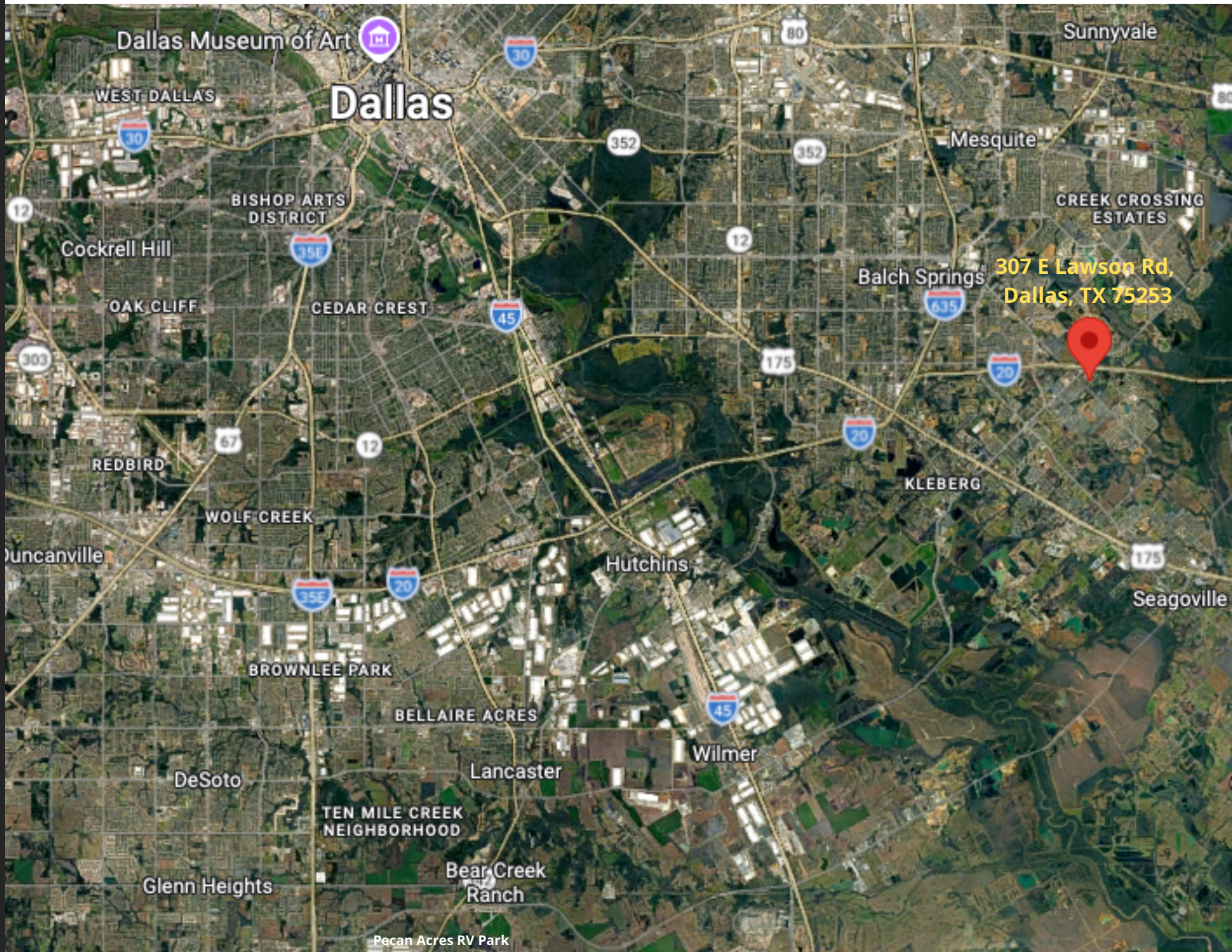
Quiet and Clean



Well Located



AERIAL MAP





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**MOBILE HOME PARK
INVESTMENT OPPORTUNITY**