

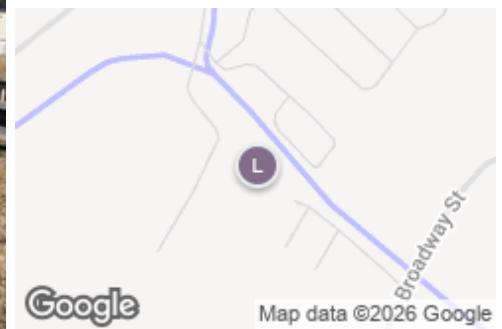
Vacant 4 Acre Outparcel Ready to D...

Mountain Creek Dr, Dayton, TN, 37321

Land: Residential Development For Sale (Hold)

Prepared on April 27, 2026

1 of 1 Listings



Listing Details | Land For Sale (Hold)

Secondary Uses	Multi-Family
Total Available Space	4.06 Acres
Asking Price	\$260,000
Listing Price Per SF	-
List Price Per Acre	\$64,039
Cap Rate (Actual)	-
Total Expenses	\$1,272
Tax Year	2025
Real Estate Taxes	\$1,272 in 2025

Available Date	-
Date Listed	3/27/2026
Last Modified	4/22/2026
Listing ID	44742728
Parking Spaces	-
Electric Service	Yes
Water	Yes
Sanitary Sewer	Yes

Description

Great Income-Producing Development Opportunity

This 4.06-acre parcel presents a rare chance to expand the successful Mountain Creek Mobile Home Park located just off Dayton Hwy (Hwy 27) in Dayton TN. The sale of this high-demand asset comes with fully approved plans and specifications from the City of Dayton for an additional (19) mobile home sites. With affordable housing in major demand this rare opportunity is a major head start for any investor or developer and saves months if not years of time money and effort towards the development process.

All municipal utilities including electric, water and city sewer are already stubbed to the property line. The land features level to gently elevated topography, offering easy access, efficient excavation, and strong site usability. Its private setting provides an appealing residential environment while still being conveniently located just off Hwy 27, between Lazy Boy and the industrial park along Broadway in north Dayton.

This property combines location, approvals, and infrastructure—making it an exceptional opportunity for expansion, long-term income, or strategic investment.

Property Features

Location Details

Address	Mountain Creek Dr, Dayton, TN, 37321
Zoning	I-2
County	Rhea

Parcels	083 06901
In Opportunity Zone	Yes
Name	Mountain Creek Dr

Building Details

Sub Type	Residential Development
Building Status	Proposed
Land Size	4.06 Acres / 176,854 SF
Electricity	Yes
Water	Yes

Sanitary Sewer	Yes
Natural Gas	Yes
In Opportunity Zone	Yes
Topography Desc.	Level to Gentle Slope

Owner Contact Information

Legal Owner

Mountain Creek Mhp Llc

True Owner

Not Available

Additional Photos





Contact



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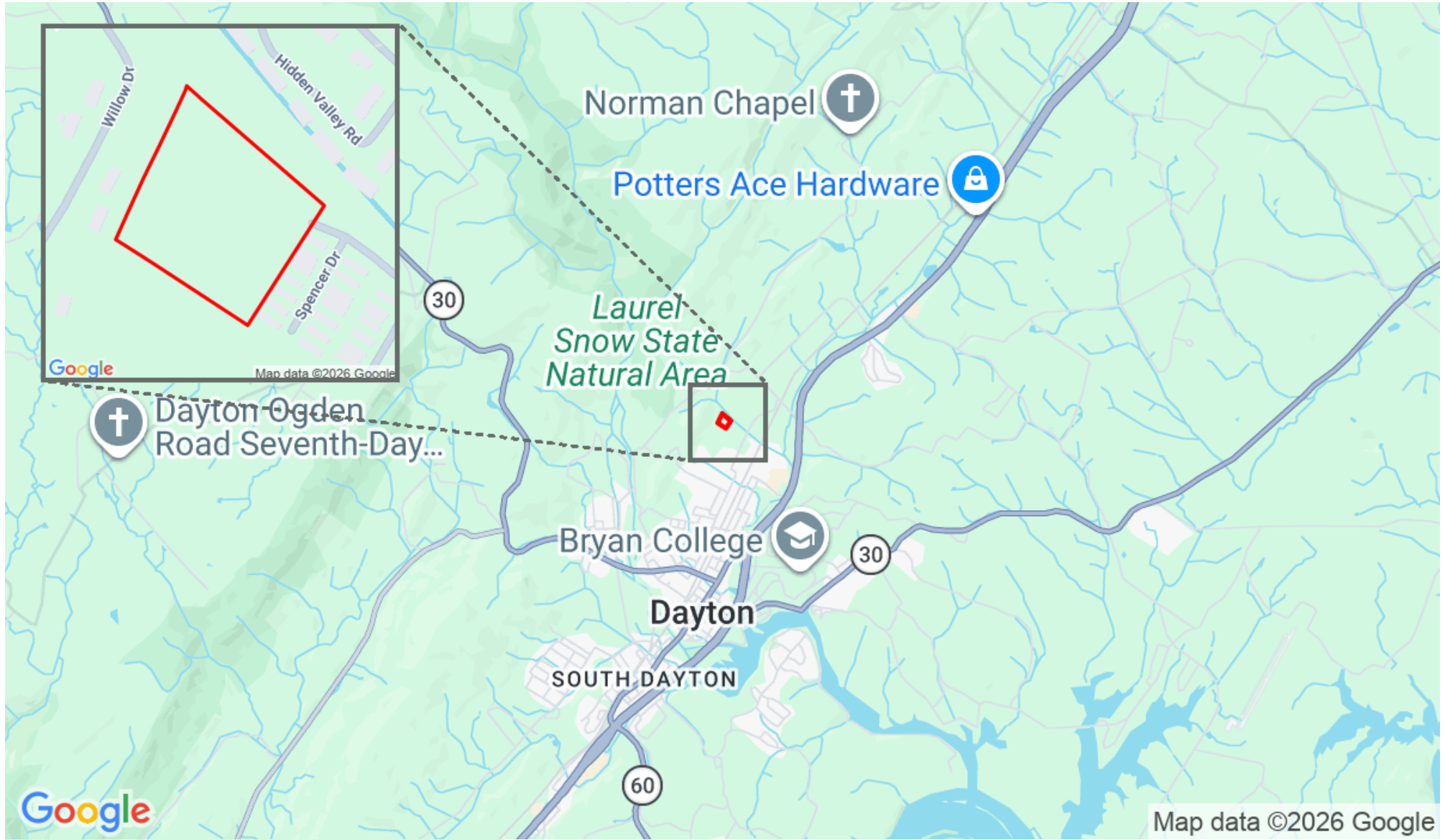
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Mountain Creek Dr



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MOODY'S ANALYTICS | Catylist

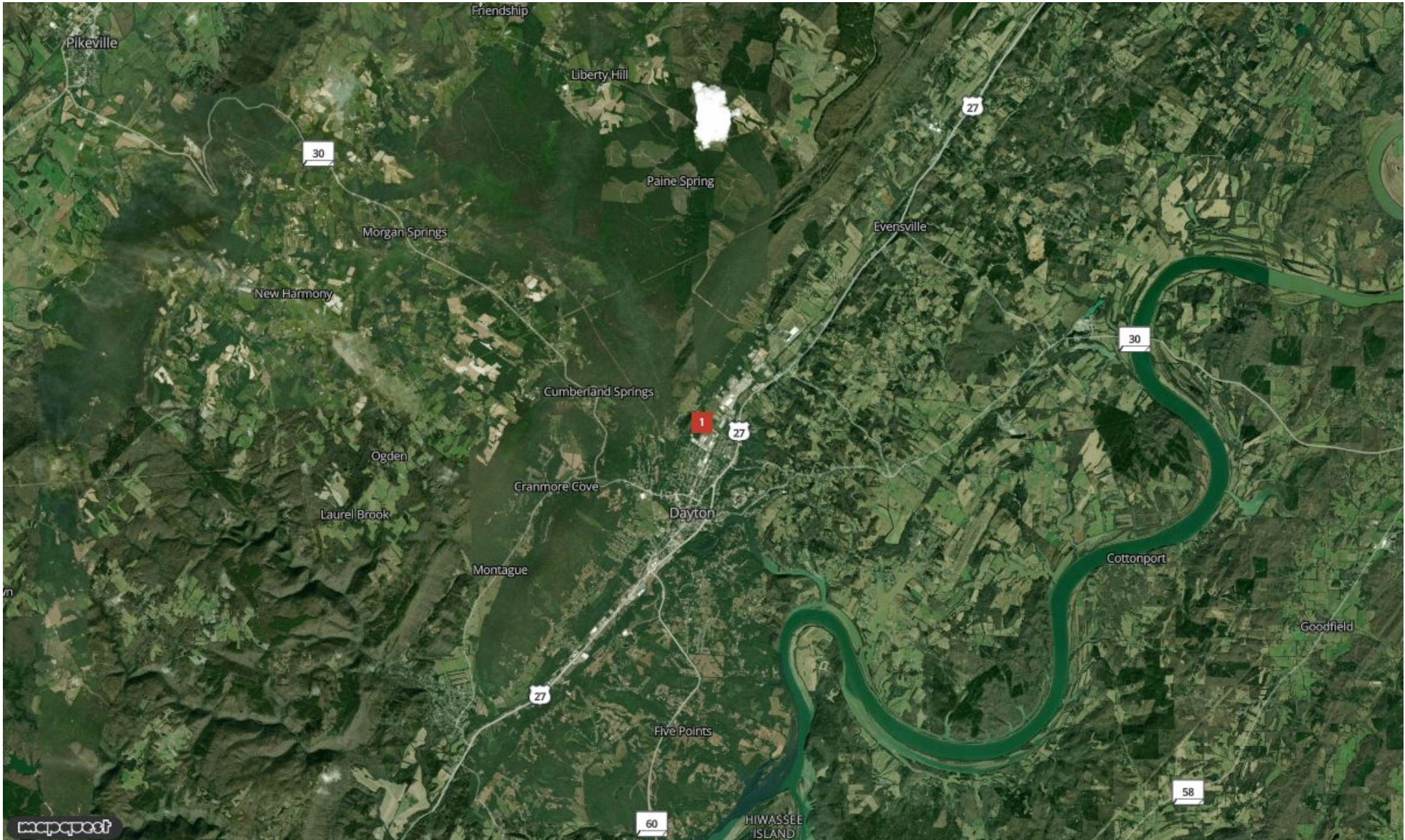
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Report for Mountain Creek Dr, ...



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