

# AVAILABLE FOR PURCHASE

±6.57 Acre, 19 Lot Mobile Home Park in Gresham, SC

Andy Ct & HWY 41  
Gresham, SC 29546



Clay Davenport

Senior Associate

[clay@freedomcommercialre.com](mailto:clay@freedomcommercialre.com)

(864)-642-5772



# Executive Summary

Andy Ct & HWY 41 Gresham, SC 29546



## Investment Highlights

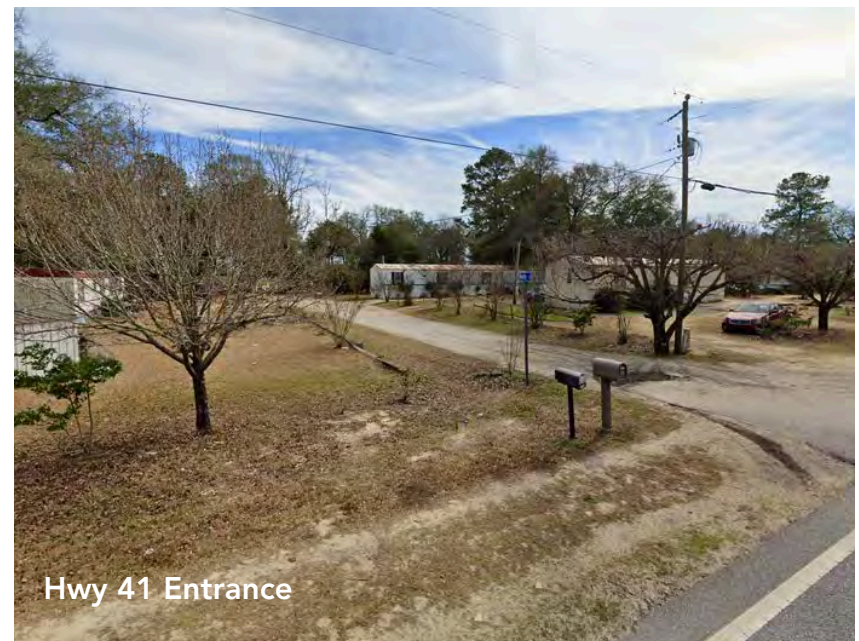
- TMS Numbers:
  - 1590000095000, 1590000055000, 1590000057000
- Sale Price: \$475,000
- Cap Rate: 10.62%
- Price Per Space: \$22,619
- Owned free and clear, no debt in place
- Costs: Utilities, Grounds, Taxes, and light management
  - No pool, laundry, or elevator
- Five units on active rent-to-own contracts
- Nineteen units on property

## Location Highlights

- Marion County
- ±2 minutes to Hot Spot and Dollar General
- ±2–5 minutes to Ora Lee's Kitchen and Britton's Neck Grocery (with Hunt Brothers Pizza)
- ±2 minutes to the U.S. Post Office
- ±25 minutes to Walmart Supercenter (Mullins, SC)
- ±30 minutes from Conway, SC
- ±45–50 minutes from Myrtle Beach & the Grand Strand
- ±45 minutes from Florence, SC
- ±25 minutes from Marion, SC
- ±45 minutes from Interstate 95
- ±50 minutes from Interstate 20 at Florence
- ±90 minutes from Columbia, SC



Oakridge Rd Entrance



Hwy 41 Entrance

# Parcel Overview

Andy Ct & HWY 41 Gresham, SC 29546



±6.57 Acres

Highway 41

Oakridge Rd

Frank Jones

# Mobile Home Park Layout

Andy Ct & HWY 41 Gresham, SC 29546



## OAKRIDGE MOBILE HOME PARK



 PARK OWNED HEMES

NOT TO SCALE

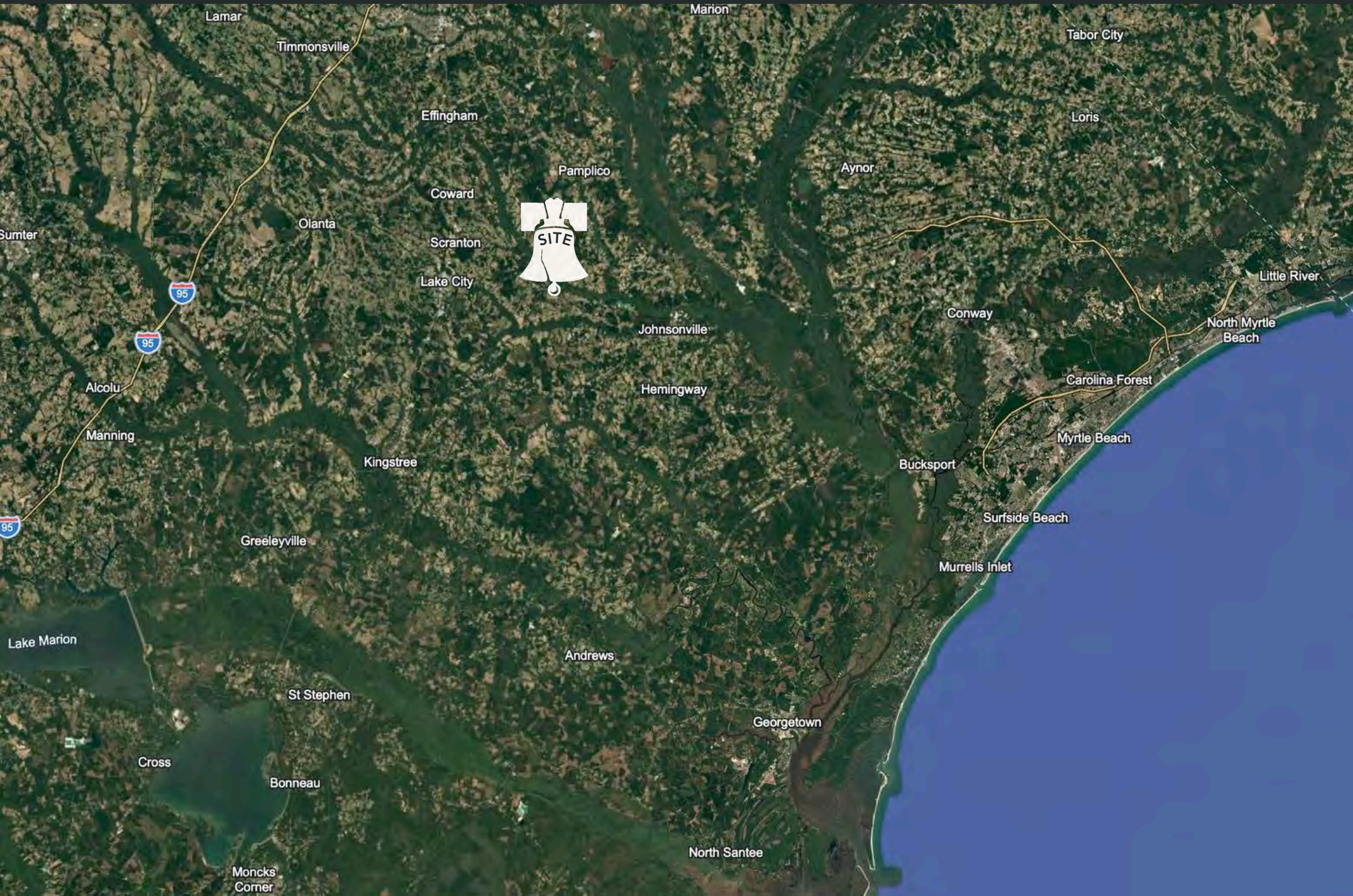
# Photos

Andy Ct & HWY 41 Gresham, SC 29546



# Nearby Municipalities

±30 minutes from Conway, SC, ±45–50 minutes from Myrtle Beach



# Demographics

Marion County, SC



**33.2%**

of county housing  
are mobile homes

**37.4%**

of households rent  
their home

**62.6%**

homeownership rate  
(owner-occupied)

**5%**

rental vacancy rate  
(tight market)

## Population & Households

**28,664**

county population (2024 ACS 5-yr)

**12,200**

total households

**42.6 yrs**

median age

## Income & Housing Economics

**\$36,301**

median household income

**\$93,200**

median property value

**\$651/mo**

median gross rent

## Primary Employment Base

**22.1%**

education, health, &  
social services

**15.4%**

manufacturing

**12.0%**

retail trade

*33% of all county housing stock is manufactured. Oakridge serves as an established, locally proven housing type in the community.*

# CONTACT INFORMATION

Freedom Commercial Real Estate



**Clay Davenport**

Senior Associate

[clay@freedomcommercialre.com](mailto:clay@freedomcommercialre.com)

(864)-642-5772

