

# New Horizon

COMMUNITY



# BROKERAGE TEAM

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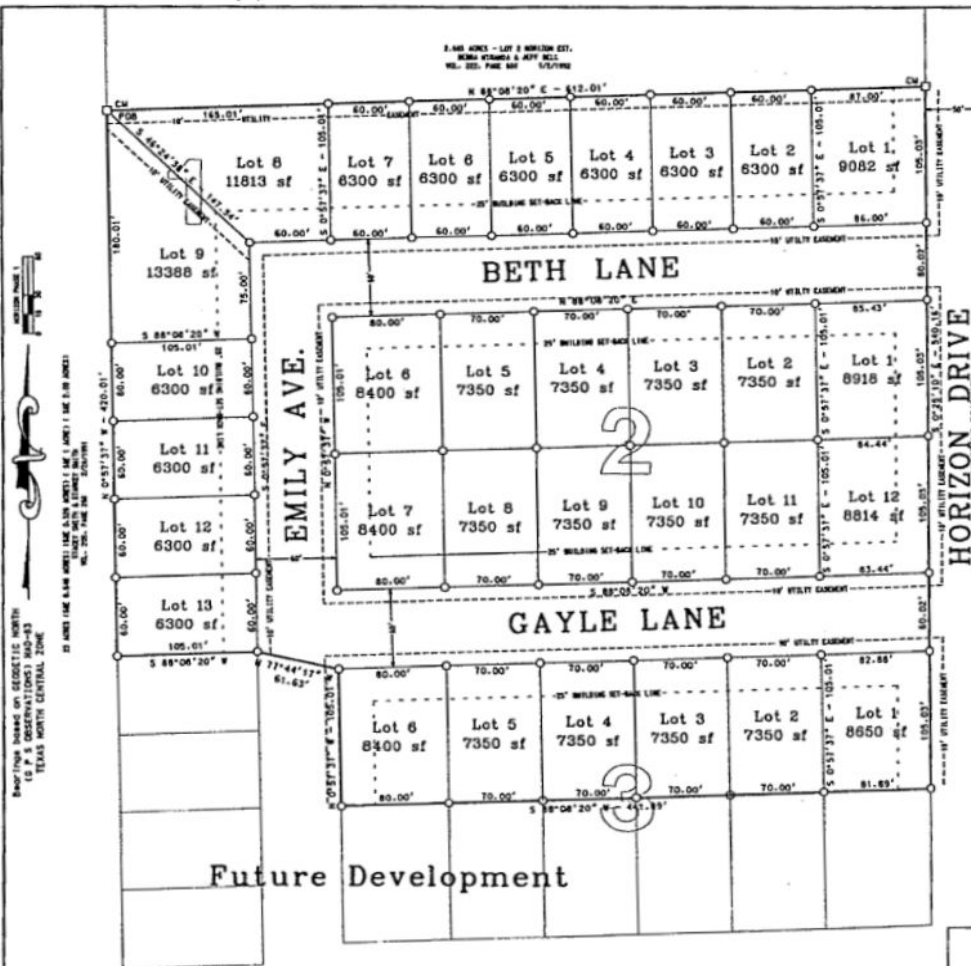
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FIELD NOTES FOR 7.111 ACRES  
JACKSON WILSON SURVEY, A-1120  
HOPKINS COUNTY, TEXAS

All that certain tract or parcel of land situated in the Jackson Wilson Survey, A-1120, located about 15.93 miles S 14° E from the City of Greenville, Hunt County, Texas, being a part of that certain TRACT TWO described in a Deed from Harlan A. Martin to High Cotton Land Development, L.L.C., dated October 13, 2000, recorded in Vol. 687, Page 467, Official Public Records of Hunt County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" rebar found on the North West corner of said TRACT TWO, being on the North West corner of Lot 3 of HORIZON ESTATES (an unrecorded subdivision), being on the East boundary line of a 23 acre tract (SAC 0.548 acres) (SAC 0.326 acres) (SAC 1 acre) (SAC 2.00 acres) described in a Deed to Stacy Smith & Stanley Smith, dated February 28, 1991, recorded in Vol. 205, Page 268, Real Property Records, and being on the South West corner of Lot 2 of said HORIZON ESTATES (2.423 acres) described in a Contract for Deed and Note to Dale Miranda & Jeff Bell, dated January 2, 1992, recorded in Vol. 222, Page 607, Real Property Records;

THENCE N 88°04'20" E along the North boundary line of said TRACT TWO, the North boundary line of said Lot 3 and the South boundary line of said Lot 2 a distance of 512.01 feet to a 1/2" rebar found on the North East corner of said Lot 3, being on the North East corner of said TRACT TWO, being on the South East corner of said Lot 2, and being on the West boundary line of a 50 foot wide Roadway (Horizon Drive);

THENCE S 0°25'10" E along the West boundary line of said 50 foot wide Roadway and the East boundary line of said TRACT TWO a distance of 540.17 feet to a 1/2" rebar set for a corner on the East boundary line of Lot 5 of said HORIZON ESTATES;

THENCE S 88°08'20" W a distance of 441.85 feet to a 1/2" rebar set for a corner;

THENCE N 0°57'31" W a distance of 105.01 feet to a 1/2" rebar set for a corner;

THENCE N 77°44'17" W a distance of 81.43 feet to a 1/2" rebar set for a corner;

THENCE S 88°08'20" W a distance of 105.01 feet to a 1/2" rebar set for a corner on the West boundary line of said TRACT TWO, and being on the East boundary line of said 23 acre tract;

THENCE N 0°57'31" W along the West boundary line of said TRACT TWO and the East boundary line of said 23 acre tract a distance of 420.01 feet to the Point of Beginning and containing 7.111 acres of land.

KNOW ALL MEN THESE PRESENTS:

That I, Jonathan E. Cooper, Registered Professional Land Surveyor in the State of Texas, certify that this plat was prepared from an actual survey on the ground and that the corner monuments shown herein were placed or found under my supervision.

Dated February 20, 2004

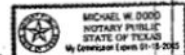
Signed: Jonathan E. Cooper, R.P.L.S. No. 5363

STATE OF TEXAS  
COUNTY OF HOPKINS

This instrument was acknowledged before me, a Notary Public, on this 20th day of February, 2004, by Jonathan E. Cooper.



Notary Public, State of Texas



OWNERS CERTIFICATE

We, HUNTSVILLE & NEW BELL, L.L.C., do hereby certify that we are the owners of this 28.118 acre tract in the City of West Tawakoni, Hunt County, Texas, and do hereby certify that we do not plan to divide said tract, and do hereby dedicate the streets and easements as shown herein to the public use forever.

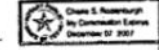
Signed: RONALD J. ROOCHER

Signed: STANLEY ROWLAND

STATE OF TEXAS  
COUNTY OF HOPKINS

This instrument was acknowledged before me, a Notary Public, on this 15th day of April, 2004, by Ronald J. Roocher and Stanley Rowland.

Notary Public, State of Texas



CERTIFICATE OF CITY COUNCIL

Address: NEW HORIZON ESTATES

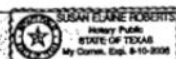
Location: West side of Horizon Drive,  
South of State Hwy 276

We hereby certify that the requirements of the "Subdivision Code of Ordinances" concerning subdivision and/or approval of information and data to the City of West Tawakoni required for Final Plat approval have been complied with for the above referenced subdivision.

APPROVED by the City Council of West Tawakoni, Texas on the 10th day of March, 2004.

Signed: Don Tamm

attested by: Susan Elaine Roberts  
City Secretary



# FINAL PLAT NEW HORIZON ESTATES PHASE I

CITY OF WEST TAWAKONI  
JACKSON WILSON SURVEY, A-1120  
HUNT COUNTY, TEXAS

DATE: FEBRUARY 20, 2004

Cooper Land Surveying, Inc.  
300 Connally St.  
P.O. Box 367  
Sulphur Springs, Texas 75483  
(903) 439-1218  
Fax: 903-438-9035

## EXECUTIVE SUMMARY

JTACR Real Estate Group is pleased to present New Horizon Community, a 31-site manufactured housing community in West Tawakoni, Texas — positioned on the north shore of Lake Tawakoni within the Dallas–Fort Worth–Arlington MSA, roughly an hour east of downtown Dallas. The property spans 40.767 acres and provides a well cared for affordable housing solution in a submarket where new community development is rare.

Current ownership has repositioned the community by removing non-paying residents inherited from prior management, rehabilitating homes, and returning units to rent-ready condition. That work is substantially complete; the property now runs under off-site management.

City water and city sewer serve the property, with residents holding their own utility accounts — no master meter, no septic system. The mix comprises 27 park owned homes, 3 tenant owned homes, and one vacant site, unencumbered by rent-to-own contracts.

Roughly 8 acres are developed, leaving 32 acres of excess land — room to expand an existing, income-producing community and value-add for a future owner.



West Tawakoni, Texas USA

CITY/STATE

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31

SITES

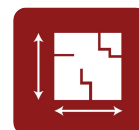
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Mobile Home Park

TYPE

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40.767

ACREAGE

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# MARKET OVERVIEW

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Area Overview

Market Fundamentals

Lifestyle & Attractions

Amenities Map

Location Map

Regional Map

Population Density

Median Household Income

Texas Drive Map

## AREA OVERVIEW

New Horizon Community sits in West Tawakoni, a lakefront city on the northern shore of Lake Tawakoni in southeastern Hunt County, roughly an hour east of Dallas. The community is positioned just south of TX-276, the east-west corridor linking Quinlan (±5 miles west) to Emory and the lake's eastern shore, and connecting west toward I-30 and the Dallas–Fort Worth metroplex. A significant share of area residents work in or commute through Quinlan and Greenville, reflecting the tight economic ties between the lake communities and Hunt County's employment centers.

Greenville, the county seat, lies 22 miles north and anchors the trade area with full-depth retail, healthcare, and one of the region's most significant employment concentrations at L3Harris's Majors Field campus. Wills Point (±13 miles south) and Emory (±12 miles east) round out a ring of service towns, while Canton, Terrell, and Rockwall extend the trade area along the US-80 and I-30 corridors.

Dallas is approximately 49 miles west — about an hour's drive — placing the property within practical commuting and logistics range of one of the nation's most active economies. Fort Worth is roughly 76 miles west. That corridor positioning keeps supply chains and regional vendors predictable, while the lake drives a steady seasonal flow of visitors, anglers, and weekend traffic through West Tawakoni year-round.

| DEMOGRAPHICS            |               |           |            |             |
|-------------------------|---------------|-----------|------------|-------------|
|                         | West Tawakoni | Quinlan   | Greenville | Wills Point |
| <b>Population</b>       | ±2,370        | ±1,618    | ±29,000    | ±3,747      |
| <b>Median Age</b>       | ±41.6         | ±35.0     | ±35.9      | ±38.0       |
| <b>Median HH Income</b> | ±\$60,441     | ±\$46,000 | ±\$62,781  | ±\$71,919   |

| MAJOR EMPLOYERS (~30-mile trade area) |                       |           |                     |
|---------------------------------------|-----------------------|-----------|---------------------|
| Company                               | Location              | Employees | Industry            |
| L3Harris (Majors Field)               | Greenville            | ±5,000    | Aerospace / Defense |
| Hunt Regional Healthcare              | Greenville            | ±1,100    | Healthcare          |
| Texas A&M Univ.—Commerce              | Commerce              | ±1,000    | Higher Education    |
| Greenville ISD                        | Greenville            | ±900      | K-12 Education      |
| Innovation First Intl. (VEX)          | Greenville            | ±300      | Manufacturing       |
| Quinlan ISD (Ford HS)                 | Quinlan               | ±350      | K-12 Education      |
| Wills Point ISD                       | Wills Point           | ±300      | K-12 Education      |
| Sabine River Authority                | Quinlan / Iron Bridge | ±100      | Water Utility       |

# LOCAL ATTRACTIONS

## Lakes & Outdoor Recreation

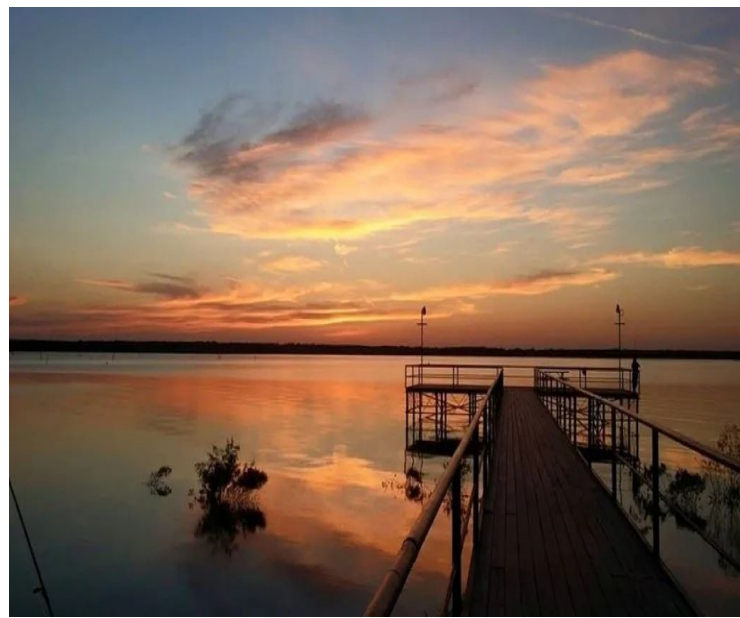
Lake Tawakoni is the defining amenity of the market — a 37,879-acre reservoir with roughly 200 miles of shoreline spanning Hunt, Rains, and Van Zandt counties. Designated the "Catfish Capital of Texas" by the Texas Legislature, the lake draws anglers year-round for trophy blue catfish, channel cat, crappie, white bass, and hybrid stripers, supporting an established ecosystem of guides, marinas, bait shops, and lakeside businesses that West Tawakoni serves directly. Lake Tawakoni State Park, a 376-acre park on the southern shore, offers camping, swimming beaches, hiking trails, and boat ramps that keep weekend traffic flowing in every season. Lake Fork — one of the nation's premier trophy bass fisheries — is within a 30-to-40-minute drive east, making the property a practical base for a two-lake recreation circuit few Texas submarkets can match.

## Historic Downtowns & Cultural Amenities

Greenville's historic downtown features the restored Texan Theater, locally owned restaurants, and the Audie Murphy / American Cotton Museum — honoring the most decorated American combat soldier of World War II, a Hunt County native. Wills Point, the "Bluebird Capital of Texas," maintains a walkable historic downtown and hosts its annual Bluebird Festival each spring. Quinlan provides day-to-day retail, dining, and community events just minutes from the property.

## Regional Day Trips

Canton's First Monday Trade Days — the largest flea market in the United States — draws hundreds of thousands of visitors monthly, roughly 30 minutes south. Downtown Dallas and the metroplex's full cultural calendar are about an hour west; Tyler's rose gardens and Sulphur Springs' Celebration Plaza round out an established regional leisure circuit.



# COMMUNITY HIGHLIGHTS

## Education & Learning

The property is served by Quinlan ISD, whose consolidated campus in Quinlan — anchored by Ford High School — serves the western lake communities within a short drive of the park. Boles ISD and Wills Point ISD add nearby K-12 options, and Greenville ISD serves the county seat. Texas A&M University–Commerce, approximately 40 minutes north, provides four-year and graduate education plus a stable employment base, and Paris Junior College's Greenville Center offers workforce and dual-credit programs closer in.

## Healthcare & Public Safety

Hunt Regional Medical Center in Greenville — the county's full-service hospital and a designated trauma facility — is approximately 22 miles north via SH-34. Local primary and urgent care needs are served by clinics in Quinlan and Greenville, with additional full-service hospital capacity in Terrell, Tyler, and the eastern DFW metroplex within an hour. The City of West Tawakoni maintains its own police department, supplemented by the Hunt County Sheriff's Office and area volunteer fire departments serving the lake communities.

## Civic Life & Community Events

West Tawakoni's identity is built around the lake: fishing tournaments, city park events, and lakeside gatherings run through the calendar year. Quinlan and Wills Point host seasonal festivals, markets, and Friday-night high school football that anchor community identity across the trade area, while Greenville's larger civic calendar — including Audie Murphy Day and downtown events — draws residents from across Hunt County.



# MARKET OVERVIEW

## Strategic Location

New Horizon Community is positioned on TX-276 in West Tawakoni — the primary corridor along Lake Tawakoni's north shore, connecting Quinlan and points west to Emory and the eastern lake communities. SH-34 links the property north to Greenville and I-30, the primary east-west artery connecting Dallas to Texarkana, while US-80 and I-20 are accessible to the south via Wills Point. Dallas is approximately 49 miles west ( $\pm 1$  hour), Fort Worth 76 miles ( $\pm 1.5$  hours), ensuring predictable vendor and supply access. Year-round lake activity at Tawakoni — and the guide, tournament, and weekend economy it supports — drives consistent traffic through West Tawakoni, sustaining local commerce and supporting tenant employment in services and hospitality.

## Pro-Business Environment

Hunt County operates in a straightforward regulatory environment typical of rural Northeast Texas — without the complexity of urban zoning layers, impact fees, or enforcement overhead. Texas has no state income tax, and the area's established utility infrastructure, low-density land use patterns, and accessible right-of-way make routine maintenance, vendor access, and pad management predictable. The trade area anchored by Greenville provides stable retail, banking, healthcare, and logistics services that support both tenant quality of life and efficient property operations, and consistent TX-276 / SH-34 access keeps supply runs, contractor visits, and service scheduling efficient regardless of season.

## Market Dynamics & Operational Profile

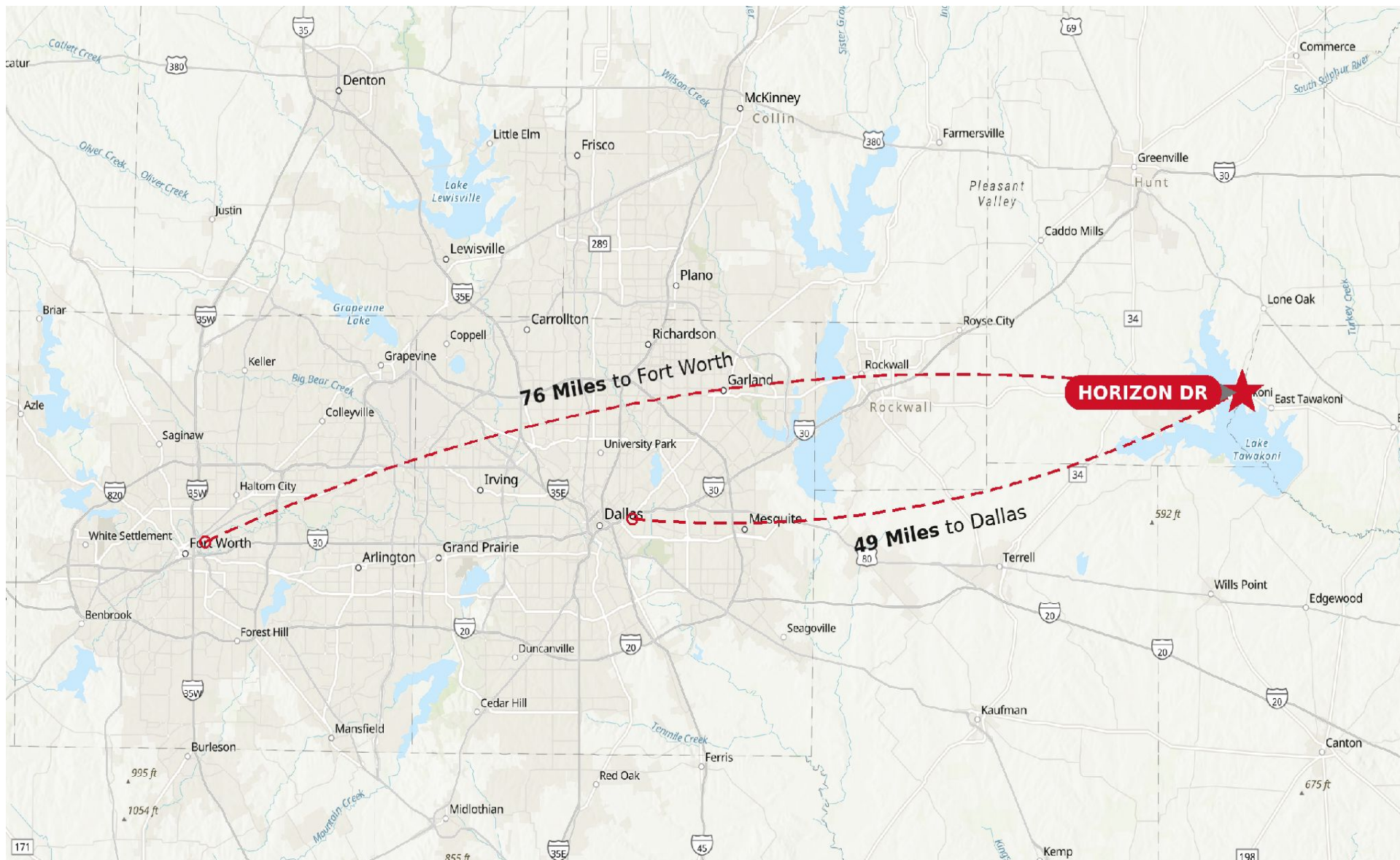
Manufactured housing lot supply in Hunt County and the surrounding lake communities is structurally constrained — new park development is rare, and existing communities carry the full weight of regional workforce housing demand. With home prices statewide up roughly 40% since 2019 and mortgage payments near historical highs, leased lots represent the most accessible and cost-stable housing option for service workers, tradespeople, and retirees on fixed incomes. Texas needs an estimated 320,000 additional housing units to meet current demand, a shortfall that structurally supports manufactured housing occupancy well into the coming decade. The trade-area employment base — spanning aerospace and defense at L3Harris, healthcare, education, and distribution across Greenville, Quinlan, and the I-30 corridor — provides a diverse and stable resident profile that insulates occupancy from single-sector downturns. Meanwhile, DFW's rapid eastward expansion along the I-30 corridor (Royse City and Fate rank among the fastest-growing cities in Texas continues to push housing demand and land values toward Hunt County. Combined with Lake Tawakoni's recreation-driven identity and low cost of living, New Horizon Community Sits in a durable, supply-constrained, demand-supported submarket.

# AMENITIES MAP

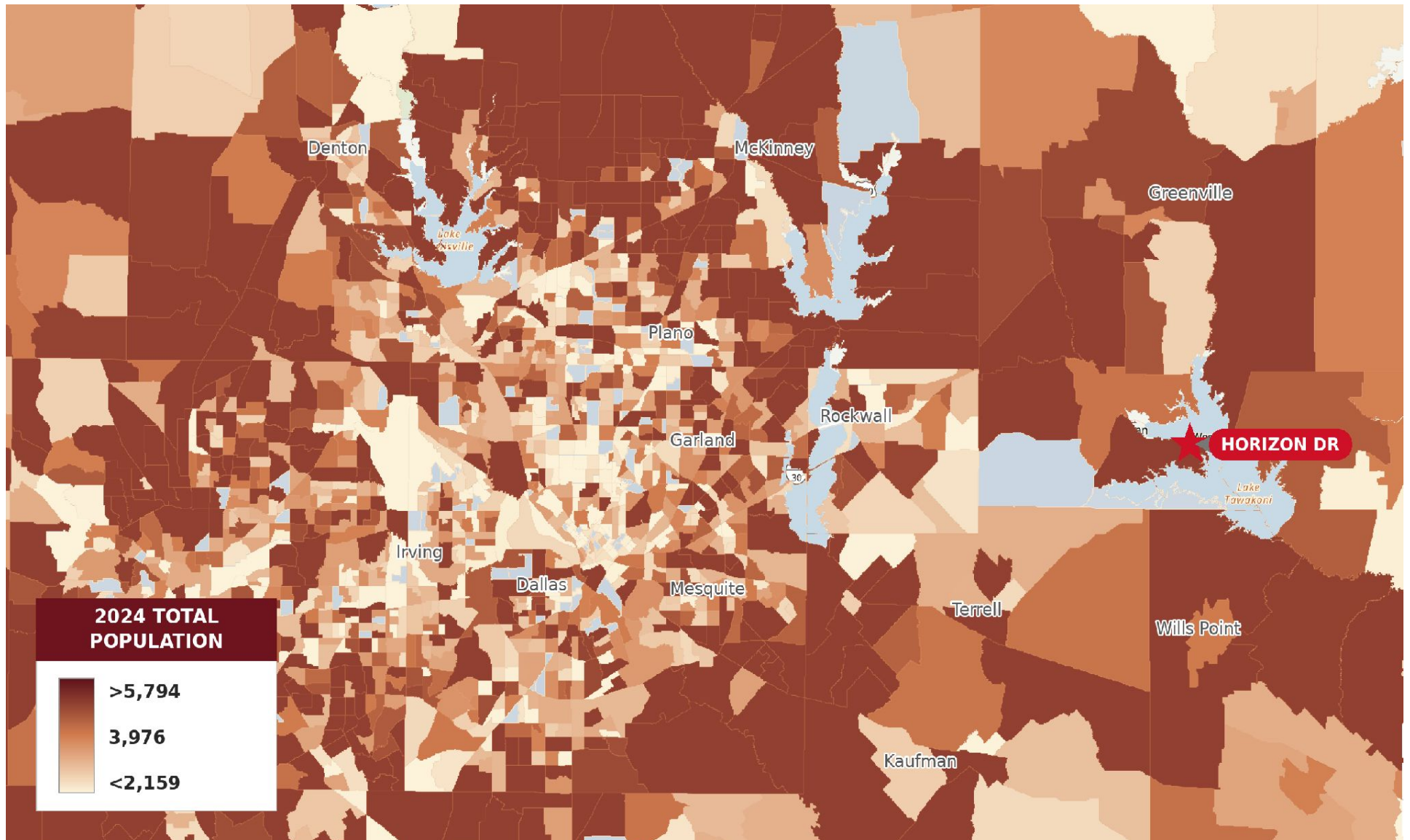


## LOCATION MAP

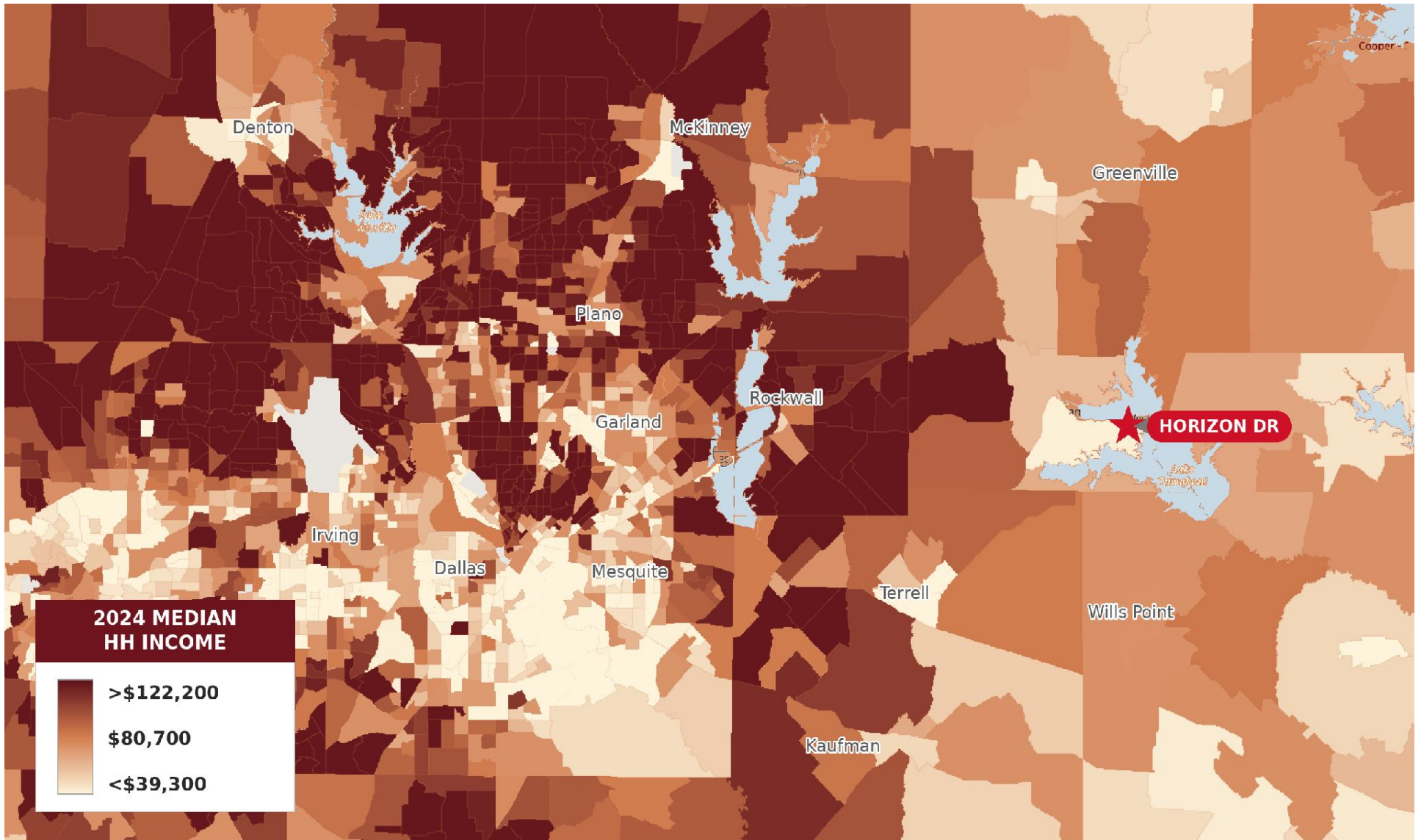




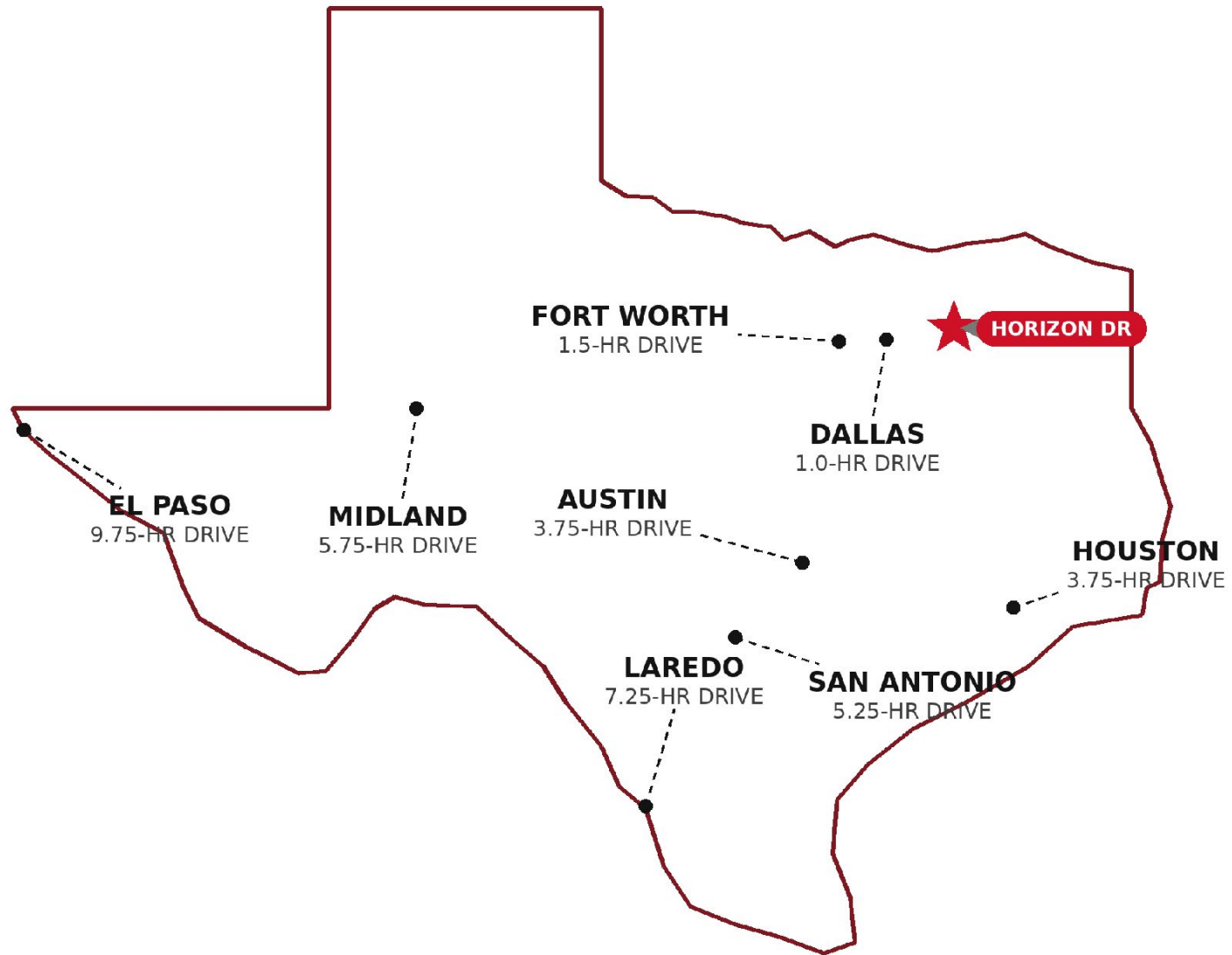
## POPULATION DENSITY MAP



## MEDIAN HOUSEHOLD INCOME



## TEXAS DRIVE MAP



# PROPERTY DESCRIPTION

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Property details

Infrastructure and utilities

Site mix and rental breakdown

Parcel view

# PROPERTY DETAILS

|                      |                         |
|----------------------|-------------------------|
| Street Address       | HORIZON DR              |
| City, State          | WEST TAWAKONI, TX 75474 |
| County               | HUNT                    |
| MSA                  | DFW                     |
| Property Type        | MOBILE HOME PARK        |
| Community Type       | ALL AGES                |
| Total Rental Sites   | 32                      |
| Total Acreage        | 40.767                  |
| Parcel Number(s)     | Multiple                |
| Year of Construction | 2004                    |
| Flood Zone           | NO                      |
| Opportunity Zone     | YES                     |



## INFRASTRUCTURE & UTILITIES

### UTILITIES

| TYPE                 | PROVIDER | PAID BY | METERED/DIRECT BILLED              |
|----------------------|----------|---------|------------------------------------|
| Water                | Public   | TENANT  | INDIVIDUALLY METERED/DIRECT BILLED |
| Septic               | Public   | TENANT  | DIRECT-BILLED                      |
| Electricity          | Public   | TENANT  | INDIVIDUALLY METERED/DIRECT BILLED |
| Trash                | Public   | TENANT  | DIRECT-BILLED                      |
| Natural Gas          | NA       | NA      | NA                                 |
| Cable/Internet/Phone | Multiple | TENANT  | DIRECT-BILLED                      |

### ADDITIONAL SERVICES

| TYPE                           | RESPONSIBILITY | PAID BY |
|--------------------------------|----------------|---------|
| LANDSCAPING                    | TENANT         | TENANT  |
| PEST                           | PARK           | PARK    |
| STAFF/THIRD PARTY MANAGEMENT   |                |         |
| On-site Staff                  |                | NO      |
| Third-Party Management Company |                | YES     |
| OWNER RESPONSIBILITY           |                |         |
| ABSENTEE                       |                | YES     |
| OFF SITE MANAGEMENT            |                | YES     |

### INFRASTRUCTURE

| TYPE                |         |
|---------------------|---------|
| ROAD SURFACE        | ASPHALT |
| DRIVEWAY SURFACE    | ASPHALT |
| PAD SURFACE         | ASPHALT |
| PARKING PER SITE    | 2       |
| ELECTRICAL AMPERAGE | 110-220 |

## SITE MIX & RENTAL BREAKDOWN

|                           | TOTAL | OCCUPIED | MONTHLY LOT RENT | MONTHLY HOME RENT | PLUS ELECTRIC |
|---------------------------|-------|----------|------------------|-------------------|---------------|
| <b>TOTAL RENTAL SITES</b> | 31    | 25       |                  |                   |               |
| Park Owned Homes          | 27    | 22       | \$400-\$700      | \$700-\$1050      | YES           |
| Tenant Owned Homes        | 3     | 3        | \$400-\$700      |                   | YES           |
| Vacant Lot                | 1     | 0        | \$400-\$700      |                   | YES           |
| Vacant Park Owned Homes   | 5     | 0        |                  |                   |               |
|                           |       |          |                  |                   |               |

# PARCEL VIEW



# MOBILE HOME PARK MARKET

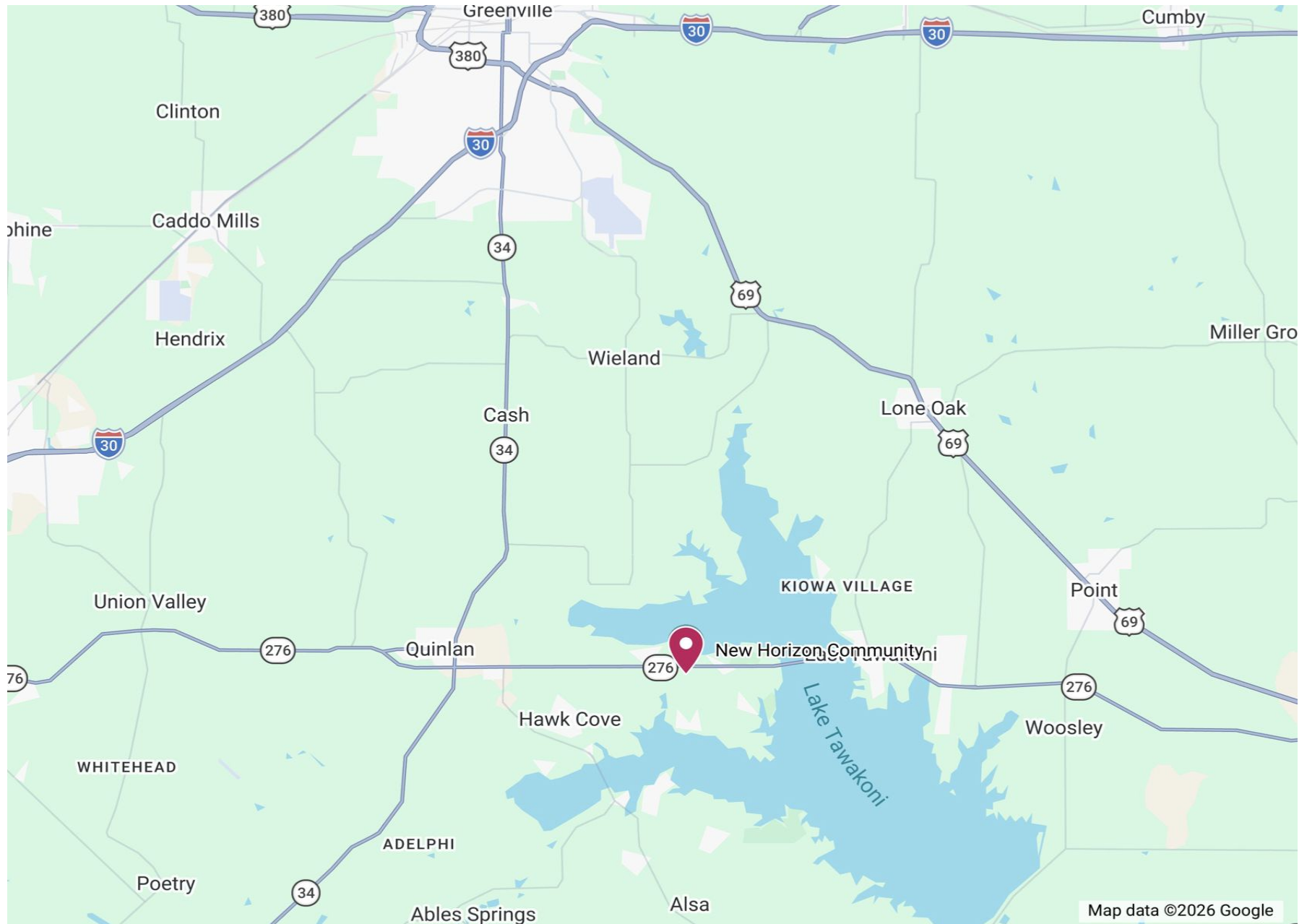
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Local Map

Regional

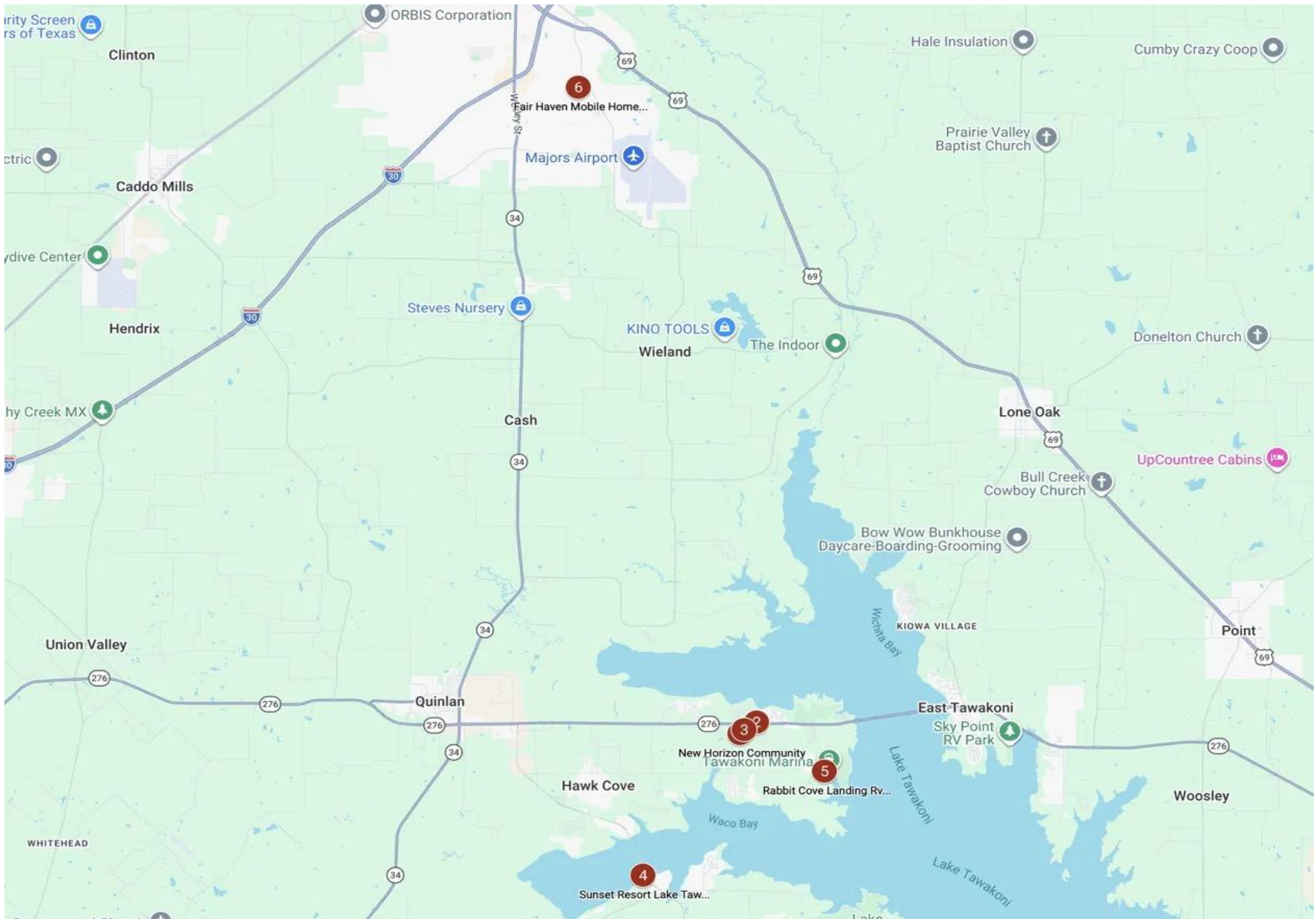
Mobile Home Park Rent Comparables

## LOCAL MAP - WEST TAWAKONI





# MOBILE HOME PARK RENT COMPARABLES



# MOBILE HOME PARK RENT COMPARABLES

|   | Property                          | Address               | City / State      | Monthly Lot Rent |
|---|-----------------------------------|-----------------------|-------------------|------------------|
| 1 | SUBJECT — BLACK BEAR MHP          | Horizon Dr            | West Tawakoni, TX | \$400-\$700      |
| 2 | Rustic Oaks Mobile Home & RV Park | 600 TX-276            | West Tawakoni, TX | \$325            |
| 3 | Horizon Estates MHP               | 300 Star Dr           | West Tawakoni, TX | \$325            |
| 4 | Sunset Resort of Texas            | 10283 Mckenzie Dr     | Quinlan, TX       | \$525-\$600      |
| 5 | Rabbit Cove Landing RV/Marina     | 2200 E Rabbit Cove Rd | Quinlan, TX       | \$370            |
| 6 | Fair Haven Mobile Home Park       | 500 Furlong Dr Lot 5A | Greenville, TX    | \$500            |



## OFFERING DETAILS

JTACR Real Estate Group and Angel Brokers Group has been engaged as the exclusive listing Broker representative of the Owner for the sale of this property. No contact shall be made by any prospective purchaser or agents to the Owner, its executives, staff, personnel, tenants, or related parties.

This Investment Offering Memorandum is a confidential solicitation of interest, and the information provided herein is provided for the sole purpose of considering the purchase of the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property or to terminate discussions with any entity at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Investment Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Purchase Agreement on terms acceptable to the Owner. By receipt of this Offering Memorandum, prospective purchaser will be deemed to have acknowledged the foregoing and agrees to release the Owner from any and all liability with respect hereto.

The enclosed materials are being provided solely to facilitate the prospective purchaser's own due diligence for which the purchaser shall be fully and solely responsible. All information contained herein is confidential in nature, and recipient agrees not to photocopy, duplicate, forward, distribute, or solicit third party interest without written permission and consent from Owner or JTACR Real Estate Group/Angel Brokers Group.

Neither JTACR Real Estate Group / Angel Brokers Group nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein shall be relied upon as a promise or representation as to the future performance of the Property.

## OFFER SUBMISSION

Offers should be presented in the form of a non-binding Letter of Intent, spelling out all significant terms and conditions of Purchaser's offer including, but not limited to, (1) asset pricing, (2) due diligence and closing timeframe, (3) deal structure and each party's rights and responsibilities (as applicable), (4) earnest money deposit, and to include (5) a resume of previous multi-family ownership experience, as well as (6) qualifications to close, and (7) details of debt and equity financing.

## ASKING PRICE & TERMS

CALL FOR PRICE

# New Horizon

## COMMUNITY

**JOHN AULETTA**

PARTNER

Direct: 214.803.7536

Email: [John@jtacrgroup.com](mailto:John@jtacrgroup.com)Website: [www.jtacr.com](http://www.jtacr.com)**CHRIS ORTIZ**

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