

MOBILE HOME LOTS INVESTMENT

1542–1582 NE Dove Ave. Stuart, FL 34994



VALUE-ADD OPPORTUNITY

FOR SALE | \$899,000

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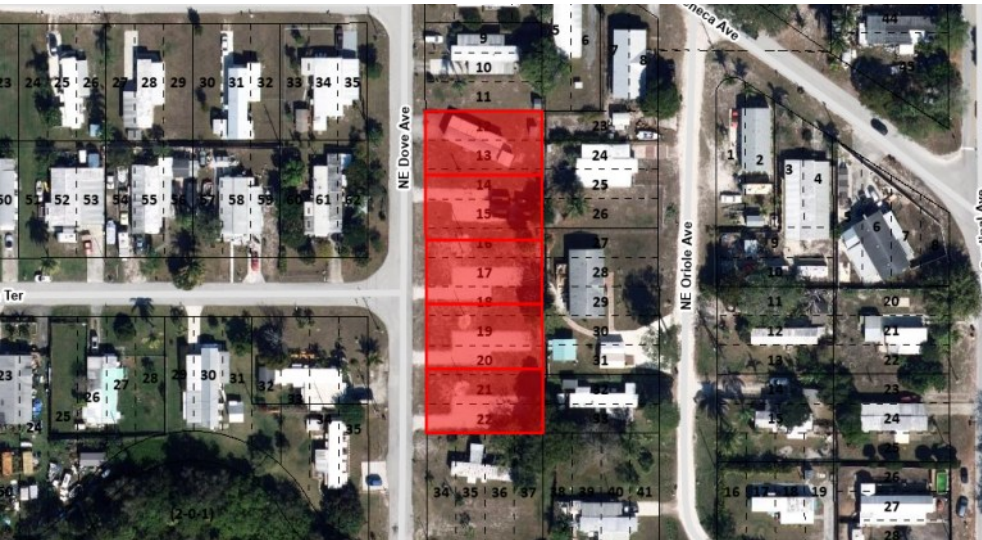
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PROPERTY OVERVIEW

- Excellent opportunity to acquire five mobile home lots in an established residential community along NE Dove Avenue in Stuart, Florida.
- The property offers immediate cash flow with significant value-add potential, making it ideal for investors seeking to expand their rental portfolio.
- One lot is improved with an established mobile home currently generating \$1,200 per month in rental income, while the remaining four vacant lots provide the opportunity to add additional mobile homes and substantially increase future cash flow.
- Situated within a quiet neighborhood with no HOA restrictions, the property enjoys a highly desirable location just minutes from shopping, dining, parks, beaches, and everyday conveniences.



PRICE	\$899,000
MOBILE HOME SIZE (1528)	470 SF
NO. OF LOTS	5
ACREAGE	0.13 AC (each)
INFILL LOT	Yes
ZONING	RT
LAND USE	Mobile Home
PARCEL ID	283741002013001700 283741002013002100 283741002013001203 283741002013001900 283741002013001500

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INCOME & VALUE-ADD OPPORTUNITY

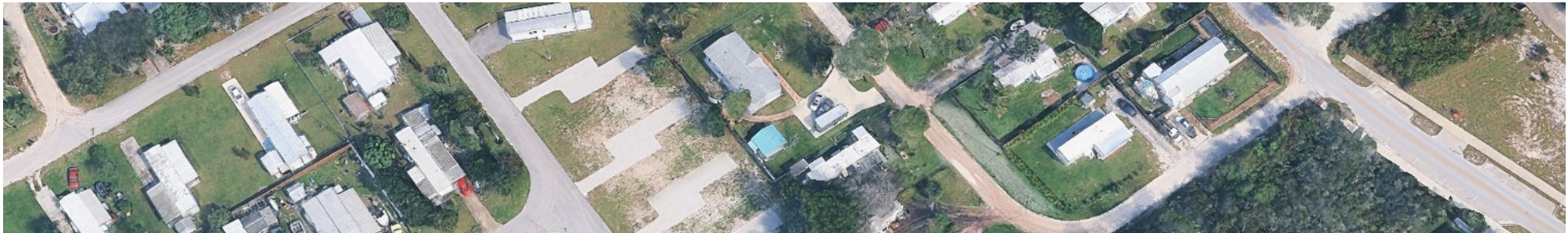
This five-lot mobile home investment presents a rare combination of immediate cash flow and future income potential. One lot is currently improved with an established mobile home generating \$1,200 per month in rental income, providing investors with an existing revenue stream from day one.

The remaining four vacant lots offer a exciting value-add opportunity. Subject to applicable approvals and utility availability, a new owner may have the ability to install additional mobile homes, creating multiple new income-producing units and significantly increasing the property's overall cash flow.

Located within an established mobile home community with no HOA, the property offers operational flexibility while benefiting from its proximity to major employment centers, shopping, restaurants, beaches, and Downtown Jensen Beach and Stuart. With convenient access to US-1, the location attracts long-term tenants seeking affordable housing in a highly desirable area.

Investment Highlights

- Existing rental income of **\$1,200/month**
- Four vacant lots with future income potential
- Opportunity to expand cash flow through additional rental units (subject to approvals)
- No HOA restrictions
- Located in an established residential community
- Minutes from shopping, dining, parks, beaches, and downtown districts
- Convenient access to US-1



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STREET VIEW



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DEMOGRAPHICS

Radius	3 miles	5 miles	10 miles
Population			
2020 Population	36,796	97,106	295,061
2025 Population	41,175	113,741	336,417
2030 Population Projection	43,381	123,656	372,958
Annual Growth 2020-2025	2.4%	3.4%	2.8%
Households By Income			
Avg Household Income	\$96,211	\$100,504	\$97,336
Median Household Income	\$64,762	\$72,563	\$73,153
Households			
2020 Households	17,394	43,570	120,774
2025 Households	19,294	51,454	137,127
2030 Household Projection	20,300	56,029	151,566
Annual Growth 2020-2025	2.1%	2.4%	2.4%
Housing Value			
< \$100,000	1,127	2,124	6,547
\$100,000 - 200,000	1,099	2,548	7,473
\$200,000 - 300,000	1,936	5,633	17,149
\$300,000 - 400,000	1,924	6,891	25,707



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TRADE AREA MAP



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