



Killingsworth Mobile Home Park

ARKADELPHIA, AR



OFFERING MEMORANDUM

KW COMMERCIAL
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Arkadelphia, AR 71923

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KILLINGSWORTH MOBILE HOME PARK

PROPERTY INFORMATION

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PROPERTY SUMMARY

PROPERTY DESCRIPTION

PROPERTY DETAILS

Property Summary



PROPERTY DESCRIPTION

Discover a compelling investment opportunity in the heart of Arkadelphia, AR. This long-standing mobile home park/community, spanning over 50 years, features 45 park-owned mobile homes and 50 spacious lots. With a 90% occupancy rate and owner financing available, this property offers a solid income-generating potential for multifamily/mobile home park investors. The private EPA-approved septic system ensures efficient waste management, providing peace of mind for both owners and residents. Positioned in the thriving Arkadelphia area and boasting a total of 24 acres, this property presents a stable and prospering investment opportunity.

PROPERTY HIGHLIGHTS

- 50+ years Established Mobile Home Park/Community
- 45 Park Owned Mobile Homes
- 50 Spaces
- Private EPA approved Septic System
- Owner Finance Available
- Current Monthly Rent Income \$25,300

DEMOGRAPHICS

	15 MILES	45 MILES	65 MILES
Total Households	10,915	134,023	345,717
Total Population	24,184	269,819	725,546
Average HH Income	\$47,093	\$49,434	\$59,389



Property Description



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LOCATION DESCRIPTION

Located in the charming town of Arkadelphia, AR, the area surrounding Killingsworth Mobile Home Park offers a blend of small-town charm and modern conveniences. With easy access to Highway 8, residents enjoy a peaceful setting while being just a short drive from local amenities and attractions. Arkadelphia boasts a friendly community atmosphere and is home to Ouachita Baptist University, attracting a mix of students and locals. The nearby DeGray Lake State Park is perfect for outdoor enthusiasts, providing opportunities for hiking, fishing, and boating. Additionally, the area features a variety of dining options, making it an ideal location for multifamily or mobile home park investors seeking a comfortable yet vibrant community.



Property Details

Sale Price

\$1,750,000**PROPERTY INFORMATION**

Property Type	Multifamily
Property Subtype	Mobile Home Park
Zoning	none
Lot Size	24 Acres
APN #	01-04467-000
Lot Depth	0 ft

TAXES & VALUATION

Foreclosure / Distressed	No
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LOCATION INFORMATION

Building Name	Killingsworth Mobile Home Park
Street Address	5130 Highway 8 W
City, State, Zip	Arkadelphia, AR 71923
County	Clark

BUILDING INFORMATION

Building Size	2,288 SF
NOI	\$206,068.00
Cap Rate	11.78
Occupancy %	90.0%
Number of Floors	1
Number of Buildings	38



KILLINGSWORTH MOBILE HOME PARK

LOCATION INFORMATION

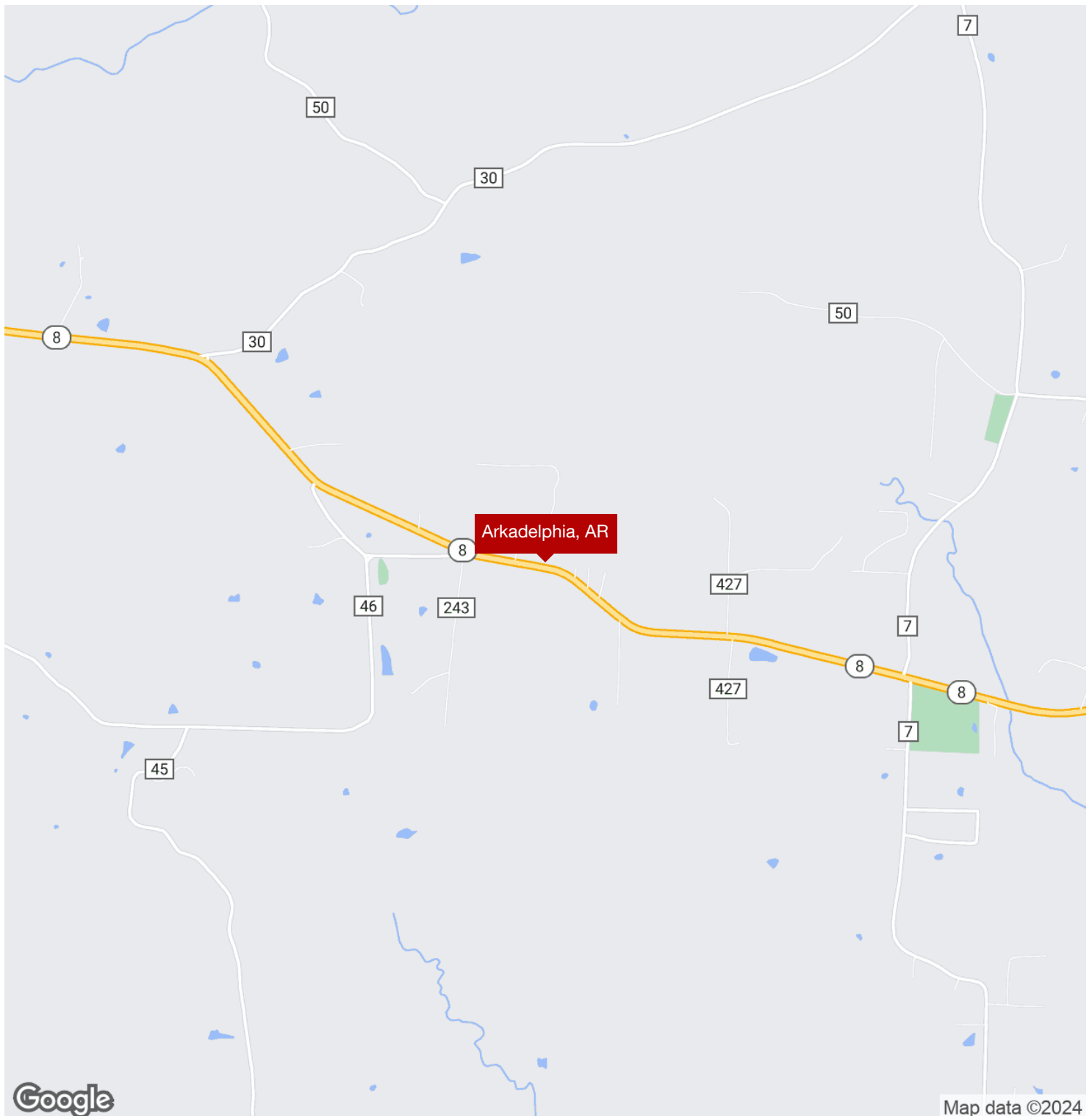
2

REGIONAL MAP

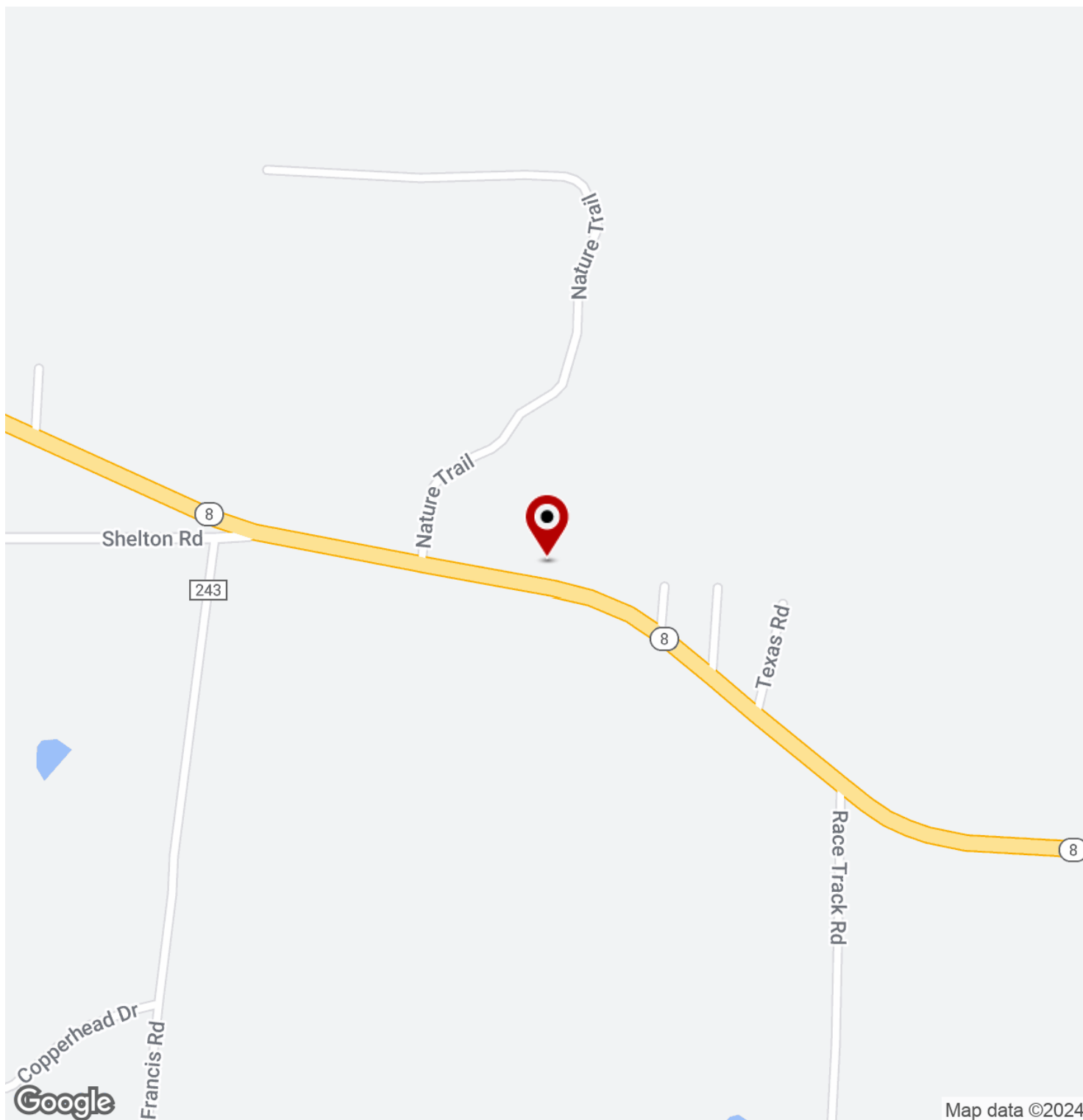
LOCATION MAP

AERIAL MAP

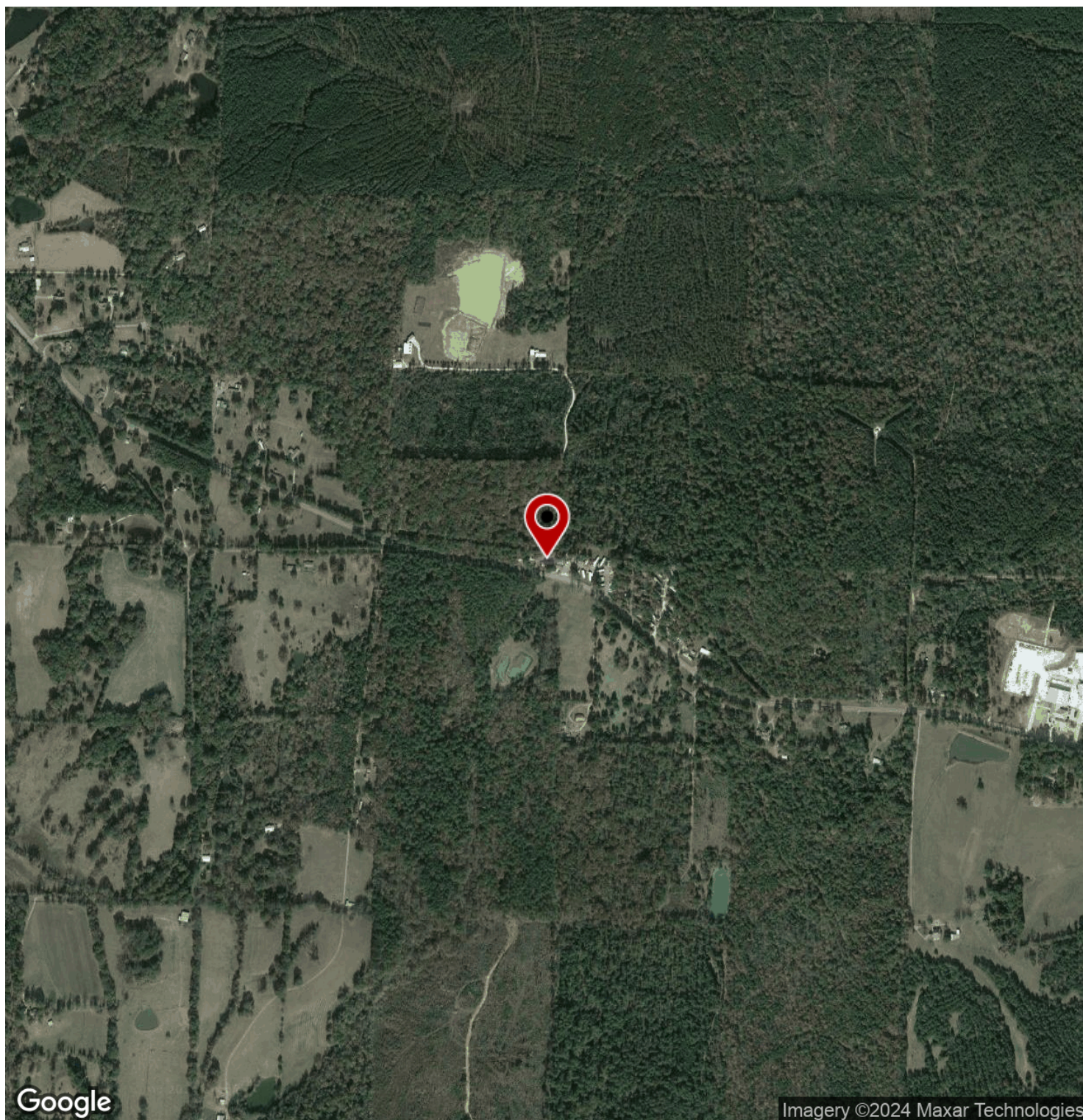
Regional Map



Location Map



Aerial Map



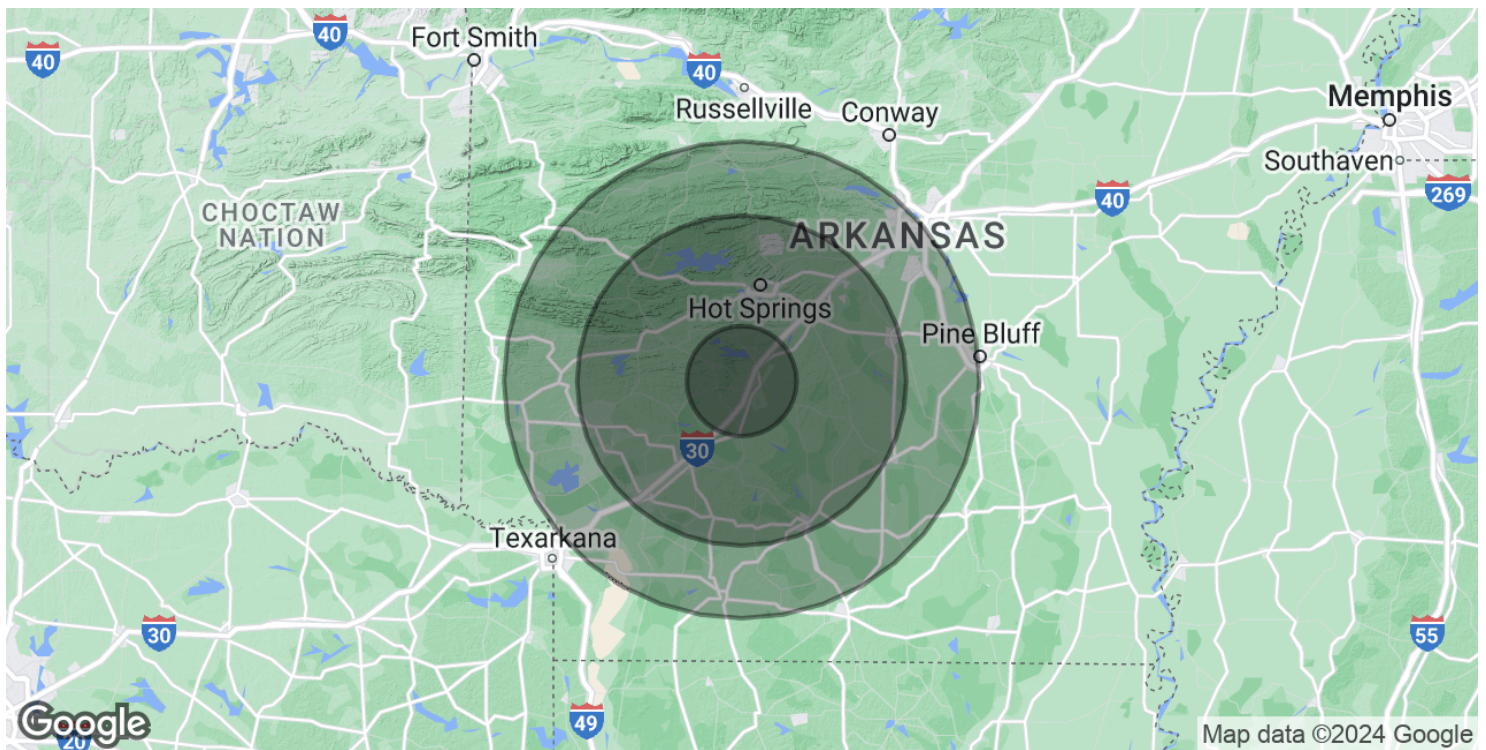
KILLINGSWORTH MOBILE HOME PARK

DEMOGRAPHICS

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DEMOGRAPHICS MAP & REPORT

Demographics Map & Report



POPULATION	15 MILES	45 MILES	65 MILES
Total Population	24,184	269,819	725,546
Average Age	35.7	42.9	40.5
Average Age (Male)	34.3	41.9	38.9
Average Age (Female)	37.6	44.2	41.8

HOUSEHOLDS & INCOME	15 MILES	45 MILES	65 MILES
Total Households	10,915	134,023	345,717
# of Persons per HH	2.2	2.0	2.1
Average HH Income	\$47,093	\$49,434	\$59,389
Average House Value	\$132,799	\$135,494	\$155,254

2020 American Community Survey (ACS)

