

Tbd Springfield Rd
Denham Springs, LA 70706



LOGO COMING
SOON

Powered by homes.theadvocate.com

MLS# 2025017793



\$599,000

3 Bedrooms | 2 Bathrooms | 1,200 Sqft

Investment Opportunity. This income-producing property offers 8 subdivided lots on a total of 3.912 acres. It includes 6 mobile homes, 5 of which are tenant-occupied and generating consistent rental income. The 6th trailer has been moved in but needs repairs presenting value-add potential. Additionally, there are 2 vacant lots ready for development or additional units, offering even more upside. Current Rental Breakdown: Trailer 1. 11784 Springfield Rd 2 Bed / 2 Bath Rented @ \$850/mo Trailer 2. 11788 Springfield Rd 3 Bed / 2 Bath Rented @ \$1,200/mo Trailer 3. 11792 Springfield Rd 3 Bed / 2 Bath Rented @ \$1,000/mo Trailer 4. 11796 Springfield Rd 3 Bed / 2 Bath Rented @ \$1,200/mo Trailer 5. 11804 Springfield Rd 2 Bed / 2 Bath Rented @ \$975/mo Trailer 6. Trailer #6 Needs Repairs Estimated Rent Potential: \$1,000/mo Once renovated, it can bring in additional cash flow. 2 Vacant Lots: No trailers or assigned addresses ideal for future expansion. 3.912 Acres, Sec 27-5-3 Follows: Tract T-1-B -0.367 Acres; tract T-1-C -0.367 Acres; tract T-2-A -0.503 Of An Acre; tract T-2-B -0.502 Of An Acre; tract T-3 -0.500 Of An Acre; tract T-4 -0.502 Of An Acre; tract T-5 -0.500 Of An Acre tract; T-6 =0.671 Of An Acre.



Darren James
Phone: (225) 335-7666
LPT Realty, LLC

For full listing details, please scan:

