

346 Bayou Blue Bypass Rd
Gray, LA 70359

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\$2,399,000

Lady Bug Trailer Park is a 52 unit mobile home park investment opportunity located at 102 Lady Bug Lane in Gray, Louisiana within the Houma/Thibodaux market. Situated on approximately 6 acres, the park was developed by the current ownership and features concrete interior roads, established infrastructure, and stable in place income. The property is currently operating at approximately 90% occupancy and includes an on-site laundry facility, 10 park-owned mobile homes, and 16 park-owned RVs, all included in the sale, creating multiple income streams beyond traditional lot rents. Based on current ownership financials, the property is operating at approximately a 10% cap rate. Mobile home park demand in the Houma/Thibodaux market continues to benefit from workforce and industrial employment in the region. Current rents remain below many comparable parks in the area, where stabilized communities have reportedly achieved lot rents ranging from approximately \$400 to \$500 per month depending on infrastructure and tenant profile, creating additional upside potential for future ownership. With strong cash flow, park owned homes, and future rent growth potential, Lady Bug Trailer Park presents an attractive value add investment opportunity in South Louisiana.



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