

3471 W. Pin Oak Ct.
MADISON, IN 47250
MARKETING PRESENTATION



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WILSON REAL ESTATE
SERVICES





INVESTMENT OPPORTUNITY | MOBILE HOME PARK – MADISON, IN



Property Highlights:

- 13-Lot Mobile Home Park – Rare small-park opportunity with strong demand in the Madison, Indiana market
- Additional On-Site Home – Provides an extra income stream or owner/operator living option
- Multiple Revenue Streams – Lot rents plus single-family rental income
- Value-Add Potential – Opportunity to increase rents, improve operations, and maximize cash flow
- Attractive Market – Located in historic Madison, a growing Southern Indiana area with limited mobile home inventory
- Scalable Asset – Ideal for both first-time investors and seasoned operators expanding their portfolio
- Long-Term Demand – Affordable housing segment with consistent tenant demand
- Operational Flexibility – Suitable for hands-on management or third-party management
- Portfolio Diversification – Adds stable, recession-resistant housing to an investment portfolio

OVERVIEW

Excellent investment opportunity in Madison, Indiana!

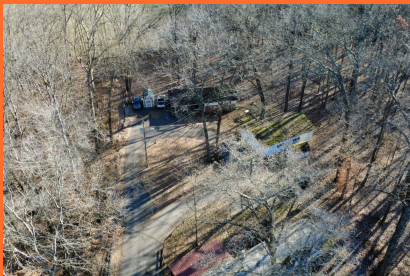
This mobile home park features 13 total rental spots along with an additional single-family home located on the property, providing multiple income streams. The park offers strong upside potential for investors looking to stabilize, improve, or expand cash flow in a growing Southern Indiana market.

Conveniently located near local amenities, employment centers, and major routes, this property is well-positioned for consistent demand. Whether you are an experienced investor or looking to add a solid performing asset to your portfolio, this property offers flexibility and long-term income potential.

Value-add opportunities may include rental increases, infill optimization, and operational improvements. A rare chance to acquire a multi-unit income property with diversification built in.







LIST REPORTS



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AREA REPORT

CONVENIENT

This home is in a **convenient** area. Some daily errands in this location **require a car** and most major services are within **3 miles**.



GAS



ATM



CLEANERS



GYM



CVS
PHARMACY



0.3
MILES

1
MILE

2.2
MILES

2.4
MILES

2.5
MILES



COFFEE



MOVIE THEATER



GROCERIES



MEDICAL

3.3
MILES

3.1
MILES

2.6
MILES

2.5
MILES



DISCLAIMER: The information in this report is from third-party sources and its accuracy cannot be guaranteed.



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OUTDOOR REPORT

THE GREAT OUTDOORS

This home is located near a variety of outdoor activities.

POPULAR



GOLF COURSE
CLIFTY GOLF RANGE

0.7
MILES



HIKING
CLIFTY FALLS STATE PARK

2.2
MILES



WITHIN
10 MILES

4

GOLF
COURSES

1

HIKING



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LIST REPORTS



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SCHOOL REPORT



SCHOOLS IN YOUR AREA

The assigned schools are **average** for the area. There is also **1** private school within **5** miles.

PK-4

ANDERSON
ELEMENTARY SCHOOL
ASSIGNED

6
RATING

4-8

MADISON CONSOLIDATED
JR HIGH SCHOOL
ASSIGNED

6
RATING

9-12

MADISON CONSOLIDATED
HIGH SCHOOL
ASSIGNED

5
RATING



ListReports

DISCLAIMER: Distance data is provided by APTIM Data Solutions and is not selected or intended for reference only. Contact the school or district directly to verify enrollment eligibility.



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FOOD REPORT



NEIGHBORHOOD EATS

This home is located near **16** moderately priced restaurants and has an **average** variety of cuisines.

17

★★★★+
WITHIN 5 MILES



GOOD EATS BY CATEGORY

AMERICAN	4
MEXICAN	3
PIZZA	2
FAST FOOD	2
DELIS	1
BARBECUE	1
SEAFOOD	1
ITALIAN	1
CAFES, COFFEE AND TEA	1
OTHER	1

ListReports

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Listed By



Stephannie Wilson



STEPHANNIE WILSON
COMMERCIAL PROPERTIES

502.643.3062

s.realtorwilson2@gmail.com

buywithwilson.com