

# The Brickyard MHP

State Rd S-34-696 | Mullins, SC 29574

Multifamily  
Investment Opportunity

Offering Memorandum



**MATTHEWS**™

Exclusively Listed By



**Nick Lore**

First Vice President

**980 467 2016**

[nick.lore@matthews.com](mailto:nick.lore@matthews.com)

License No. 101125 (SC)

**Kyle Matthews**

Broker of Record

Broker Lic. No. 105710 (SC)

Firm Lic. No. 22684 (SC)

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# Property Overview

**The Brickyard MHP**  
State Rd S-34-696 | Mullins, SC 29574



# Executive Summary

**State Rd S-34-696**

Mullins, SC 29574

**21**

Total Units

**±3.00 AC**

Lot Size

**±130,680 SF**

Lot Size

## The Opportunity

Matthews™ is pleased to present The Brickyard MHP, a 21-lot mobile home community located on State Road S-34-696 in Mullins, South Carolina. The property includes:

- 14 Occupied Park-Owned Homes (POHs)
- 2 Occupied RV Pads
- 5 Vacant POHs

This unit mix provides solid in-place income with additional upside through lease-up of the vacant homes and future rent increases.



## Value-Add Opportunity

With utilities already implemented and the park benefiting from strong demand for affordable housing, The Brickyard MHP offers both immediate returns and long-term growth potential. New ownership can capitalize on multiple value-add strategies:

- Lease-up of Vacant Park-Owned Homes
- Increase Below-Market Rents
- Improve Operations and Property Infrastructure Over Time



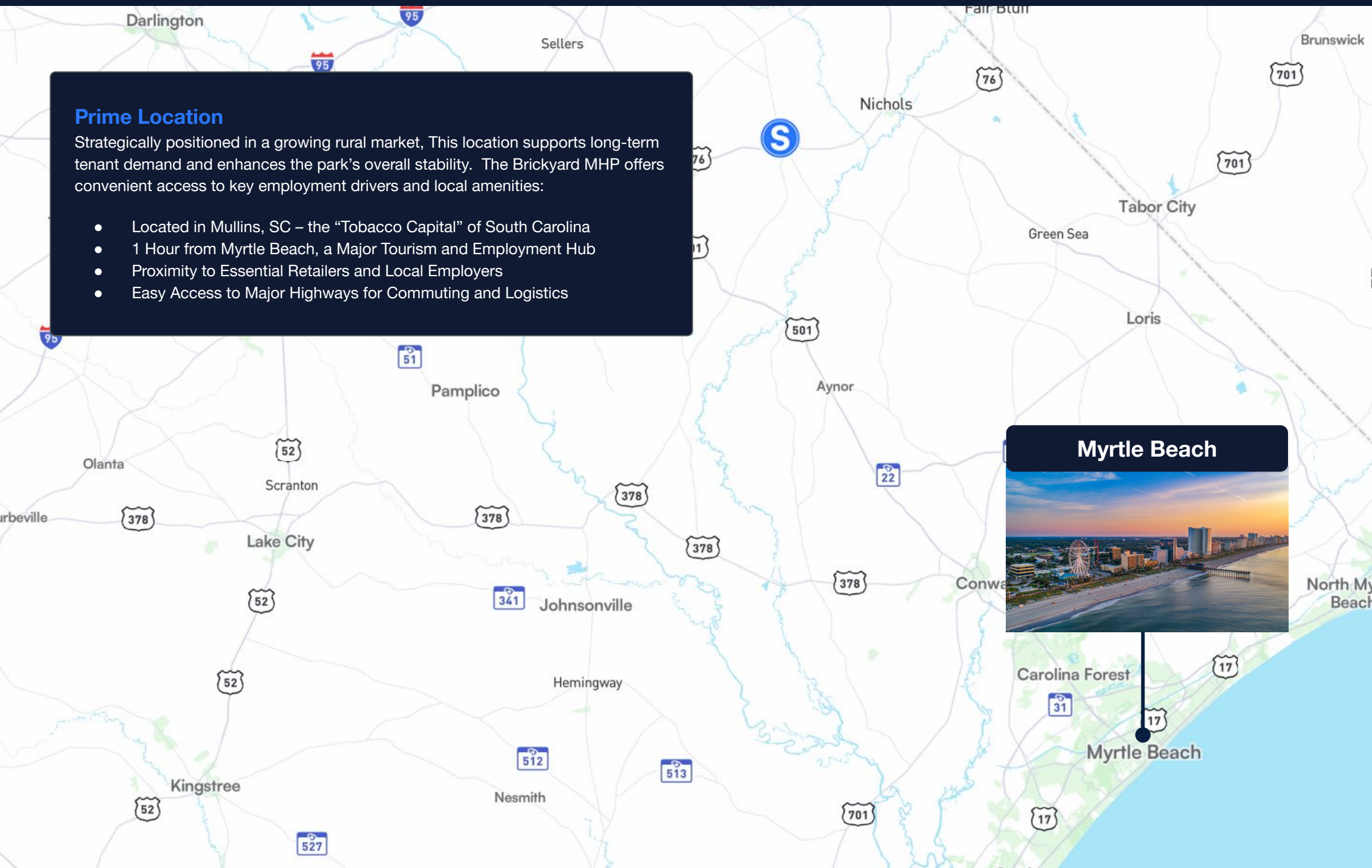
# Location Highlights

## Prime Location

Strategically positioned in a growing rural market, This location supports long-term tenant demand and enhances the park's overall stability. The Brickyard MHP offers convenient access to key employment drivers and local amenities:

- Located in Mullins, SC – the “Tobacco Capital” of South Carolina
- 1 Hour from Myrtle Beach, a Major Tourism and Employment Hub
- Proximity to Essential Retailers and Local Employers
- Easy Access to Major Highways for Commuting and Logistics

## Myrtle Beach



# Investment Highlights

## Prime Location Near Key Retailers & Employers

Strategically situated close to major shopping centers, local businesses, and employment hubs, ensuring convenience for residents and strong rental demand.

## Resilient Affordable Housing with Stable Occupancy

Offering reliable, low-cost housing options in a market known for consistent tenancy rates, providing steady income streams and low vacancy risks.

## Strategic Location in Mullins, South Carolina

Positioned in the heart of Mullins, the historic tobacco capital of SC, with easy access to essential services, community amenities, and regional transportation.

## Proximity to Myrtle Beach & Coastal Attractions

Just an hour from the vibrant Myrtle Beach area, including beaches, golf courses, entertainment venues, and tourist hotspots, enhancing resident appeal and lifestyle value.

## Significant Long Term Appreciation Potential

Benefiting from the area's growing economy and proximity to high-growth coastal regions, poised for substantial property value increases over time.

## Value-Add Opportunity with Natural Rent Growth

Untapped potential for organic rent increases through market-driven demand, operational improvements, and community enhancements to boost profitability.

## Strong Market Fundamentals in a Dynamic Region

Supported by Mullins' stable demographics, affordable living costs, and emerging tourism ties, creating a robust foundation for sustained investment returns.

**City Water**  
Water

**Public/Paved**  
Roads



# Retailer Map



 **Mullins High School**  
±568 Students

 **Academy for Early Learning**  
±183 Students

 **Palmetto School**  
±557 Students

 **CVS pharmacy**

 **DOLLAR GENERAL market**

 **ACE Hardware**

 **DMA INDUSTRIES, LLC**  
BUILT ON PASSION

 **Arby's**

 **SUBWAY**

±10,000 VPD

 **KFC**  
 **IGA**  
 **DOLLAR TREE**  
 **BURGER KING**

 **FAMILY DOLLAR**  
piggly wiggly  
 **CIRCLE K**

 **Subject Property**

 **ROSES**  
 **DOLLAR GENERAL**

 **MUSC Health**  
Medical University of South Carolina

**Palmetto Medical Care**

 **McCormick Elementary School**  
±225 Students

# Offering Summary

**\$890,000**  
List Price

**\$42,381**  
Price Per Unit

## Operational

Total Pads	21
Occupied Pads	16
Total POH	14
Total RV	2
Total VPOH	5
Average Rent	\$738
Electricity	Billed Directly to Tenants
Water	City Water
Sewer	Septic
Trash	Dumpster
Roads	Public/Paved
Driveways	Private/Gravel
Lot Size	±3.00 Acres (±130,680 SF)



# Property Photos



# Market Overview

**The Brickyard MHP**  
State Rd S-34-696 | Mullins, SC 29574



# Mullins, SC

## Market Demographics

**4,026**

Total Population

**\$34,908**

Median HH Income

**1,697**

# of Households

**44.4%**

Homeownership Rate

**±1,317**

Employed Population

**19.9%**

% Bachelor's Degree

**36.1**

Median Age

**\$89,400**

Median Property Value

## Local Market Overview

Mullins, South Carolina is a small, historically rooted city in Marion County, positioned along U.S. Highway 301 and near the South Carolina–North Carolina border. The community functions as a regional service hub for surrounding agricultural areas, with local economic activity that blends retail, healthcare, and light industrial employment. Transportation access includes convenient road links to Interstate 95 and regional corridors connecting to Florence and Myrtle Beach. While population trends show gradual declines consistent with many rural Southern towns, Mullins remains anchored by long-established residential neighborhoods and community institutions. The city's modest local economy benefits from proximity to larger regional markets, yet also faces challenges tied to workforce participation and income levels relative to state and national averages.

Housing in Mullins is characterized by comparatively affordable values and a mixed tenure structure, with a substantial share of renter-occupied units compared with broader averages. The overall homeownership rate is below national benchmarks, while median property values are considerably lower, reflecting both the local market's affordability and constrained demand pressures. Educational attainment and labor force participation indicators suggest opportunities for workforce development initiatives that could strengthen local economic resiliency. Demographically, the city's population is diverse, with a majority African American community contributing to a rich cultural and social fabric.

## Property Demographics

Population	3-Mile	5-Mile	10-Mile
Five-Year Projection	3,029	13,829	25,662
Current Year Estimate	3,289	14,827	27,101
2020 Census	3,289	14,827	27,101
Households	3-Mile	5-Mile	10-Mile
Five-Year Projection	1,251	5,683	10,667
Current Year Estimate	1,280	5,797	10,838
2020 Census	1,359	6,093	11,268
Income	3-Mile	5-Mile	10-Mile
Average Household Income	\$53,944	\$52,109	\$51,055



## Local Market Fundamentals

### Population

In 2024, the population in The Brickyard MHP area is 48,240, an 8.15 percent decrease since 2010. The population is projected to reach 48,967 within five years, a 1.5 percent increase from the current year. The population is 52.8 percent male and 47.2 percent female, with a median age of 42.0 compared with the U.S. average of 39.0. Population density is 68 people per square mile.

### Households

There are currently 20,161 households in The Brickyard MHP area, a 1.82 percent decline since 2010. Households are projected to reach 20,618 within five years, a 2.3 percent increase from the current year. The average household size is 2.4 people.

### Income

In 2024, the median household income in The Brickyard MHP area is \$48,790, compared with the U.S. average of \$76,141. This reflects a 67.74 percent increase since 2010 and is projected to reach \$55,188 within five years, a 13.1 percent increase from the current year. Per capita income is \$25,512 compared with the U.S. average of \$40,471. The average household income is \$61,001, compared with the national average of \$101,307.

### Employment

In 2024, 17,998 residents in The Brickyard MHP area are employed. According to the 2010 Census, 46.8 percent work in white-collar occupations and 28.4 percent in blue-collar occupations. The unemployment rate in 2024 is 5.0 percent. In 2010, the average commute time was 26.0 minutes.

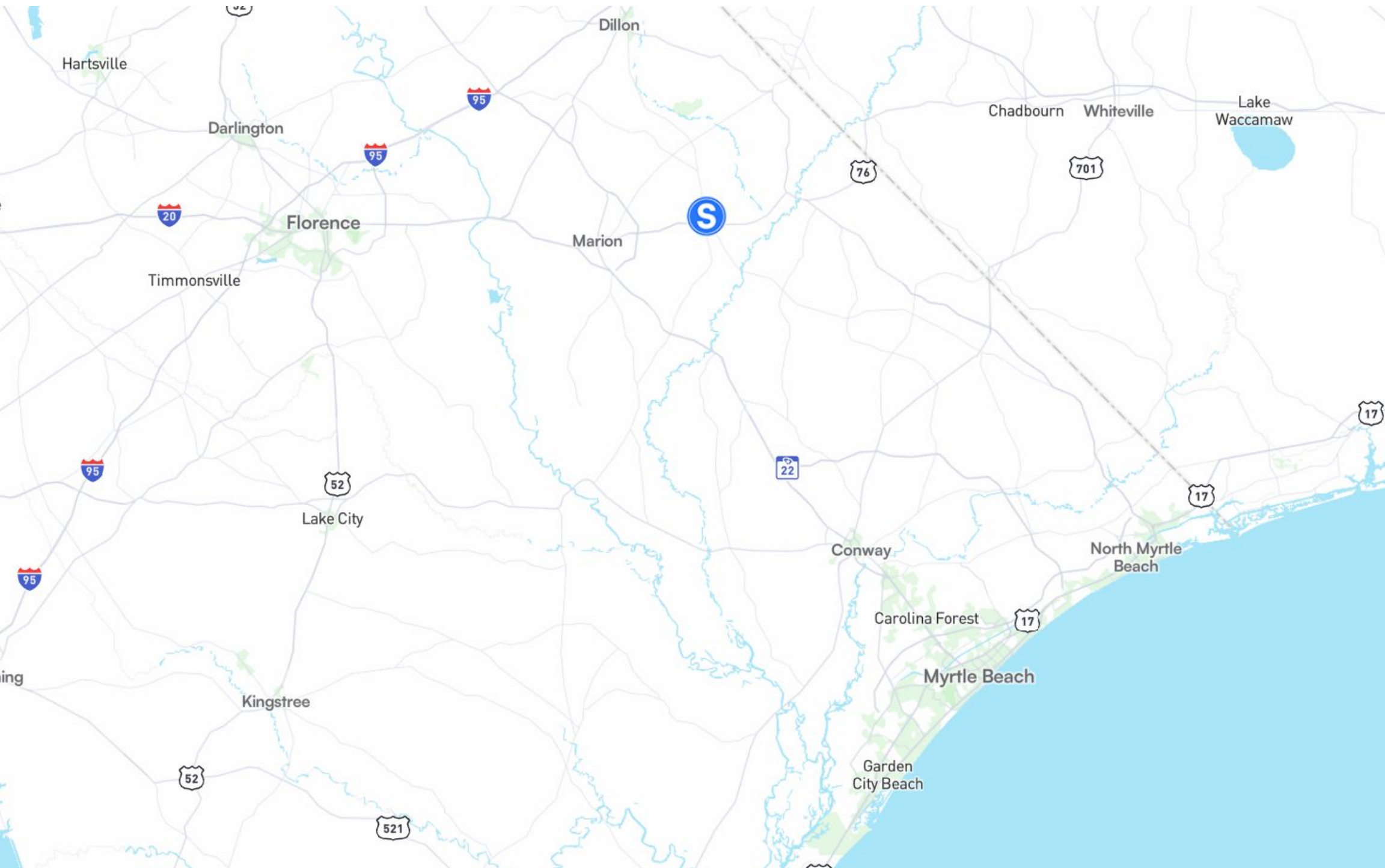
### Housing

The median home value in The Brickyard MHP area is \$133,792 in 2024, compared with the U.S. median of \$321,016. In 2010, there were 14,304 owner-occupied housing units and 6,232 renter-occupied units.

### Education

In 2024, The Brickyard MHP area shows a mixed educational profile compared with national averages. About 14.6 percent of residents hold a graduate degree (above the U.S. average of 13.5 percent), while 8.7 percent have a bachelor's degree (below the U.S. average of 21.1 percent). The share with an associate degree is higher than the national rate at 10.3 percent versus 8.8 percent. The area reports far fewer high school graduates—1.9 percent compared with 26.2 percent nationally—while 49.5 percent of residents have completed some college, significantly higher than the national average of 19.7 percent.

# Regional Map



# MATTHEWS™

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First Vice President

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## State Rd S-34-696 | Mullins, SC 29574

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at State Rd S-34-696, Mullins, SC, 29574 ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

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2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

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