

An aerial photograph of a large, undeveloped plot of land in Paradise, California. The land is mostly dry and brown, with scattered green trees and shrubs. In the background, there are rolling hills and mountains under a clear blue sky. A white rectangular box is superimposed over the center of the image, containing the text "APPLE TREE VILLAGE MOBILE HOME PARK" in bold white capital letters, followed by a horizontal line and "PARADISE | CA" in white capital letters. Below this box, the text "MOBILE HOME PARK DEVELOPMENT OPPORTUNITY" is written in bold white capital letters. At the bottom of the image, the address "1400 KILCREASE CIRCLE | PARADISE, CA" is written in white capital letters. The overall scene suggests a potential site for a new mobile home park.

APPLE TREE VILLAGE
MOBILE HOME PARK
—
PARADISE | CA

**MOBILE HOME PARK
DEVELOPMENT OPPORTUNITY**

1400 KILCREASE CIRCLE | PARADISE, CA

MOBILE HOME PARK DEVELOPMENT

1400 Kilcrease Circle | Paradise, CA 95969

APPLE TREE VILLAGE
MOBILE HOME PARK
PARADISE | CA



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EXECUTIVE SUMMARY

APPLE TREE VILLAGE
MOBILE HOME PARK
PARADISE | CA

PROPERTY OVERVIEW

Apple Tree Village Mobile Home Park, located at 1400 Kilcrease Circle in Paradise, California, is a ± 25.42 -acre former mobile home park offering a large-scale redevelopment opportunity within Butte County. Originally developed in 1974 from a converted family orchard, the property consisted of ± 167 pad sites with additional RV storage infrastructure.

The site's expansive layout provides flexibility for future improvements, comfortable pad configurations, open space opportunities, and operational efficiencies. Its scale, established mobile home park zoning, and infrastructure footprint provide a strong foundation for redevelopment and multiple pathways for repositioning and long-term value creation.

According to the Town of Paradise, a future owner has the legal right to rebuild the property's previous footprint, reducing entitlement risk and potentially accelerating redevelopment timelines.

OFFERING

Address:	1400 Kilcrease Circle Paradise, CA
Type:	Mobile home park development
Land Area:	± 25.42 acres
Development Potential:	± 167 pad sites + RV storage
Zoning:	TR-1/3
Price:	\$3,800,000



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INVESTMENT HIGHLIGHTS

APPLE TREE VILLAGE
MOBILE HOME PARK
PARADISE | CA



LARGE-SCALE REDEVELOPMENT OPPORTUNITY

±25.42 acres with development potential for ±167 pad sites and additional RV storage infrastructure.

ESTABLISHED MANUFACTURED HOUSING USE

Originally developed as a large-scale manufactured housing community, the property benefits from established mobile home park zoning, existing infrastructure, and the ability to rebuild its previous footprint.

RENTAL UPSIDE

Pro forma space rents ranged from \$500 to \$570 per month, providing a foundation for potential future revenue growth upon redevelopment.

REDEVELOPMENT ADVANTAGE

According to the Town of Paradise, the legal right to rebuild the property's previous footprint may reduce entitlement risk and potentially accelerate redevelopment timelines.

STRONG FINANCIAL POTENTIAL

Pro forma projections modeled at stabilized pad rents yield exceptional gross potential revenue, with estimated Net Operating Income (NOI) operating at an efficient 30% expense ratio.

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CONCEPTUAL SITE PLAN

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CURRENT INVENTORY

**APPLE TREE VILLAGE
MOBILE HOME PARK**
PARADISE | CA

PARK NAME	ADDRESS	LOTS	STATUS
Apple Tree Village MH	1400 Kilcrease Cir, 95969	167	55+ / rebuilding
Ridgewood MHP	6674 Pentz Rd #143, 95969	103	CLOSED (Nov 2025)
The Plantation	5550 Berry Creek Dr, 95967	100	Status unknown
El Dorado Mobile Estates	9289 Skyway #51, 95969	100	In slow rebuild
Quail Trails Village	5110 Pentz Rd, 95969	99	RV open; MH limited
Pinecrest MHP	5436 Clark Rd, 95969	80	Status unknown
Sherwood Forest MHP	1280 Wagstaff Rd, 95969	73	Partial rebuild
Pheasant Ridge MH Estates	18 Pheasant Ridge Dr, 95969	67	Status unknown
Pine Springs MH Estates	6920 Clark Rd, 95969	63-64	For sale/redev 2024
Skyway Villa MHP	7726 Skyway, 95969	61	Status unknown
Acres of Paradise MHP	6280 Pentz Rd, 95969	59	Status unknown
Hillcrest MHP	5800 Clark Rd #11, 95969	55	Status unknown
Ponderosa Mobile Estates	6656 Pentz Rd #34, 95969	54	Status unknown
Cape Cod Mobile Estates	6799 Skyway, 95969	50	Status unknown
Holly Hills Mobile Estates	5471 S Libby Rd, 95967	48	Status unknown
Edgewood Estates MH Park	5427 Edgewood Ln, 95969	45	OPEN
Blue Haven Mobile Estates	5510 Clark Rd, 95967	37	OPEN
Evergreen MHP	7209 Skyway, 95969	36	Status unknown
Lime Saddle Estates MH Park	4333 Pentz Rd, 95969	32	Status unknown
Blue Spruce Mobile Estates	7035 Pentz Rd, 95967	32	Status unknown
Rocky Lane Mobile Park	6582 Rocky Ln, 95967	28	Status unknown
Enchanted Forest MH Estates	1080 Pearson Rd, 96967	24	Status unknown
Sawmill Estates	5430 Sawmill Rd, 95969	23	OPEN
The Woodlands MHP	5838 Black Olive, 95967	21	Status unknown
Oak Hills MH Estates	1340 Bille Rd, 95969	20	~5 MH + 15 RV
Paradise Trailer Park	6154 Lucky John Rd, 95969	20	Status unknown
Paradise Mobile Estates	1354 Elliott Rd, 95969	—	OPEN — \$450/mo rent
Paradise Ridge MH Community	6656 Pentz Rd, 95969	—	OPEN

 **96%**

MOBILE HOMES DESTROYED

 **32-36**

PRE-FIRE MOBILE HOME PARKS

 **5 PARKS**

MOBILE HOME PARKS REBUILT (2025)

PROPERTY PHOTOS

APPLE TREE VILLAGE
MOBILE HOME PARK
PARADISE | CA



LOCAL AREA

**APPLE TREE VILLAGE
MOBILE HOME PARK
PARADISE | CA**

**AMERICAN
SELF STORAGE**

**BUTTE COUNTY
FIRE STATION 35**

**PARADISE
DOG PARK**

**CHILDREN'S COMMUNITY
CHARTER SCHOOL**

**CYPRESS FAMILY
APARTMENTS**

**PARADISE RIDGE MOBILE
HOME COMMUNITY**

**PARADISE RIDGE
ELEMENTARY SCHOOL**

Save Mart

DOLLAR TREE

DOLLAR GENERAL

TRACTOR SUPPLY CO.

**ROSS
DRESS FOR LESS**

FIVE BELOW

Wagstaff Rd

Clark Rd

Penitz Rd

Skyway

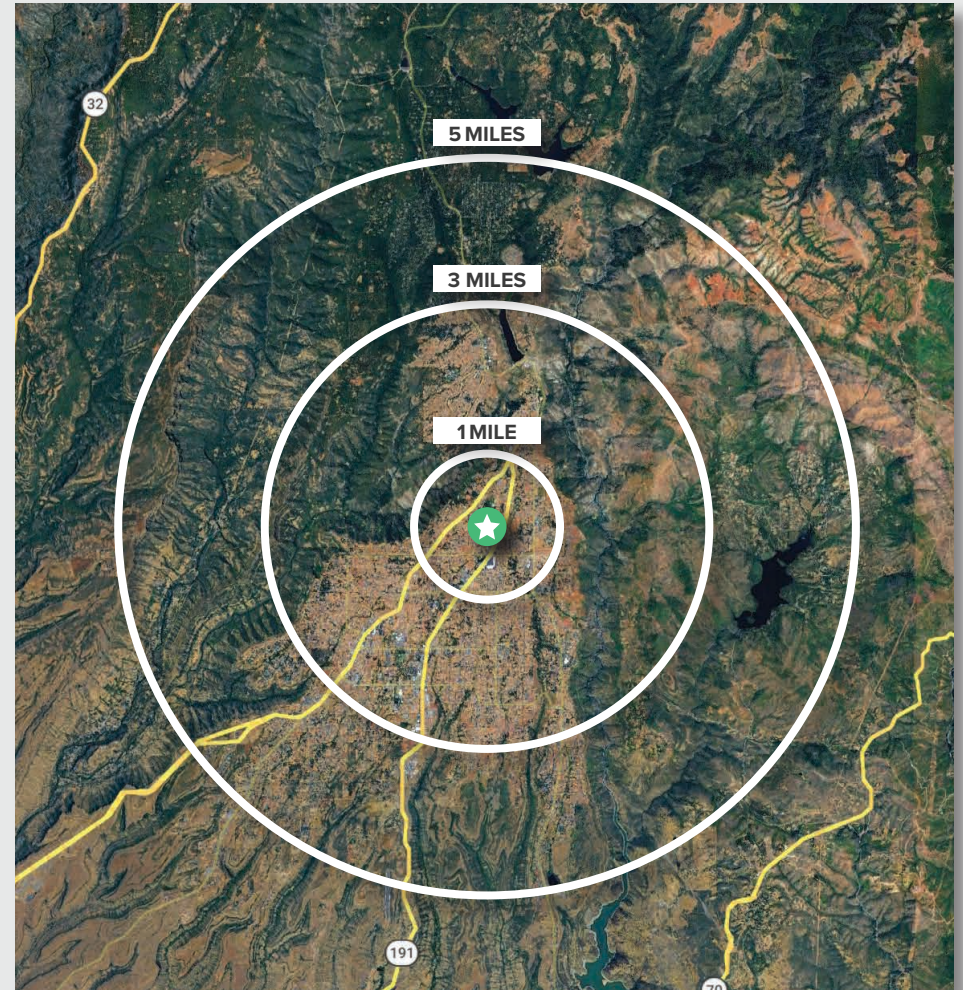
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REGIONAL DEMOGRAPHICS

**APPLE TREE VILLAGE
MOBILE HOME PARK**
PARADISE | CA

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION			
2026 Estimated Population	1,533	6,471	14,244
2020 Census Population	1,075	5,426	13,146
2010 Census Population	5,755	25,848	38,016
2026 Median Age	55.3	50.6	49.2
HOUSEHOLDS			
2026 Estimated Households	686	2,811	5,983
2020 Census Households	484	2,401	5,547
2010 Census Households	2,577	11,699	16,941
INCOME			
2026 Estimated Average Household Income	\$70,758	\$76,860	\$89,534
2026 Estimated Median Household Income	\$60,540	\$64,797	\$65,955
BUSINESS			
2026 Estimated Total Businesses	88	333	449
2026 Estimated Total Employees	986	2,862	3,408

Source: Applied Geographic Solutions 05/2026, TIGER Geography - RS1



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ABOUT CAPITAL RIVERS

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CHOOSE EXCELLENCE OVER ORDINARY

Our team of brokerage, property management, and development professionals work together with you to deliver creative solutions that meet your goals and reduce risk.

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