



So, taking these items, what would 'all in' cost per unit be for 8 to 10 units x 70 percent allowing for roads/commons, etc. for a 10 acre project?

◆ AI Overview

To calculate the "all-in" cost per unit for a **10-acre project** at high density, we will assume an efficiency of **70%** (7 buildable acres). At 8 to 10 units per usable acre, you are looking at a total project size of **56 to 70 units**.

Below is the cost breakdown per unit, assuming you are buying land at the median price of **\$32,500 per acre** (\$325,000 total).

**All-In Cost Per Unit Breakdown**

<b>Expense Category</b>	<b>8 Units/Usable Acre (56 Units)</b>	<b>10 Units/Usable Acre (70 Units)</b>
<b>Land Acquisition</b>	\$5,803	\$4,642
<b>Impact Fees (Polk County)</b>	\$14,000	\$14,000
<b>Civil Infrastructure</b> (Roads, Sewer, Water, Grading)	\$35,000	\$30,000
<b>Soft Costs</b> (Engineering, Planning, Permitting)	\$5,500	\$4,500
<b>Setup &amp; Foundations</b> (Pads, Tie-downs, Hookups)	\$10,000	\$10,000
<b>Contingency (10%)</b>	\$7,030	\$6,314
<b>TOTAL PER UNIT</b>	<b>\$77,333</b>	<b>\$69,456</b>

**Total Project Capital Requirement**

For a 10-acre tract, your total "horizontal" development budget (getting the land ready for homes to be rolled in) would look like this:

- **56-Unit Project:** ~\$4.33 Million
- **70-Unit Project:** ~\$4.86 Million

### Crucial Cost Variables to Watch

- **The "Workforce Housing" Wildcard:** If you can qualify your project for Polk County's affordable housing incentives, you could potentially waive the **\$10,000 school impact fee** per unit. This would drop your all-in cost per unit by **~14%**, bringing the 70-unit scenario down to roughly **\$59,000 per unit**.
- **Utility Proximity:** These numbers assume "stubbed" utilities are at the property line. If you have to run a sewer or water main half a mile to reach the 10 acres, you could easily add **\$150,000–\$300,000** to your soft costs.
- **Infrastructure Scaling:** Note that the "Per Unit" cost for infrastructure (roads/pipes) decreases as density increases because you are spreading the cost of the main entrance and the primary drainage pond over more doors.

### Summary Conclusion

For a high-density manufactured home development in Polk County, you should budget an all-in cost of **\$70,000 to \$77,000 per unit** to get the site ready for occupancy. This does **not** include the cost of the manufactured home itself, which would be an additional expense if you are providing the units as rentals.

Would you like me to run these numbers again based on a **specific land price** you are looking at, or perhaps focus on the **ROI/Rental yield** required to cover this \$70k/unit investment?

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