

SALE

DESERT HILLS MOBILE RANCH

617 West Setting Sun Court Tombstone, AZ 85638



OFFERING SUMMARY

Sale Price:	\$775,000
Building Size:	2,000 SF
Available SF:	
Lot Size:	4.943 Acres
Number of Units:	27
Price / SF:	\$3.60
Cap Rate:	7.1%
NOI:	\$55,010
Zoning:	B-2

PROPERTY HIGHLIGHTS

- - 2,000 SF building with versatile space for office or storage use
- - 27 units for substantial income potential and investment growth
- - B-2 zoning allowing diverse commercial utilization
- - Prime Southeast Arizona location for thriving real estate prospects
- - Well-preserved grounds and infrastructure for seamless investment transition

Scott Hotchkiss

(520) 269-1968

scott.hotchkiss@cbrealty.com



COLDWELL BANKER
COMMERCIAL
REALTY

SALE

DESERT HILLS MOBILE RANCH

617 West Setting Sun Court Tombstone, AZ 85638



PROPERTY DESCRIPTION

Desert Hills Mobile Ranch consists of 5 acres located on a hillside north of the OK Corral off Highway 80, on the way into Tombstone, Arizona—a popular historical site and tourist attraction. The property is home to 21 manufactured homes owned by the residents and 3 RV spaces rented year-round, with room to add more. Manufactured homeowners are full-time residents, and turnover is minimal, providing stable income for the property owner. All residents pay monthly lot rent, which includes trash, water, and septic services. Mobile homes are separately metered for electricity.

Effective March 2025, a rent increase will be implemented following proper notice served to all tenants. Lot rent for the 20 mobile home pads will increase from \$275/month to \$325/month, and the 3 RV spaces will increase from \$400/month to \$425/month.

The property also features a large three-bay garage/shop available for the owner's use, with significant upside potential. The recently constructed 1,500-square-foot maintenance facility can be divided and rented as shop space or storage, providing an additional revenue stream. Furthermore, there is room to develop additional spaces, enhancing the long-term investment potential.

Located off scenic Highway 80, the park enjoys proximity to Tombstone, home of the iconic OK Corral, and is a short, scenic drive from Sierra Vista with easy access to the towns of Benson, Bisbee, and Douglas. Desert Hills Mobile Ranch offers a blend of historical charm, stable income, and future development opportunities, making it an ideal investment in one of Arizona's most renowned old western towns.

Scott Hotchkiss

(520) 269-1968

scott.hotchkiss@cbrealty.com



**COLDWELL BANKER
COMMERCIAL
REALTY**