

*The Real Estate
Ranch*

19-LOT MOBILE HOME PARK | 100% OCCUPIED | \$83K NOI | MIDLAND, TX

3109 S County Rd 1200 Midland, TX 79706



Shana Curry
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Website:
<http://www.therealestateranch.com>

PROPERTY – 3109 S County Rd 1200 (3.75 Acres)



OFFERING SUMMARY

Sales Price	\$835,000
Year Built	1950
Building Sq Ft	2619
Lot Size	3.75 Acres
Zoning	Commercial

PROPERTY OVERVIEW

19-LOT MOBILE HOME PARK | 100% OCCUPIED | \$83K NOI | MIDLAND, TX

Rare opportunity to acquire a fully stabilized 19-lot mobile home park in Midland, TX featuring 100% occupancy and an active tenant waitlist.

This property has delivered consistent performance with zero vacancy for 8 years, making it a highly reliable cash-flowing asset in the Permian Basin.

STRONG IN-PLACE CASH FLOW

- **Gross Income: \$120,000/year**
 - **Net Operating Income: \$83,115/year**
 - **Cap Rate: ~10% at asking price**
- Immediate income with proven stability**

INVESTMENT HIGHLIGHTS

100% Occupied + Waitlist

- **Fully leased 19 pads**
- **8-year track record of zero vacancy**
- **Built-in demand with waiting list**

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100% Occupied + Waitlist

- Fully leased 19 pads
 - 8-year track record of zero vacancy
 - Built-in demand with waiting list
- ### Low-Maintenance Operations
- All tenants pay electronically (Venmo)
 - No onsite management required
 - Simple, efficient rent collection

PRIME PERMIAN BASIN LOCATION

- Located in Midland, TX
 - Strong workforce housing demand
 - Stable tenant base tied to local economy
- ### BONUS: 2 OWNER/RENTAL HOUSES INCLUDED
- 3 bed / 2 bath home
 - 2-car garage

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PROPERTY OVERVIEW

- **Can be:**
- **Owner-occupied**
- **Rented for additional income**
- **Used for onsite management**
- **2024 Mobile home, completely remodeled 3/2 with modern finishes and large fenced private yard.**

PRICING

\$835,000

**Approx. \$43,900 per lot INCLUDING house
~10% cap rate based on actual performance**

IDEAL BUYER

- **1031 exchange investors**
- **Passive income buyers**
- **Out-of-state investors**
- **Owner-operators**

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PROPERTY OVERVIEW

- Investment highlights
- 19 Mobile Home spots
- Main House – 3 Bedroom, 2 Bath, 2 Car Garage
- 2024 mobile home, completely updated 3/2 with large, private yard
- Close to I-20
- Income Producing Property for Sale!
- 1031 exchange investors
- Passive income buyers
- Out-of-state investors
- Owner-operators

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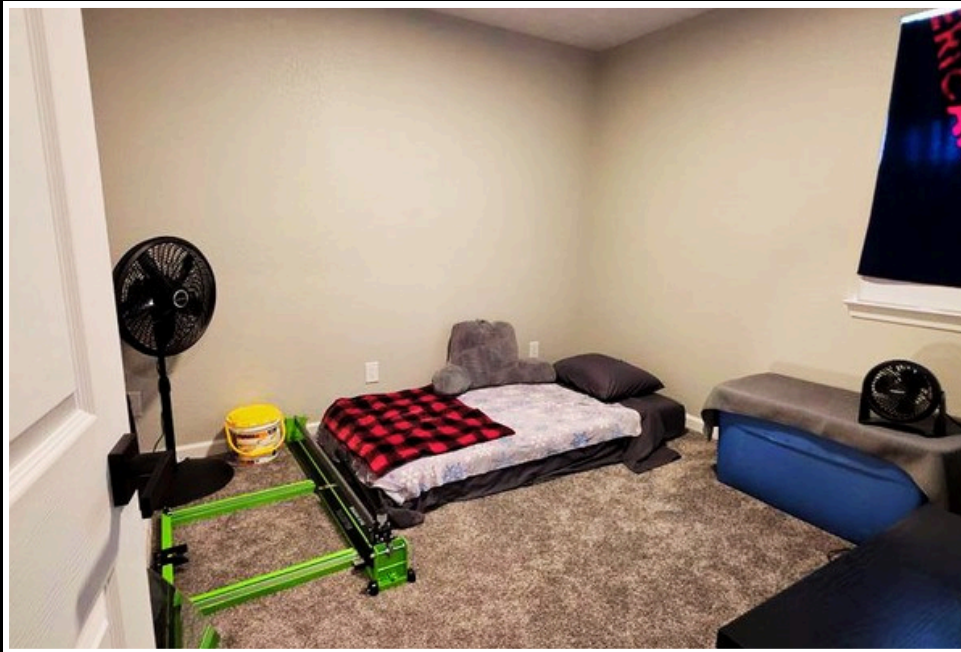
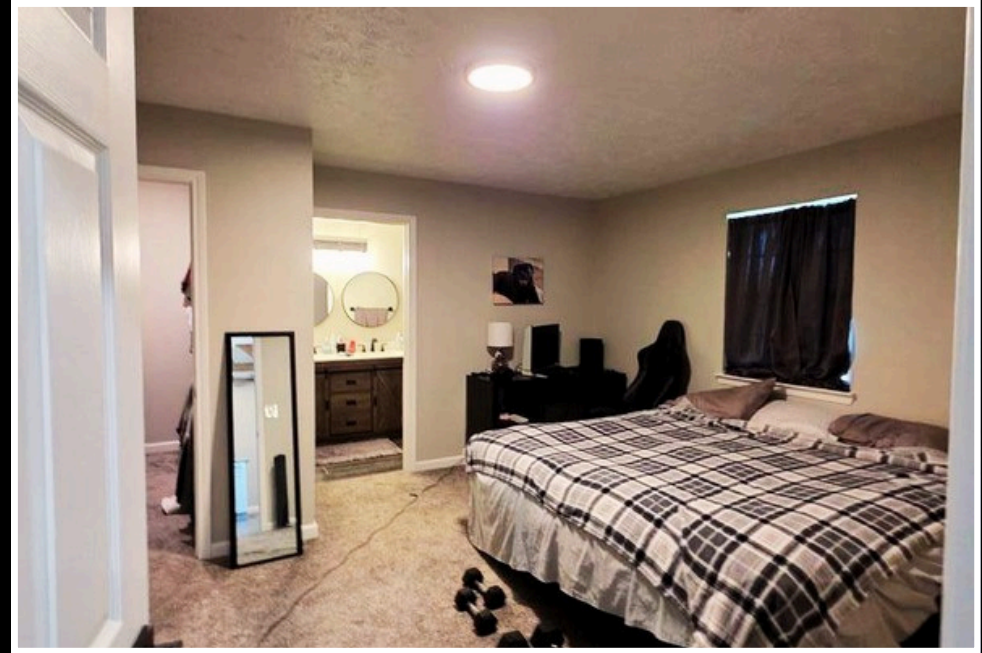
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COMMERCIAL PROPERTY FOR SALE !



**PRESENTED BY: SHANA CURRY
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