

*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  
432.556.7333  
shanaprbe@gmail.com

Office:  
432.688-8200  
6 Desta Drive, Ste 1260,  
Midland, TX 79705

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

# PROPERTY – 3109 S County Rd 1200 (3.75 Acres)



## OFFERING SUMMARY

Sales Price	\$794,000
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**

**Shana Curry**

432.556.7333  
shanaprbe@gmail.com

**Office:**

432.688-8200  
6 Desta Drive, Ste 1260  
Midland, TX 79705

**Website:**

<http://www.therealestateranch.com>

*the* Real Estate  
Ranch

# 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

- ✓ **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

Shana Curry  
432.556.7333  
shanaprbe@gmail.com

Office:  
432.688-8200  
6 Desta Drive, Ste 1260  
Midland, TX 79705

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

*the* Real Estate  
Ranch

# 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

- **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.**

- 👉 **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**

Shana Curry

432.556.7333  
shanaprbe@gmail.com

Office:

432.688-8200  
6 Desta Drive, Ste 1260  
Midland, TX 79705

Website:

<http://www.therealestateranch.com>

*the* Real Estate  
Ranch

# 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

- 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

**Shana Curry**  
432.556.7333  
[shanaprbe@gmail.com](mailto:shanaprbe@gmail.com)

**Office:**  
432.688-8200  
6 Desta Drive, Ste 1260  
Midland, TX 79705

**Website:**  
<http://www.therealestateranch.com>

*the Real Estate  
Ranch*

# *the Real Estate Ranch*



# *the Real Estate Ranch*



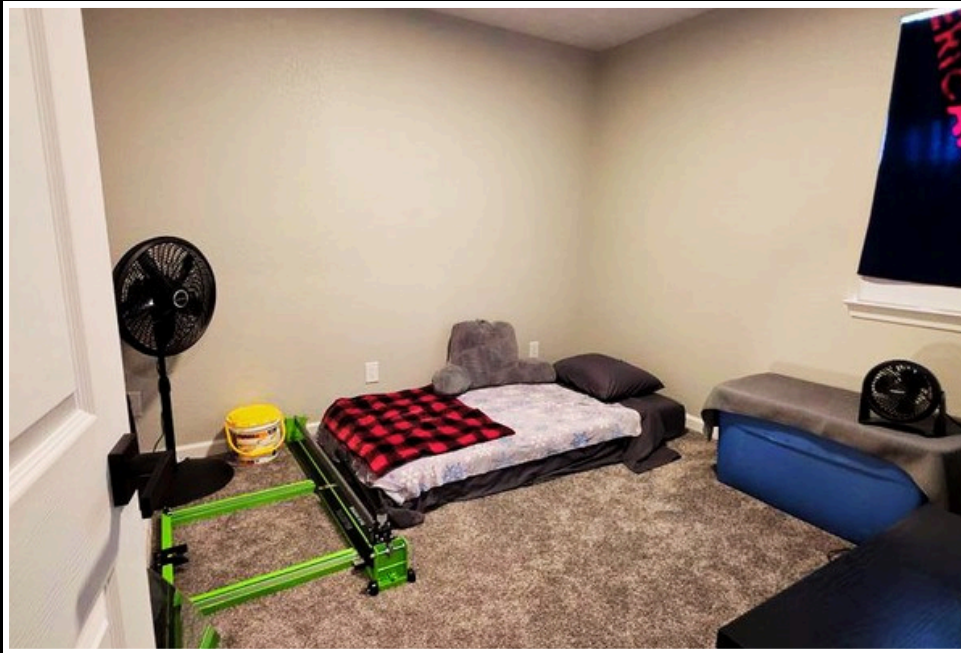
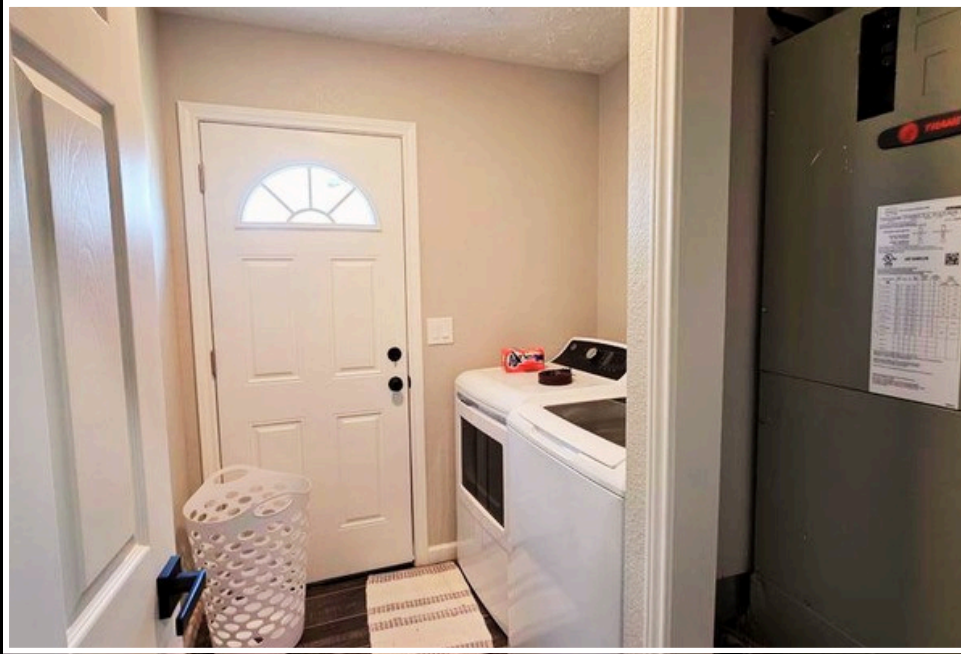
# *the Real Estate Ranch*



# *the Real Estate Ranch*



# *the Real Estate Ranch*



# *the Real Estate Ranch*





**3109 S County Rd 1200 Midland, TX 79706**

**COMMERCIAL PROPERTY FOR SALE !**



**PRESENTED BY: SHANA CURRY  
(432) 556-7333**

**THE REAL ESTATE RANCH  
(432) 688-8200**

**Shana Curry**

432.556.7333  
shanapbre@gmail.com

**Office:**

432.688-8200  
6 Desta Drive, Ste 1260,  
Midland, TX 79705

**Website:**

<http://www.therealestateranch.com>

