

15 UNIT MOBILE HOME PARK, WITH 3 APARTMENT UNITS NEAR SUPERIOR

53390 E US HIGHWAY 60 | MIAMI, AZ 85339



FOR SALE

Beth Jo Zeitzer
CEO - Designated Broker
602.319.1326
bjz@roiproperties.com

Jake Vice
Commercial Associate
480.273.0212
jvice@roiproperties.com

Tommy Moore
Commercial Associate
602.397.4886
tmoore@roiproperties.com

R.O.I. Properties
3333 E Camelback Rd., Ste 252
Phoenix, AZ 85018
www.roiproperties.com



VALUE ADD 15 UNIT MOBILE HOME PARK IN COPPER CORRIDOR, WITH 3 APARTMENT UNITS

53390 E US HIGHWAY 60, MIAMI, AZ 85539

FOR SALE



OFFERING SUMMARY

Sale Price:	\$750,000
# Of Units:	18
Price/Unit:	\$41,667
Zoning:	CB-2, MH
Lot Size:	3.61 Acres

PROPERTY OVERVIEW

This 3.61-acre offering features a 15-unit mobile home park ideally located between Miami and Superior in the desirable “Top of the World” area, where temperatures average 15 degrees cooler than the Valley—supporting strong, year-round occupancy and tenant demand. In addition to the mobile home units, the property includes four buildings: a duplex, a single-unit apartment building, and two commercial structures. The current owner pays for water (via a private well), sewer (septic), property taxes, insurance, and maintenance. Rent increases are already underway, providing immediate income growth with additional upside potential for investors.

PROPERTY HIGHLIGHTS

- Cooler Climate: Located in “Top of the World,” 15° cooler than the Valley with strong year-round demand.
- Multiple Structures: Includes 15 mobile home units, a duplex, a standalone apartment unit, and two commercial buildings.
- Income Upside: Owner-paid utilities currently; rent increases underway with room for growth.

BETH JO ZEITZER

602.319.1326

bjz@roiproperties.com

JAKE VICE

480.273.0212

jvice@roiproperties.com

TOMMY MOORE

602.397.4886

tmoore@roiproperties.com

R.O.I. PROPERTIES

3333 E. Camelback RD | Suite 252 | Phoenix, AZ 85018

T: 602.319.1326 | F: 602.794.6389

www.roiproperties.com



15 UNIT MHP FOR SALE IN COPPER CORRIDOR

53390 E US HIGHWAY 60, MIAMI, AZ 85539

FOR SALE



BETH JO ZEITZER

602.319.1326
bjz@roiproperties.com

JAKE VICE

480.273.0212
jvice@roiproperties.com

TOMMY MOORE

602.397.4886
tmoore@roiproperties.com

R.O.I. PROPERTIES

3333 E. Camelback RD | Suite 252 | Phoenix, AZ 85018
T: 602.319.1326 | F: 602.794.6389

www.roiproperties.com

2025 R.O.I. Properties, LLC. All rights reserved. No warranty or representation, expressed or implied, is made to the accuracy of the information contained herein. Prices and availability subject to change without notice.



15 UNIT MHP WITH 3 APT UNITS FOR SALE IN COPPER CORRIDOR

53390 E US HIGHWAY 60, MIAMI, AZ 85539

FOR SALE



BETH JO ZEITZER

602.319.1326
bjz@roiproperties.com

JAKE VICE

480.273.0212
jvice@roiproperties.com

TOMMY MOORE

602.397.4886
tmoore@roiproperties.com

R.O.I. PROPERTIES

3333 E. Camelback RD | Suite 252 | Phoenix, AZ 85018
T: 602.319.1326 | F: 602.794.6389

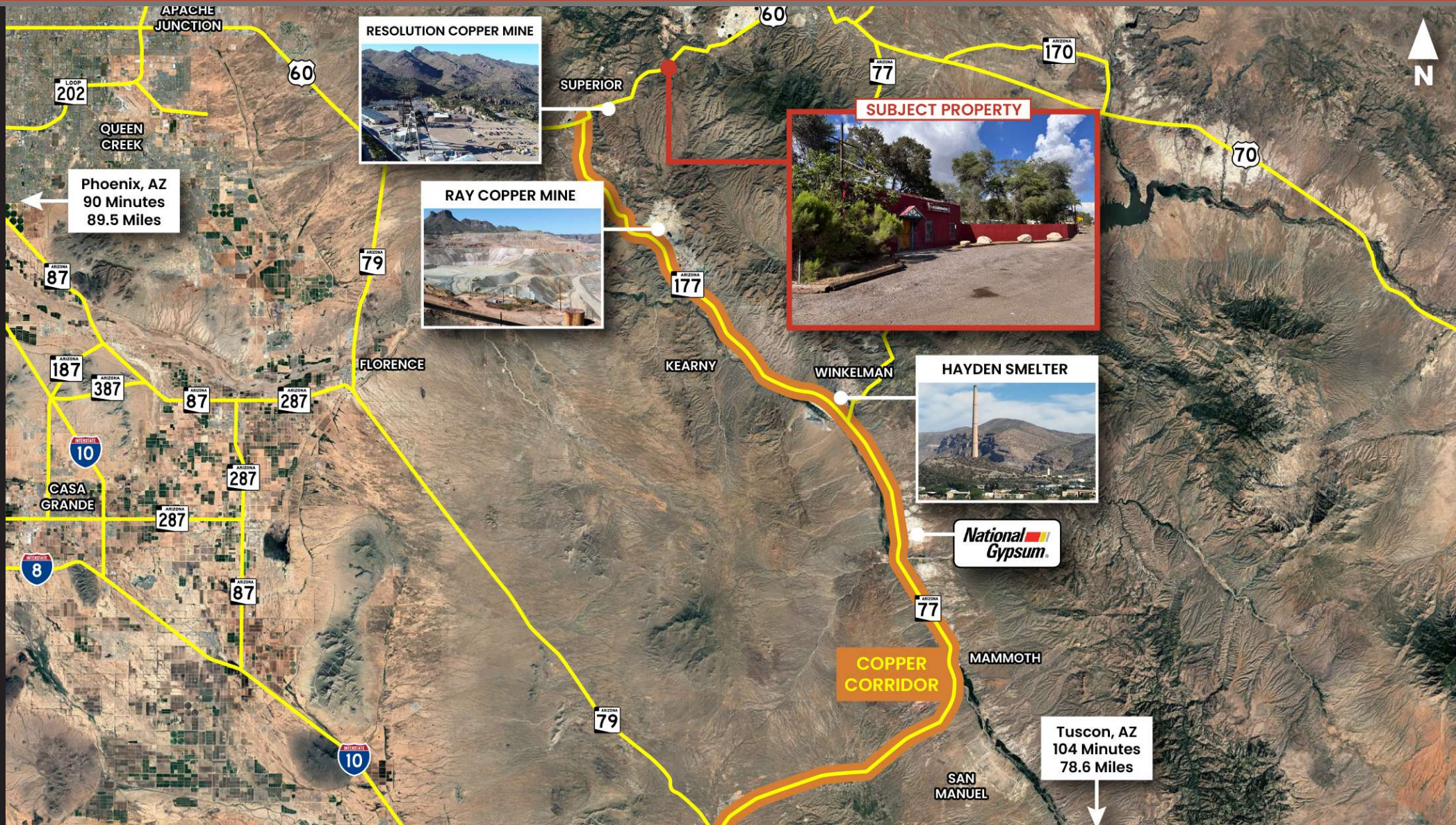
www.roiproperties.com



MOBILE HOME PARK FOR SALE IN THE COPPER CORRIDOR

53390 E US HIGHWAY 60, MIAMI, AZ 85539

FOR SALE



BETH JO ZEITZER

602.319.1326
bjz@roiproperties.com

JAKE VICE

480.273.0212
jvice@roiproperties.com

TOMMY MOORE

602.397.4886
tmoore@roiproperties.com

R.O.I. PROPERTIES

3333 E. Camelback RD | Suite 252 | Phoenix, AZ 85018
T: 602.319.1326 | F: 602.794.6389

www.roiproperties.com



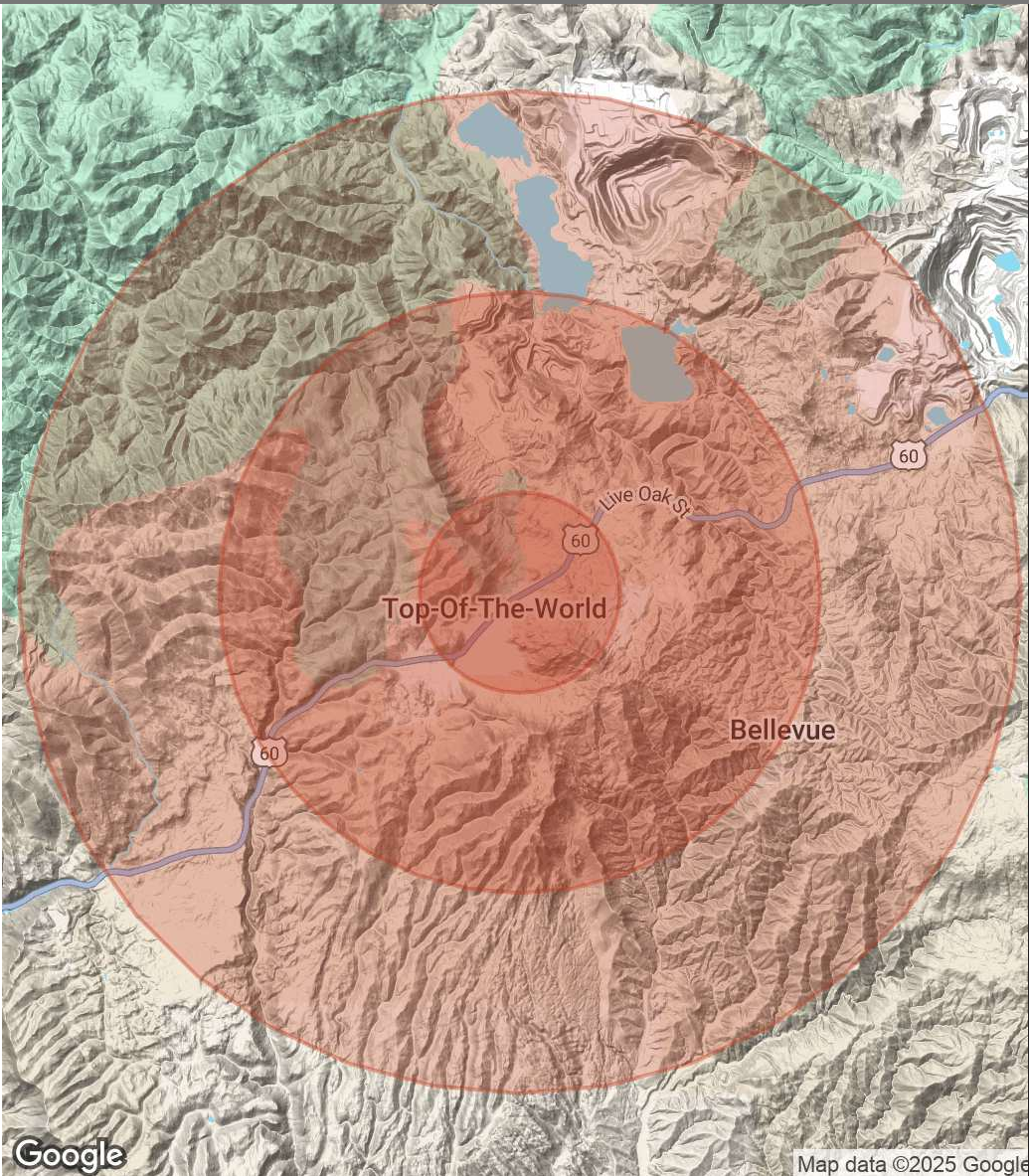
DEMOGRAPHIC SUMMARY

53390 E US HIGHWAY 60, MIAMI, AZ 85539

FOR SALE

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	166	203	218
Average Age	56	55	55
Average Age (Male)	56	56	55
Average Age (Female)	56	55	54

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	78	93	100
# of Persons per HH	2.1	2.2	2.2
Average HH Income	\$83,352	\$82,284	\$81,792
Average House Value	\$409,021	\$414,406	\$407,834



BETH JO ZEITZER

602.319.1326
bjz@roiproperties.com

JAKE VICE

480.273.0212
jvice@roiproperties.com

TOMMY MOORE

602.397.4886
tmoore@roiproperties.com

R.O.I. PROPERTIES

3333 E. Camelback RD | Suite 252 | Phoenix, AZ 85018
T: 602.319.1326 | F: 602.794.6389

www.roiproperties.com

