



PRICE: \$3,500,000

CORPORATE MOBILE HOUSING PARK FOR SALE

3299 South Fulton Avenue, Odessa, TX 79766

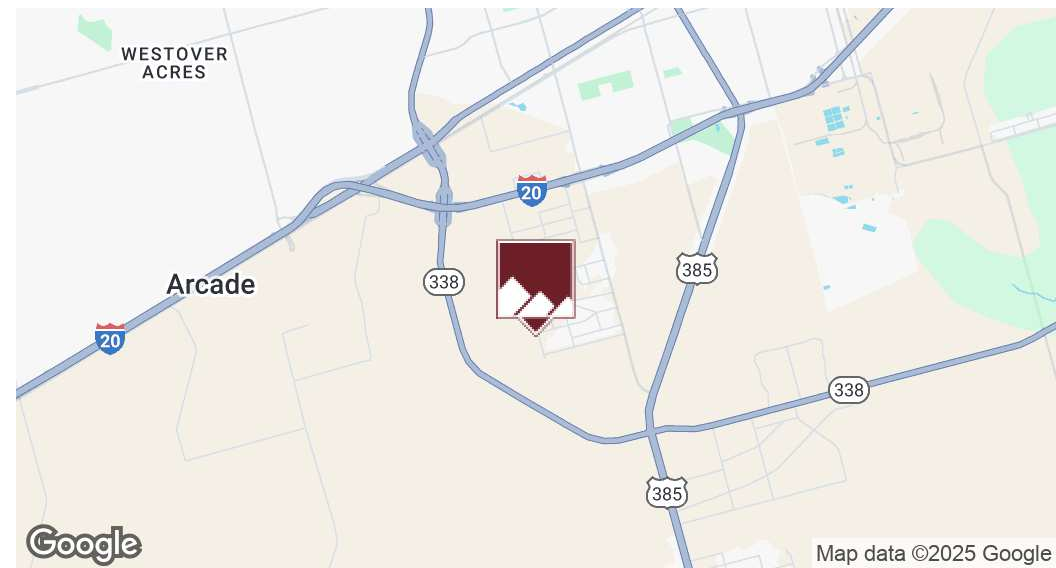
John Elphick, CCIM

Broker
432.682.2510
john@moriahrealestate.com

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Investment Opportunity: Turnkey Corporate Mobile Housing Park

Corporate Mobile Housing Park – Workforce Housing Investment Opportunity. Now available for sale, this turnkey corporate mobile housing park in West Texas offers a unique investment opportunity. The property features 18 fully furnished mobile homes, each designed for workforce housing and set up as a "man-camp" environment. Every unit includes 4 bedrooms and 2 bathrooms, and is leased at \$5,000 per month with all utilities included. Leases are secured on a contract basis ranging from 1 to 3 years, providing stable income potential. The park is currently 60% occupied, presenting immediate upside for increased cash flow. This is an ideal opportunity for investors seeking reliable returns through long-term corporate tenancy in a high-demand region.

Location Description

Located at 3299 South Fulton Avenue in Odessa, Texas (Ector County), this property sits just outside the city limits, offering both flexibility and convenient access. Ideally positioned just off Interstate 20, the site boasts excellent connectivity to major regional transportation corridors and is surrounded by established industrial users. Its strategic location places it in close proximity to the heart of oil and gas activity in the Midland and Delaware Basins, serving key operations across West Texas and Southeast New Mexico.

Offering Summary

Sale Price:	\$3,500,000
Cap Rate:	12.5%
# Of Units:	18
Lot Size:	11.24 Acres

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Property Highlights

- (18) 4 Bedroom - 2 Bath Units
- Unit Measurements: Single-Wide | 16'x60' | 8' Ceiling Height
- Each Unit is Fully Furnished with Full Kitchen & Big Screen TVs
- Perimeter Fencing with Key-Code Gated Entry
- Caliche Parking & Drives | Stepping Stone Walkways
- Utilities: (4) Water Wells on Site (5th Well in Fall 2025) | Propane Gas | Sewer: Newly Developed Septic System
- Easy Access to the Heart of the Oil and Gas Operations in the Midland and Delaware Basins in West Texas and Southeast New Mexico
- *Upside: Expansion to 60 units*

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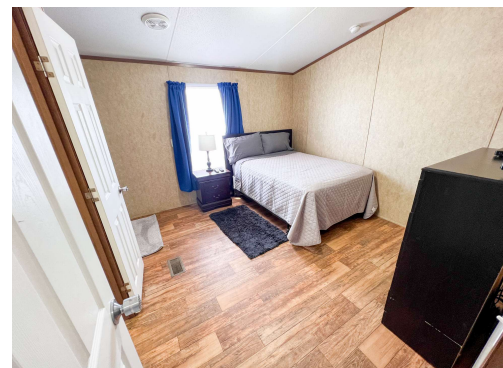
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Contact Broker:

John Elphick, CCIM

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15 Smith Road, Suite 6004, Midland, TX 79705

432.682.2510 | moriahbrokerageservices.com