



PRAIRIE WINDS MOBILE HOME PARK

38 Site MHP With Huge Rental Upside

820 NORTH CRIDER ROAD, NEW CORDELL, OK 73632

\$375,000 | 38 SITES | 14.99% PROFORMA CAP

LISTING BROKER

Jennifer Stein Real Estate, Inc
Jennifer Stein, Broker.
213-446-5366
jstein@jenniferstein-realestate.com
OK RE Lic: 202306

OUT OF STATE COOPERATING BROKER

PCG Commercial, Inc.
Adrian Del Rio
(916)303-0133
adelrio@pcgcommercial.com
CA RE Lic: DRE# 01431059

CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from PCG Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither PCG Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. PCG Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. PCG Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. PCG Commercial does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by PCG Commercial in compliance with all applicable fair housing and equal opportunity laws.

PRESENTED BY:

LISTING BROKER

Jennifer Stein, Broker
Jennifer Stein Real Estate, Inc
213-446-5366
jstein@jenniferstein-realestate.com
OK RE Lic: 202306

OUT OF STATE COOPERATING BROKER

Adrian Del Rio
PCG Commercial, Inc.
(916)303-0133
adelrio@pcgcommercial.com
CA RE Lic: DRE# 01431059

LISTING BROKER

Jennifer Stein Real Estate, Inc
Jennifer Stein, Broker.
213-446-5366
jstein@jenniferstein-realestate.com
OK RE Lic: 202306

OUT OF STATE COOPERATING BROKER

PCG Commercial, Inc.
Adrian Del Rio
(916)303-0133
adelrio@pcgcommercial.com
CA RE Lic: DRE# 01431059



OFFERING SUMMARY

Offering Price:	\$375,000
Number Of Sites:	38
Price Per Site:	\$9,868
Land PSF:	\$2.52
Occupancy:	32. %
Proforma Cap Rate:	14.99%
GRM:	4.11
Proforma NOI:	\$56,195
Lot Size:	3.41 Acres
Year Built:	1997
Tenant-Owned Home	12
Park-Owned Homes	0

PROPERTY HIGHLIGHTS

- Large upside on leasing vacant spaces
- City water, City sewer, paved roads
- Individually metered utilities, Direct Billed to resident
- All Tenant-Owned Homes
- +14% proforma cap rate
- Loss-to-vacancy upside of +/- \$5,650 per month
- Average Household Income = \$79,000

DEMOGRAPHICS

	1.3 Miles	5 Miles	10 Miles
Total Households:	1,075	1,235	1,650
Total Population:	2,696	3,101	4,158
Average HH Income:	\$79,144	\$79,648	\$81,462

LISTING BROKER
 Jennifer Stein Real Estate, Inc
 Jennifer Stein, Broker.
 213-446-5366
 jstein@jenniferstein-realestate.com
 OK RE Lic: 202306

OUT OF STATE COOPERATING BROKER
 PCG Commercial, Inc.
 Adrian Del Rio
 (916)303-0133
 adelrio@pcgcommercial.com
 CA RE Lic: DRE# 01431059



PROPERTY DESCRIPTION

Prairie Winds Mobile Home Park built in 1997 is a 38 lots-site community situated on 3.41 acres with paved roads, serviced by individually metered City Water & Sewer, and direct billed electrical. This is an ideal set up with metered utilities minimizing the operating expenses for an investor. There are currently (12) occupied sites with all Tenant - Owned Homes (TOH) rented between \$150-\$200 per site / month. The rents are very affordable given the average household income in the direct market is \$79,000!

This leaves substantial upside for an investor to lease the remaining vacant (26) sites at market rent of \$200 equating to an additional \$5,650 in gross monthly revenue and a +14% proforma cap rate.

This is a great opportunity to acquire an MHP with 90s built infrastructure serviced by City water & sewer, metered direct billed utilities, and huge lease upside at a really low cost basis of (\$9,868) per site. The regions affordability, proximity to daily needs amenities, proximity to a desirable outdoor lifestyle which includes fishing, hunting, and hiking attracting families plus work force housing.

Cordell and Washita County are supported by a diverse, blue-collar and service-oriented employment base:

*Primary Employment Sectors

Healthcare & Social Services (largest employer sector)

Construction & Skilled Trades

Transportation & Warehousing

Agriculture and energy-related industries

Oil & gas extraction and utilities (higher-wage sectors)

Hospital & Medical Services: Cordell Regional Hospital

LISTING BROKER

Jennifer Stein Real Estate, Inc
Jennifer Stein, Broker.
213-446-5366
jstein@jenniferstein-realestate.com
OK RE Lic: 202306

OUT OF STATE COOPERATING BROKER

PCG Commercial, Inc.
Adrian Del Rio
(916)303-0133
adelrio@pcgcommercial.com
CA RE Lic: DRE# 01431059



LOCATION DESCRIPTION

820 N Crider Road is strategically positioned in Cordell, the county seat of Washita County, in western Oklahoma. The property benefits from convenient access to Interstate 40, a major east-west transportation corridor connecting Oklahoma City to western Oklahoma and Texas markets.

Cordell serves as a regional hub for agriculture, energy, and small business commerce. The area offers stable rural demographics, essential services, and a strong sense of community. The property's location provides ease of access for tenants and customers while maintaining the affordability and operational advantages associated with smaller Oklahoma markets.

Medical Hospital & Services: Cordell Regional Hospital

Retail and Daily needs service amenities are primarily located along Highway 183 and SH-152 corridors, including: Grocery and convenience stores, Auto services, Local retail shops, Banking and professional services.

Dining & Restaurants

Cordell offers a selection of local dining options and casual eateries serving the surrounding community: Local Tex-Mex restaurants (e.g., Restaurante Rios), Coffee shops and cafes (Bean & Ladle), Fast food and quick-service options along highway corridors, Family-owned diners and regional cuisine.

LISTING BROKER

Jennifer Stein Real Estate, Inc
Jennifer Stein, Broker.
213-446-5366
jstein@jenniferstein-realestate.com
OK RE Lic: 202306

OUT OF STATE COOPERATING BROKER

PCG Commercial, Inc.
Adrian Del Rio
(916)303-0133
adelrio@pcgcommercial.com
CA RE Lic: DRE# 01431059

BUILDING & INFRASTRUCTURE INFORMATION

Number of Site-Lots:	38
Occupied Sites:	12
Vacant Sites	26
Avg. Site Rents:	\$150-\$200
Tenant-Owned Homes:	12
Park-Owned Homes:	0
Year Built:	1997
Parcel Number:	750008888
Roads:	Paved

UTILITIES

Water:	City, Sub-Metered, Tenant
Sewer:	City, Sub-Metered, Tenant
Electrical:	Metered-Direct Billed, Tenant
Landscaping:	Tenant



LISTING BROKER
Jennifer Stein Real Estate, Inc
Jennifer Stein, Broker.
213-446-5366
jstein@jenniferstein-realestate.com
OK RE Lic: 202306

OUT OF STATE COOPERATING BROKER
PCG Commercial, Inc.
Adrian Del Rio
(916)303-0133
adelrio@pcgcommercial.com
CA RE Lic: DRE# 01431059

UNIT NUMBER	CURRENT RENT	MARKET RENT	MARKET RENT/SF
1 - TOH	\$150	\$200	
2	\$0	\$200	
3	\$0	\$200	
4 - TOH	\$150	\$200	
5	\$0	\$200	
6	\$0	\$200	
7	\$0	\$200	
8	\$0	\$200	
9 - TOH	\$150	\$200	
10	\$0	\$200	
11	\$0	\$200	
12	\$0	\$200	
13 - TOH	\$150	\$200	
14	\$0	\$200	
15	\$0	\$200	
16	\$0	\$200	
17	\$0	\$200	
18	\$0	\$200	
19	\$0	\$200	
20	\$0	\$200	
21	\$0	\$200	
22	\$0	\$200	
23	\$0	\$200	
24 - TOH	\$200	\$200	
25 - TOH	\$200	\$200	
26 - TOH	\$200	\$200	
27 - TOH	\$150	\$200	
28	\$0	\$200	
29 - TOH	\$150	\$200	
30	\$0	\$200	
31	\$0	\$200	
32 - TOH	\$150	\$200	
33 - TOH	\$150	\$200	
34	\$0	\$200	
35	\$0	\$200	
36 - TOH	\$150	\$200	
37	\$0	\$200	
38	\$0	\$200	

LISTING BROKER

Jennifer Stein Real Estate, Inc
 Jennifer Stein, Broker.
 213-446-5366
 jstein@jenniferstein-realestate.com
 OK RE Lic: 202306

OUT OF STATE COOPERATING BROKER

PCG Commercial, Inc.
 Adrian Del Rio
 (916)303-0133
 adelrio@pcgcommercial.com
 CA RE Lic: DRE# 01431059

UNIT NUMBER	CURRENT RENT	MARKET RENT	MARKET RENT/SF
Totals/Averages	\$1,950	\$7,600	

LISTING BROKER
Jennifer Stein Real Estate, Inc
Jennifer Stein, Broker.
213-446-5366
jstein@jenniferstein-realestate.com
OK RE Lic: 202306

OUT OF STATE COOPERATING BROKER
PCG Commercial, Inc.
Adrian Del Rio
(916)303-0133
adelrio@pcgcommercial.com
CA RE Lic: DRE# 01431059

INCOME SUMMARY

38 Sites rented @ \$200	\$91,200
Vacancy Allowance (-15%)	(\$13,680)
GROSS INCOME	\$77,520

EXPENSES SUMMARY

Real Estate Property Taxes	\$225
Insurance (\$150/Site)	\$5,700
Maintenance & Repairs (\$175 / Site)	\$6,650
Onsite Manager	\$3,200
City Water (Sub-metered, Direct billed)	\$0
City Sewer (Sub-Metered, Direct billed)	\$0
Electrical (Metered, Direct billed)	\$0
Garbage-Trash	\$4,750
Landscaping	\$800
OPERATING EXPENSES	\$21,325
NET OPERATING INCOME	\$56,195

LISTING BROKER

Jennifer Stein Real Estate, Inc
 Jennifer Stein, Broker.
 213-446-5366
 jstein@jenniferstein-realestate.com
 OK RE Lic: 202306

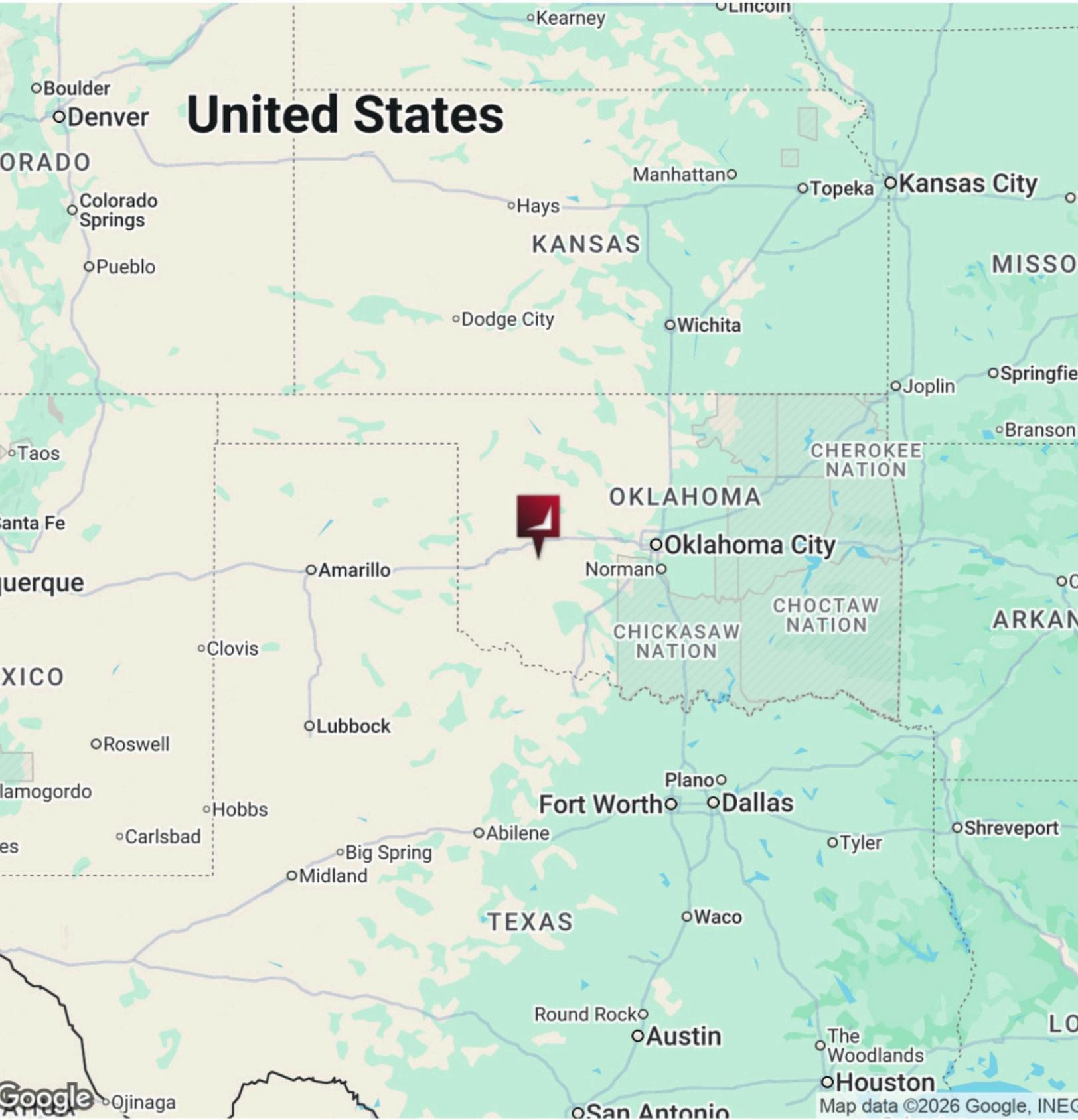
OUT OF STATE COOPERATING BROKER

PCG Commercial, Inc.
 Adrian Del Rio
 (916)303-0133
 adelrio@pcgcommercial.com
 CA RE Lic: DRE# 01431059



LISTING BROKER
Jennifer Stein Real Estate, Inc
Jennifer Stein, Broker.
213-446-5366
jstein@jenniferstein-realestate.com
OK RE Lic: 202306

OUT OF STATE COOPERATING BROKER
PCG Commercial, Inc.
Adrian Del Rio
(916)303-0133
adelrio@pcgcommercial.com
CA RE Lic: DRE# 01431059



LISTING BROKER
Jennifer Stein Real Estate, Inc
Jennifer Stein, Broker.
213-446-5366
jstein@jenniferstein-realestate.com
OK RE Lic: 202306

OUT OF STATE COOPERATING BROKER
PCG Commercial, Inc.
Adrian Del Rio
(916)303-0133
adelrio@pcgcommercial.com
CA RE Lic: DRE# 01431059



Google

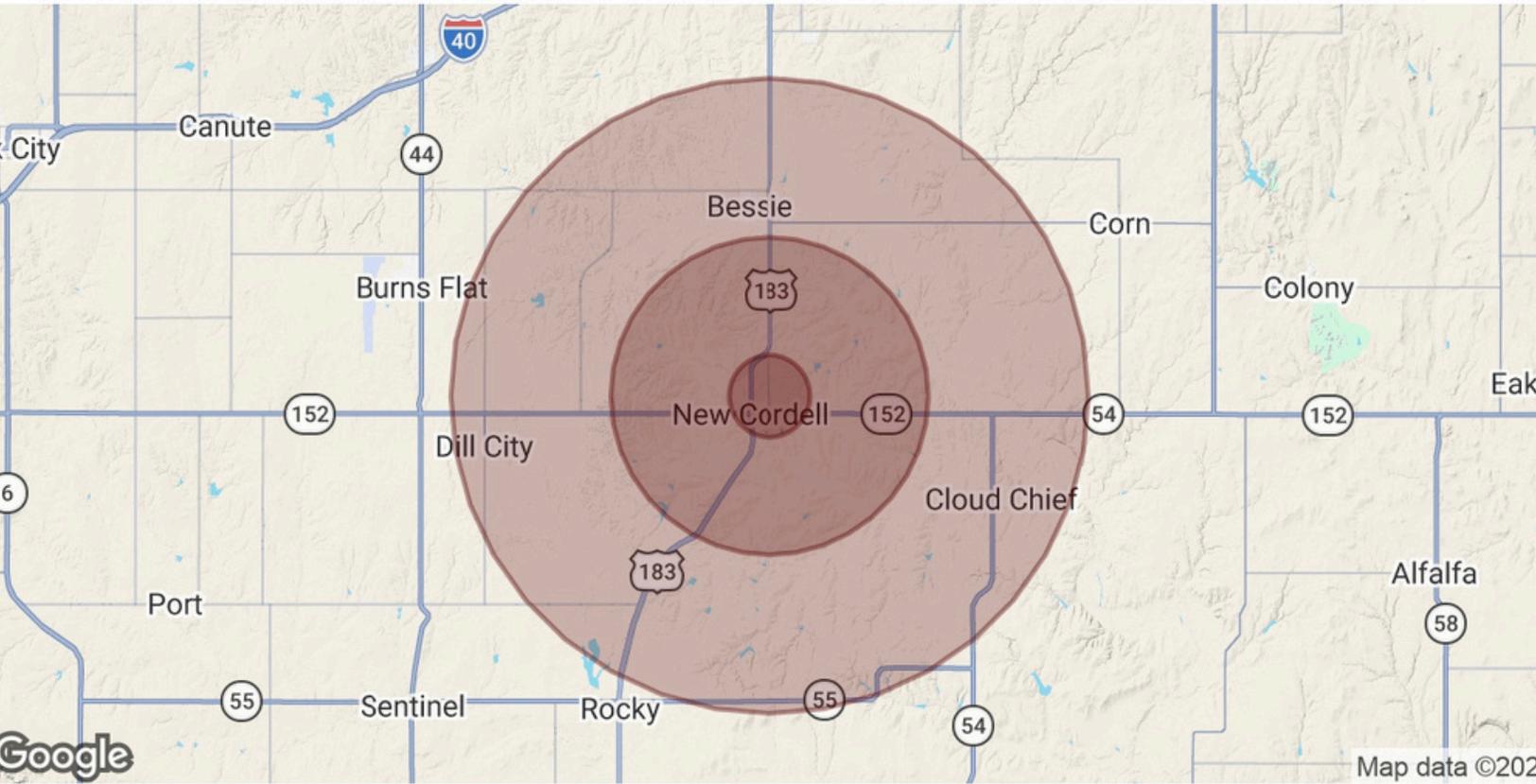
Imagery ©2026 Airbus, Maxar Technologies

LISTING BROKER

Jennifer Stein Real Estate, Inc
Jennifer Stein, Broker.
213-446-5366
jstein@jenniferstein-realestate.com
OK RE Lic: 202306

OUT OF STATE COOPERATING BROKER

PCG Commercial, Inc.
Adrian Del Rio
(916)303-0133
adelrio@pcgcommercial.com
CA RE Lic: DRE# 01431059



POPULATION

	1.3 MILES	5 MILES	10 MILES
Total Population	2,696	3,101	4,158
Average Age	41	41	42
Average Age (Male)	40	40	40
Average Age (Female)	42	42	43

HOUSEHOLDS & INCOME

	1.3 MILES	5 MILES	10 MILES
Total Households	1,075	1,235	1,650
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$79,144	\$79,648	\$81,462
Average House Value	\$134,912	\$137,091	\$147,529

Demographics data derived from AlphaMap

LISTING BROKER

Jennifer Stein Real Estate, Inc
 Jennifer Stein, Broker.
 213-446-5366
 jstein@jenniferstein-realestate.com
 OK RE Lic: 202306

OUT OF STATE COOPERATING BROKER

PCG Commercial, Inc.
 Adrian Del Rio
 (916)303-0133
 adelrio@pcgcommercial.com
 CA RE Lic: DRE# 01431059