

Investment Opportunity



Pardners RV Park

950 W 4th St

Benson, AZ 85602

Presented by:

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Broker of Record:

Arizona- Keller Williams Realty East Valley - BR553910000

Nevada- The Gorden Company, LLC - B.1002118

Utah- KW Utah Realtors Keller Williams - 13913266-AB00

LIST PRICE: \$1,700,000

INVESTMENT HIGHLIGHTS

- **Strategic Location in a Supply-Constrained Market:** Prime I-10 Corridor Location
- **High Occupancy:** 92.5% Occupied Stabilized RV Park
- **Immediate, Low-Risk Value-Add Upside:** Below-market rents and utility reimbursement opportunities allow a new owner to grow NOI quickly
- **Operational Efficiency Opportunity:** Owner-managed property offers clear upside through professional management, pricing optimization, and standardized systems.

PROPERTY DETAILS

Parcel Size 66,647

Total Units: 40

Year Built: 1995



