

# Investment Opportunity



## Pardners RV Park

950 W 4<sup>th</sup> St

Benson, AZ 85602

Presented by:

Logan Phillips (Primary Contact)  
Avery Renner  
Delano Dickerson

Contact Info:

☎ (509) 671-4091

✉ [logan@gorden-group.com](mailto:logan@gorden-group.com)

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





