



# COZARTS CHALET

10850 Cozarts Chalet Dr | Gibsonton, FL 33534

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**AUSTIN PENNINGTON**

813.629.0997

[Austin@gulfatlanticrealestate.com](mailto:Austin@gulfatlanticrealestate.com)

COZARTS CHALET | MOBILE HOME PARK FOR SALE

10850 COZARTS CHALET DR, GIBSONTON, FL 33534



PROPERTY DESCRIPTION

This waterfront mobile home park is located in Gibsonton, Florida, offering a rare opportunity to acquire a well-maintained property with direct frontage on Bullfrog Creek. Situated on approximately 4.59+- acres, the park provides a scenic waterfront setting within the growing South Hillsborough County area.

The property features an established and diverse unit mix, including:

- Six double-wide homes.
- Three single-wide homes, with one configured as two separate units.
- One park model, with the potential to be replaced by a larger unit to increase rents.
- One newer triple-wide home offering waterfront views and direct creek access.

Additional improvements include a metal storage barn, providing convenient on-site storage and operational support.

The property was recently utilized to provide housing for a rehabilitation facility and is now available for purchase as a traditional mobile home park investment. Professional management is currently in place, actively leasing vacant units, allowing for a smooth and orderly transition of ownership.

OFFERING SUMMARY

Sale Price:	\$2,500,000
Number of Units:	12
Lot Size:	4.59+- Acres
Number of Mobile Homes:	11
NOI:	\$66,426.70
Cap Rate:	2.66%

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,065	14,933	47,876
Total Population	6,204	42,805	134,078
Average HH Income	\$84,178	\$96,262	\$101,618

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# COZARTS CHALET | MULTIFAMILY PROPERTY FOR SALE

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Building Name	Cozarts Chalet
Property Type	Multifamily
Property Subtype	Mobile Home Park
Lot Size	4.59+- Acres
Year Built	1987
Year Last Renovated	2024
Number of Floors	1
Number of Buildings	11

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Additional improvements include a metal storage barn, providing convenient on-site storage and operational support.

The property was recently utilized to provide housing for a rehabilitation facility and is now available for purchase as a traditional mobile home park investment. Professional management is currently in place, actively leasing vacant units, allowing for a smooth and orderly transition of ownership.

All homes are in good condition. Utilities for the park include septic systems and county water.



- Waterfront location backing to Bullfrog Creek
- Approximately 4.59+- Acres
- Established and well-maintained unit mix
- Septic and county water utilities
- Professional management in place
- Metal storage barn included
- Located in Gibsonton, FL, with convenient access to the greater Tampa Bay area

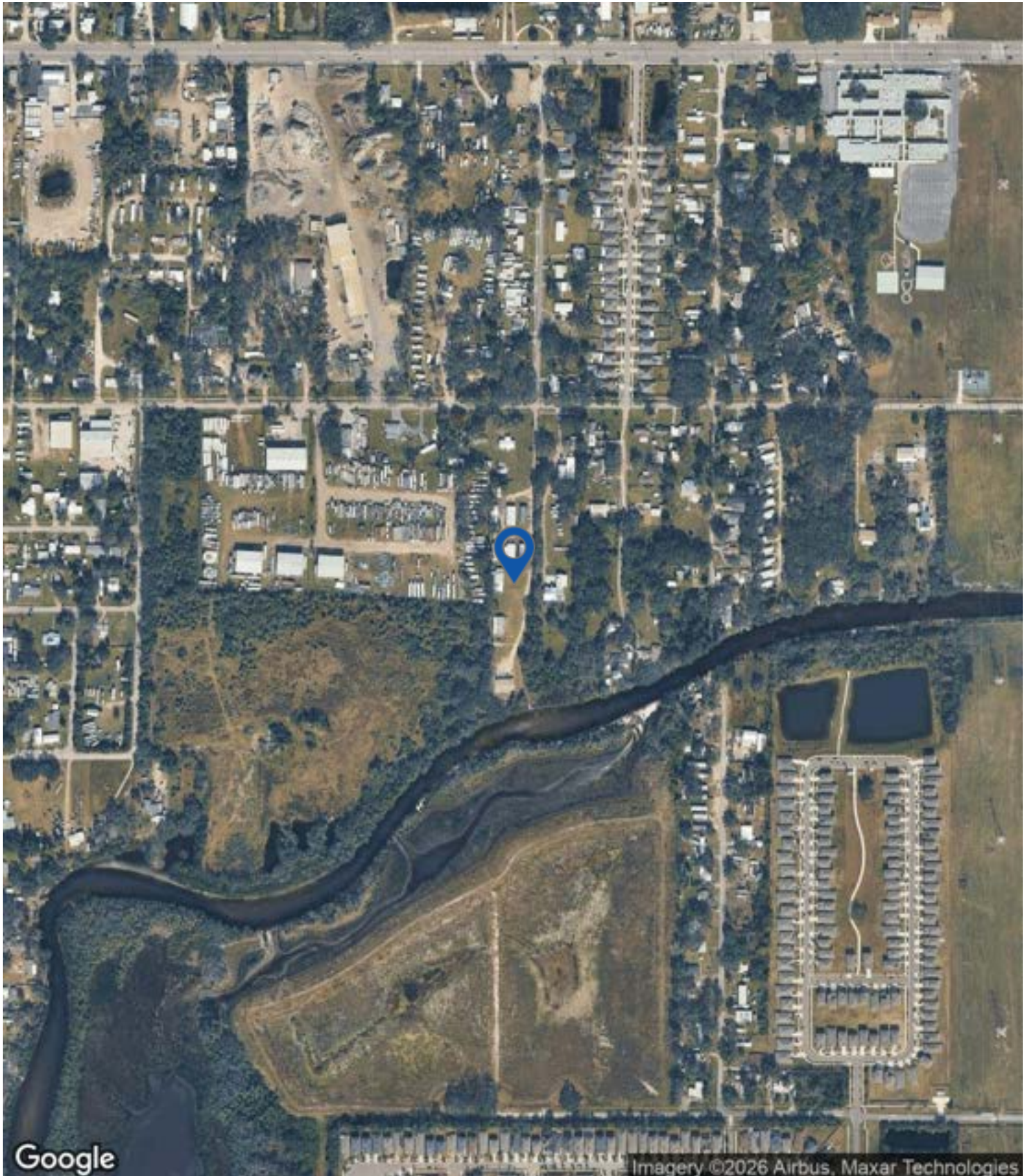
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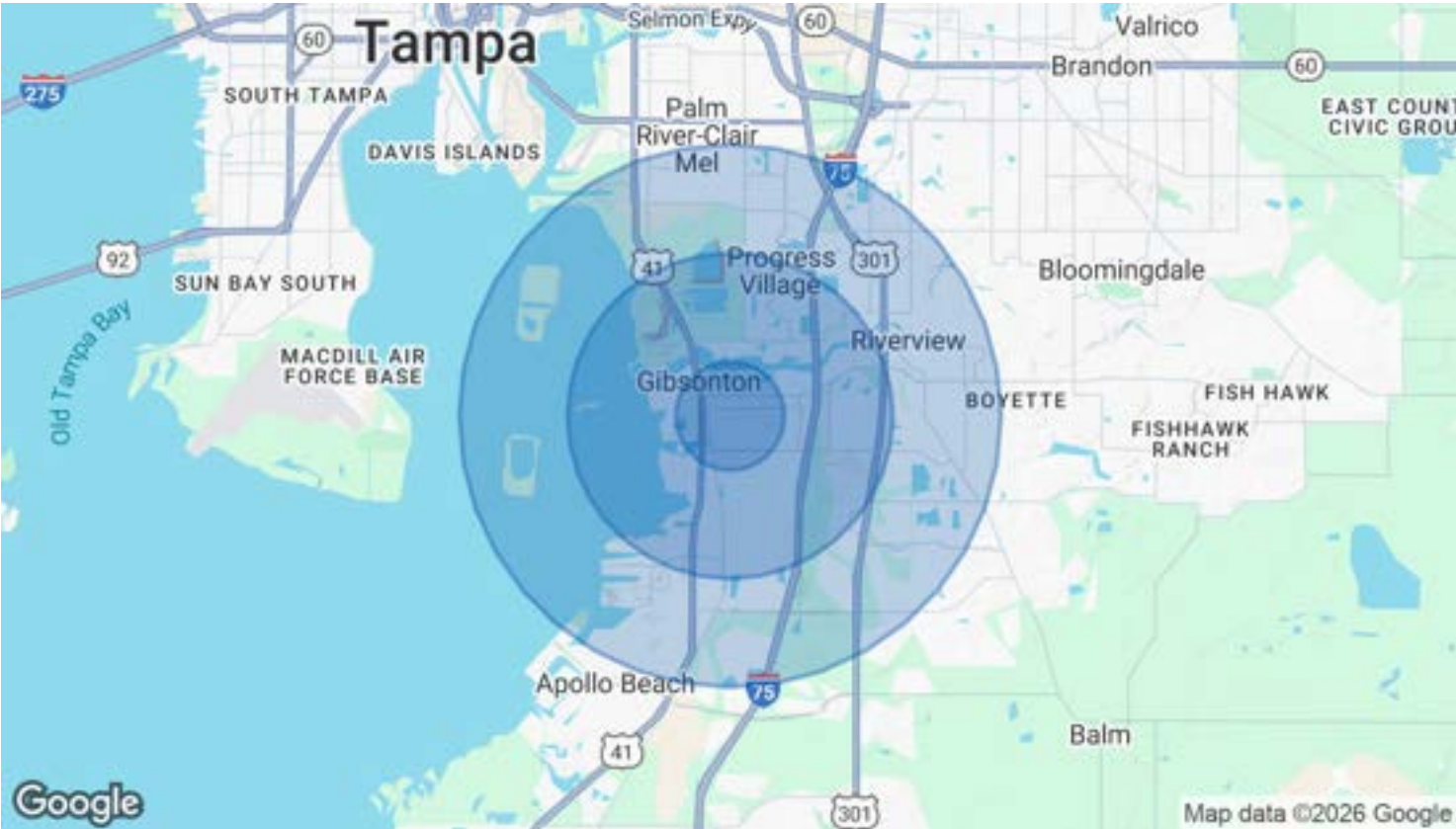
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,204	42,805	134,078
Average Age	36	36	37
Average Age (Male)	35	36	36
Average Age (Female)	37	37	38
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,065	14,933	47,876
# of Persons per HH	3	2.9	2.8
Average HH Income	\$84,178	\$96,262	\$101,618
Average House Value	\$304,956	\$327,904	\$347,154

Demographics data derived from AlphaMap



## AUSTIN PENNINGTON

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## PROFESSIONAL BACKGROUND

### ABOUT THE ADVISOR

Austin Pennington

President & Broker, Gulf Atlantic Real Estate

Austin Pennington is the Founder and Principal Broker of Gulf Atlantic Real Estate, a Florida-based commercial brokerage firm specializing in the sale of high-performing and high-potential assets across the Southeast. With over 15 years of experience in real estate, insurance, and finance, Austin brings a strategic, data-driven approach to every transaction.

His advisory focus spans a wide range of property types—including development land, multifamily, industrial, retail, office, storage, and hospitality assets. Gulf Atlantic is particularly known for maximizing value in complex or transitional deals, including off-market portfolios and value-add opportunities.

Austin leads every assignment with a singular commitment: to overdeliver. Whether working with private owners, developers, or institutional investors, his mission is to exceed expectations through unmatched market knowledge, precision execution, and high-touch service.

His extensive network of buyers, operators, lenders, and local decision-makers—combined with hands-on experience navigating zoning, entitlements, and capital markets—positions him as a key asset for clients seeking top-tier results in Florida's dynamic commercial landscape.

## MEMBERSHIPS

### Professional Affiliations

National Association of Realtors (NAR)

NAIOP – Commercial Real Estate Development Association

CCIM Institute – Florida Chapter

Urban Land Institute (ULI)

Real Estate Investment Council (REIC)

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