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Southern Arizona Mobile Home and RV Park Sells for \$375,000

Park Brokerage Inc. is proud to announce the sale of Fort Willcox RV Park located at 1765 W Fort Willcox Loop in Willcox, AZ was completed on April 11, 2016 for the price of \$375,000. John Sheedy with Park Brokerage Inc. arranged the sale on behalf of the owner-operator seller while procuring the Alaska-based buyer who is a in small business investor both in Arizona and Alaska.

Fort Willcox RV Park is a mostly snowbird RV/MH park with 12 MH spaces (6 occupied) and 21 RV spaces. There are an additional 7 RV spaces that are partially developed. Amenities include a small clubhouse and laundry room. The park is directly off the freeway so generates nearly all of it's RV income from overnight visits and snowbirds. Fort Willcox is on a private utility system with well and septic tanks both of which were certified at close of escrow and have been maintained during ownership. The rest of the park was in



John Sheedy and Park Brokerage Inc. represent investors throughout Arizona, Nevada, and California in the sales, acquisitions, and financing of Manufactured Housing and RV parks. Please feel free to contact us if you would like a free valuation of your property or have any other questions related to your park. We also have a huge inventory of RV and

average condition at time of sale. The property was financed by the seller as nearly all small MH/RV parks in rural areas require to ensure a sale. Four park-owned mobile homes were included in the sale. The park as a whole was in average condition at close of escrow.

The buyer plans on minor renovations to attract more long-term snowbird residents as well as beefing up advertising to draw overnight traffic from Interstate 10 which is less than a mile away. The park under previous ownership did not accept credit cards nor have any online reservation software which is necessary to attract a solid overnight business in modern RV parks.

John Sheedy commented "Fort Willcox RV Park is a tremendous location right off Interstate 10 in a growing vitacultural area in southern Arizona. The buyer is a savvy investor and business owner who will implement some quick and easy plans to increase revenue and draw more traffic from the freeway in a low competition area."

Please feel free to contact John for more information about this sale at 602-821-4666 or at jsheedy@parkbrokerage.com

Manufactured Housing parks currently available for sale so please feel free to contact us for more information.

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