

# 20 SPACE RV PARK INVESTMENT OPPORTUNITY

AVAILABLE FOR SALE OR NNN LEASE ON ±1.25 ACRES IN MIDLAND, TEXAS

3204 EAST COUNTY ROAD 171 MIDLAND, TX 79706

FOR SALE & LEASE



Conceptual Rendering | RVs Shown for Illustrative Purposes

**SALE PRICE**                      **\$450,000**  
**LEASE RATE**    **\$5,000 PER MONTH**

## PROPERTY HIGHLIGHTS

3204 E. County Road 171 presents an opportunity to acquire or lease a 20-space RV park property situated on approximately 1.25 acres in Midland, Texas. The property includes key infrastructure already in place, including three septic tanks, one water well, and 30- to 50-amp electrical service at each RV space, providing a practical foundation for lease-up, operations, and potential income generation.

Offered for sale or NNN lease, the property provides flexibility for investors, RV park operators, entrepreneurs, and businesses seeking workforce housing solutions in the Midland market. With unrestricted land use, seller financing available, and negotiable terms, the offering is well-positioned for an owner-operator or investor seeking an income-oriented asset with operational upside in the Permian Basin.

## PROPERTY HIGHLIGHTS

- 20 space RV park opportunity on ±1.25 acres
- Available for sale or NNN lease
- Sale price: \$450,000
- Existing infrastructure in place
- Three septic tanks and one water well
- 30-to-50-amp electrical service at each RV space
- Seller financing available with negotiable terms
- Unrestricted land use allowing operational flexibility
- Potential income opportunity through lease up of RV spaces
- Suitable for investors, RV park operators, entrepreneurs, and workforce housing users
- Located in Midland, Texas, within the Permian Basin

## Alonso Hernandez

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AERIAL MAP



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## PROPERTY PHOTOS



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## CONCEPTUAL SITE RENDERING



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## MARKET ADVANTAGE & WORKFORCE HOUSING OPPORTUNITY

3204 E. County Road 171 offers investors, RV park operators, entrepreneurs, and workforce housing users a flexible income-oriented opportunity in Midland, Texas, within the heart of the Permian Basin. The property includes 20 RV spaces on approximately 1.25 acres, with key infrastructure already in place, including three septic tanks, one water well, and 30- to 50-amp electrical service at each RV space.

Midland's economy is driven by energy production, oilfield services, construction, logistics, transportation, and the professional support industries that serve the Permian Basin. These sectors rely heavily on mobile, rotational, and project-based workers, creating ongoing demand for flexible housing options such as RV spaces, temporary lodging, contractor housing, and extended-stay accommodations.

For investors, this demand supports multiple operating strategies, including RV park lease-up, workforce housing, owner-operated rental operations, or business-use housing solutions. With unrestricted land use, seller financing available, and negotiable terms, 3204 E. County Road 171 provides a practical platform for income generation and operational upside in one of Texas' most active energy markets.

While Midland's economy is influenced by the oil and gas cycle, the region's role in the national energy supply chain continues to drive long-term demand for housing, services, and infrastructure. This property is positioned to serve that demand through a flexible RV park asset with existing utility infrastructure and room for an operator to execute a clear leasing strategy.

## INVESTMENT HIGHLIGHTS

### 20 RV Spaces

Existing site layout supports lease-up and potential recurring income.

### Infrastructure in Place

Three septic tanks, one water well, and 30- to 50-amp electrical service at each space.

### Workforce Housing Demand

Permian Basin employment patterns create demand from mobile workers, contractors, and field crews.

### Flexible Use Profile

Suitable for RV park operations, workforce housing, temporary lodging, or business-use housing solutions.

### Sale or NNN Lease

Available for purchase or lease, providing flexibility for different buyer and operator strategies.

### Seller Financing Available

Negotiable terms may help reduce upfront capital requirements.

### Unrestricted Land Use

Allows operational flexibility and potential future repositioning.

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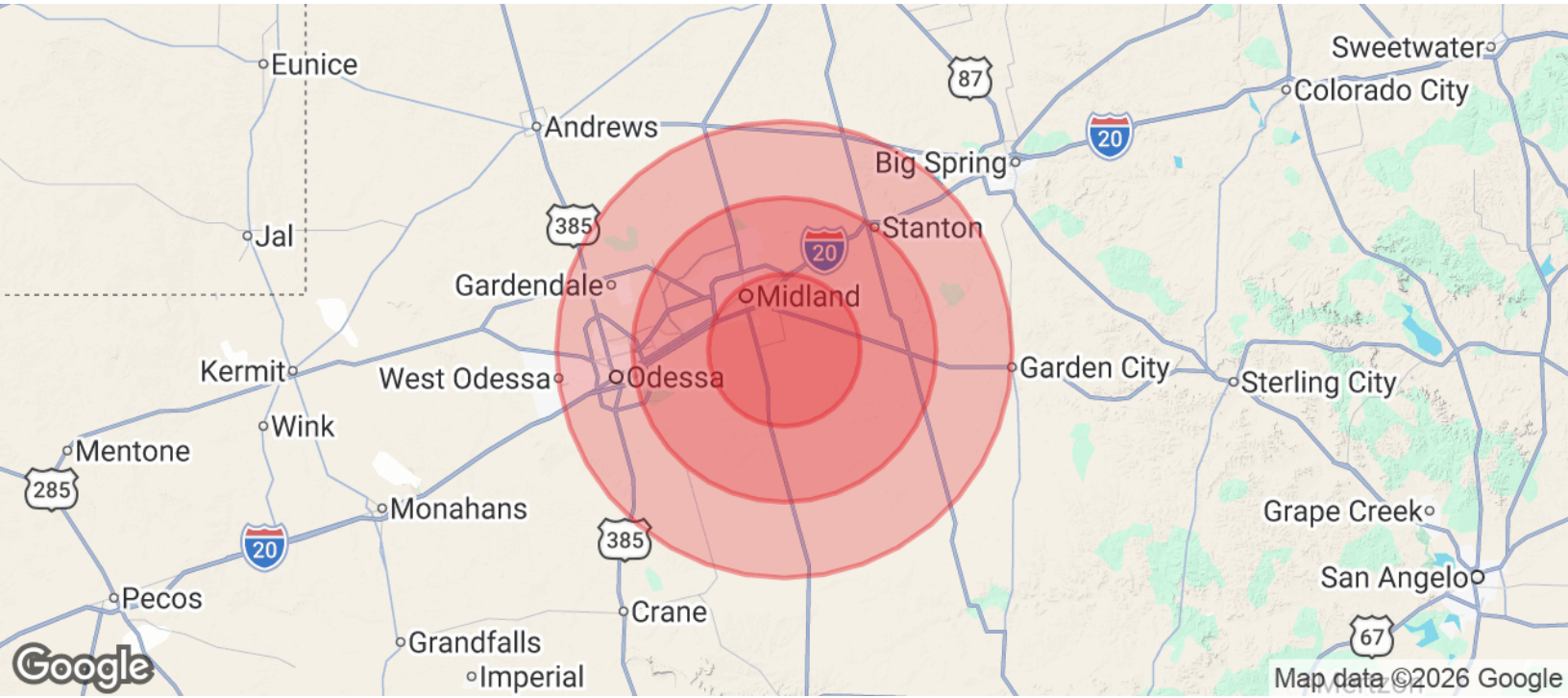
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## DEMOGRAPHICS MAP & REPORT



POPULATION	10 MILES	20 MILES	30 MILES
Total Population	57,361	190,126	324,674
Average Age	34.6	33.9	33.0
Average Age (Male)	31.7	32.8	32.1
Average Age (Female)	36.5	34.7	34.2
HOUSEHOLDS & INCOME	10 MILES	20 MILES	30 MILES
Total Households	21,282	75,138	126,340
# of Persons per HH	2.7	2.5	2.6
Average HH Income	\$98,365	\$124,358	\$110,595
Average House Value	\$247,549	\$323,750	\$265,710

2023 American Community Survey (ACS)

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# Information About Brokerage Services

*Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

2-10-2025



**TYPES OF REAL ESTATE LICENSE HOLDERS:**

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

**A BROKER’S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):**

- Put the interests of the client above all others, including the broker’s own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client’s questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

**A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:**

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker’s minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer’s agent. **An owner’s agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker’s minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller’s agent. **A buyer/tenant’s agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

**TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:**

- The broker’s duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker’s services. Please acknowledge receipt of this notice below and retain a copy for your records.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Sales Agent/Associate’s Name	License No.	Email	Phone
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Buyer/Tenant/Seller/Landlord Initials	Date
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