

SALE

ESCONDIDO PARK

8888 Rabe Court El Paso, TX 79907



MANUFACTURED HOUSING INVESTMENT

100% OCCUPIED WITH BELOW MARKET RENTS

117 WELL MAINTAINED LOTS

CITY OF EL PASO UTILITIES ALL UNITS SEPARATELY METERED

Tommy Lewis
(915) 544-5205

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**COLDWELL BANKER
COMMERCIAL
LEWIS REALTY GROUP**

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CONFIDENTIALITY AGREEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

This document is provided subject to errors, omissions and changes in the information and is subject to modification or withdrawal. The contents herein are confidential and are not to be reproduced without the express written consent.

Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

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PROPERTY DESCRIPTION

This well-maintained manufactured housing community presents an attractive investment opportunity in the established East El Paso submarket. The property consists of a professionally designed mobile home park offering residents an affordable housing option within an established residential neighborhood. The community provides secure, clean and well maintained home sites with convenient internal access and is designed to accommodate long-term occupancy.

The property benefits from stable demand driven by the area's continued residential growth, expanding employment base, and proximity to major transportation corridors, retail centers, schools, and community amenities. Its strategic location enhances resident convenience while supporting long-term occupancy and investment performance.

With affordable housing continuing to be in high demand throughout the El Paso market, the property is well-positioned to provide stable cash flow and future appreciation. This offering presents investors with the opportunity to acquire an established manufactured housing community in one of the city's strongest growth corridors, with the potential to further enhance value through continued professional management and operational efficiencies.

OFFERING SUMMARY

Sale Price:	CALL FOR DETAILS
Number of Units:	117
Lot Size:	16.8 Acres
Building Size:	117 SF
NOI:	\$481,248.00
Cap Rate:	6.19%
Utilities:	Yes (all lots separately metered)
Zoning:	C4
Features:	Gated community with paved streets, storage unit for each lot, community park.

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LOCATION DESCRIPTION

The property is strategically located on Rabe Court in East El Paso, just one-half block from Zaragoza Road, one of the area's primary north-south commercial corridors. The community is surrounded by an established mix of national and regional retailers, restaurants, grocery stores, and everyday services, providing residents with convenient access to shopping, dining, healthcare, and entertainment.

The property is also ideally situated near Del Valle High School, Mission Valley Elementary School, and Blackie Chesher Park, offering convenient access to educational and recreational amenities for families.

Interstate 10 is located less than two miles from the property, providing excellent connectivity throughout the El Paso metropolitan area. Residents enjoy convenient access to major employment centers, retail destinations, and commercial districts, while Downtown El Paso and El Paso International Airport are both approximately 15 minutes away.

The combination of strong transportation access, nearby schools, abundant retail amenities, and an established residential neighborhood makes this an attractive location for long-term manufactured housing residents and investors alike.

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PROPERTY HIGHLIGHTS

- Established manufactured housing community in El Paso, Texas
- Located one-half block from North Zaragoza Road
- Surrounded by national and regional retailers, restaurants and grocery stores
- Situated in an established neighborhood with strong work force
- 117 well maintained lots with dedicated storage units
- Stable income producing asset with future upside potential
- City water, gas, and electricity
- Separately metered for utilities
- 100% occupancy with below market rents



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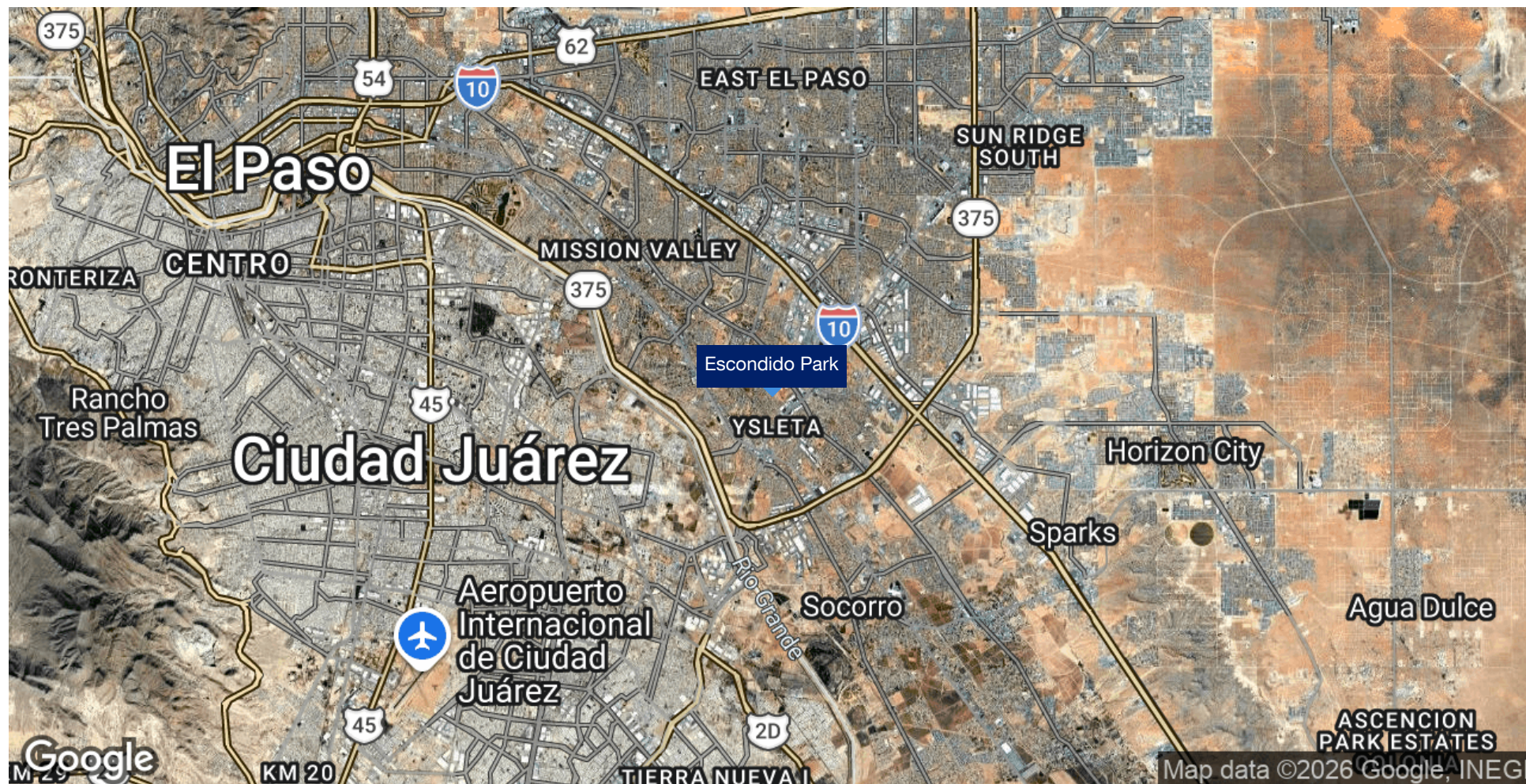


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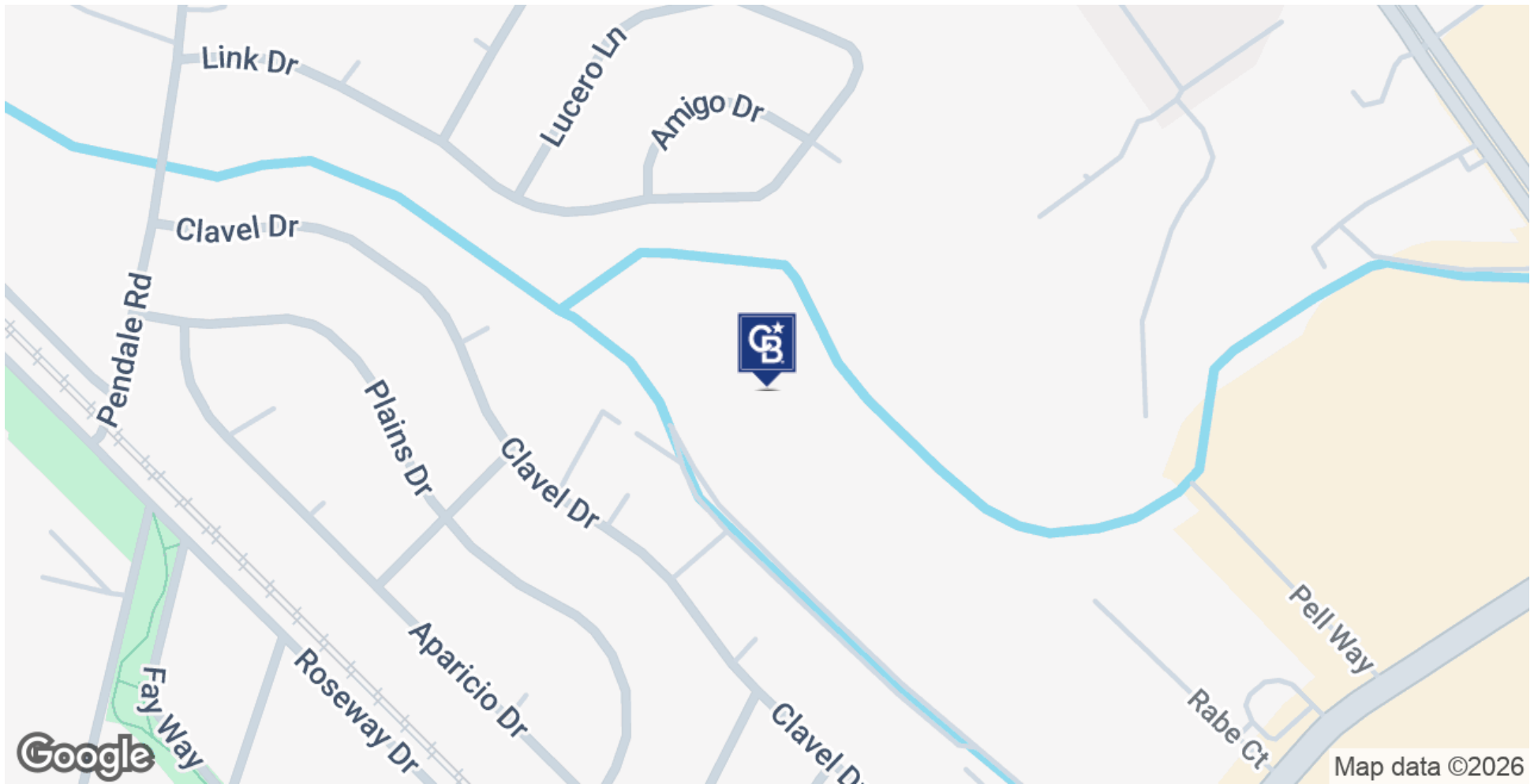


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INVESTMENT OVERVIEW

OPERATING DATA

Gross Scheduled Income	\$684,900
Other Income	\$4,125
Total Scheduled Income	\$689,025
Vacancy Cost (100% Occupied)	\$34,245
Gross Income	\$654,780
Operating Expenses	\$173,532
Net Operating Income	\$481,248

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INCOME SUMMARY

Vacancy Cost	(\$34,245)	PER UNIT (\$292.69)
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GROSS INCOME	\$654,780	\$5,596.41
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EXPENSES SUMMARY

Utilities	\$20,087	PER UNIT \$171.68
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Payroll	\$56,694	\$484.56
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Telephone	\$505	\$4.32
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Insurance	\$12,826	\$109.62
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Property Taxes	\$21,015	\$179.62
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Bank Fees	\$85	\$0.73
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Charitable Contributions	\$783	\$6.69
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Office Supplies	\$1,775	\$15.17
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Automotive	\$108	\$0.92
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Contract Labor	\$974	\$8.32
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Professional Fees (Accounting)	\$3,150	\$26.92
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Professional Fees (Other)	\$11,950	\$102.14
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Repairs and Maintenance	\$6,137	\$52.45
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Health Insurance (Employees)	\$4,059	\$34.69
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Disposal/Trash	\$31,126	\$266.03
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Miscellaneous	\$2,258	\$19.30
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OPERATING EXPENSES	\$173,532	\$1,483.18
NET OPERATING INCOME	\$481,248	\$4,113.23

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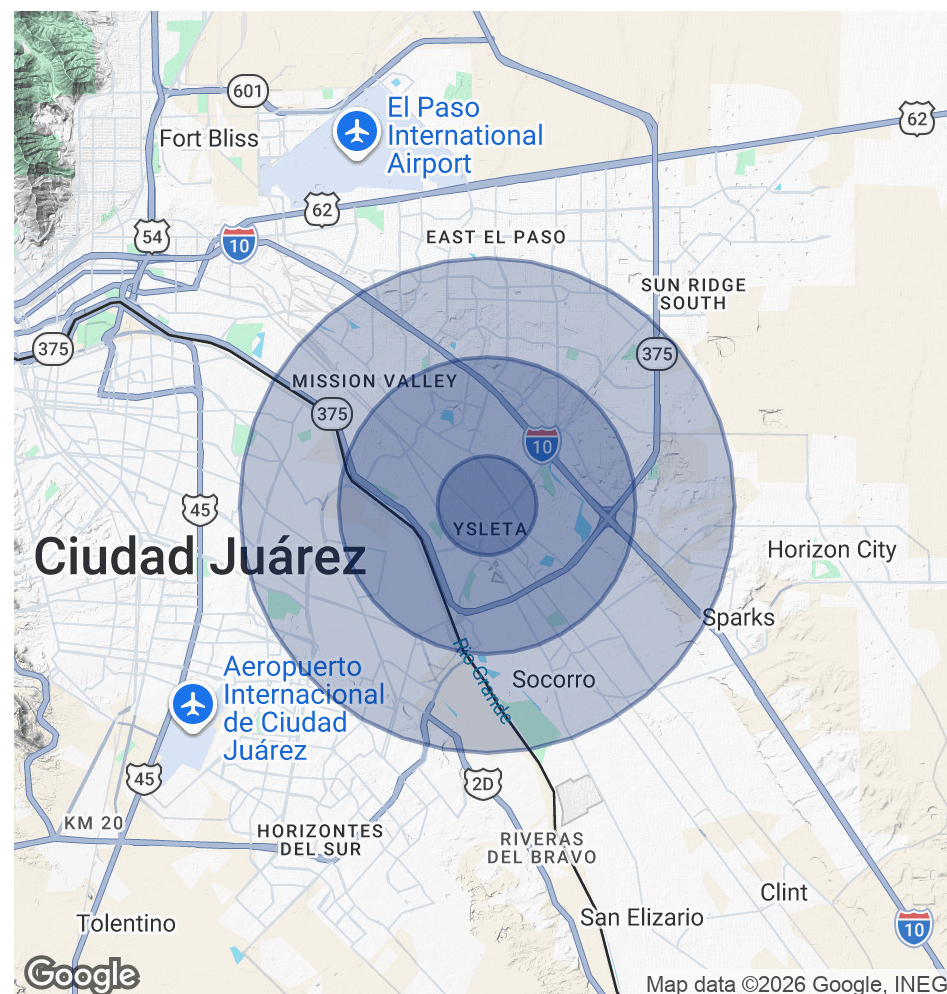
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,297	75,007	200,659
Average Age	37.3	37.9	37.1
Average Age (Male)	35.7	34.9	34.4
Average Age (Female)	37.6	39.4	38.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,178	25,180	68,427
# of Persons per HH	2.9	3	2.9
Average HH Income	\$56,856	\$60,862	\$69,456
Average House Value	\$103,833	\$140,480	\$164,168

2023 American Community Survey (ACS)



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TOMMY LEWIS

Commercial Owner, Owner, Comm Sales Associate

tommy@cbclewisrealtygroup.com

Direct: (915) 544-5205 | Cell: (915) 204-5883

PROFESSIONAL BACKGROUND

Tommy Lewis, Partner of Coldwell Banker Commercial/Lewis Realty Group, Inc. received a bachelor's degree in Liberal Arts at the University of Texas at El Paso where he represented UTEP on a full golf scholarship. His leadership on the golf team enabled him to serve as a vital role for the NCAA Athletic Advisory Committee and he continued to play on the professional golf tour for three years. Tommy has gained much of his experience in the past 20 plus years working on leasing, acquisitions, and dispositions of commercial investment properties including participating as a partner in the development of retail, office, and industrial projects. He has completed hundreds of transactions, some as small as 2,500 square foot medical office lease to the acquisition of a \$14 Million retail portfolio. In 2016, 2018, and again in 2019 Tommy was given Gold Level Circle of Distinction by CBC Corporate where he ranked in the top 5% of over 2,500 agents in the U.S. In 2020, 2021, and 2023 Tommy was in the top 2% in production for Coldwell Banker Commercial ranking among the top 50 agents in the U.S. for production. In 2023 Tommy was ranked as number 2 professional nationally for CBC. Tommy has a passion to serve his community which he shows by contributing his time to Big Brothers Big Sisters, past president of The Sunturians, currently serves on the Sun Bowl Association Advisory Board and the UTEP Century Club Board of Directors.

EDUCATION

Bachelor's Degree From The University of Texas El Paso

Lewis Realty Group

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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.

Lewis Realty Group, Inc. Licensed Broker /Broker Firm Name or Primary Assumed Business Name	TX 0461916 License No.	(915)544-5205 Phone
Allyson Lewis Designated Broker of Firm	TX 417729 License No.	allyson@cbclrg Email
		(915)544-5205 Phone
Licensed Supervisor of Sales Agent/ Associate		
Tommy Lewis Sales Agent/Associate's Name	TX 474881 License No.	tommy@cbclrg.com Email
		(915)544-5205 Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-1

TXR 2501

IABS Form

Lewis Realty Group, P. O. Box 220498 El Paso TX 79913

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