

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 5300 N FM 51

WEATHERFORD, TX 76085



\$1,200,000



1,500 sqft

## DESCRIPTION

DO NOT DISTURB THE TENANTS! Incredible and Rare opportunity to purchase and own an existing mobile home park in peaceful Weatherford, TX on ten flat and beautiful acres with no flood plain. This is a very successful park with approximately 25 units total and standing at almost 100% occupancy. More could be added to by leasing the modular home that the owner who is the current manager lives in and filling up some of the smaller units. Property has been grandfathered in by the city and county. Property has multiple septic tanks that service all the units. All mobiles are owned by property owner and not the tenants. Tenants pay rent for the mobile home NOT rent for land lease. All the buildings and mobile homes come with this sale except the seller is taking 2 motor homes, 1 bus and 1 building that is not on septic and 1 travel trailer on the corner next to #12. All tenants are on an annual lease agreement. Most tenants do work on their units in exchange for the security deposit. Property has two water wells. There are no city services out here at all. The maximum one well can service is 14-15 houses. No propane! Every house is all electric and the tenants pay their own electric service. Water (well water) is included in their rent. The modular home that the seller lives in has a solar system that has \$100k owed on it and she will want that to transfer to the new buyer. Seller will need a minimum of a 30 day leaseback after closing. Owner will finance! There isn't a survey to provide. The seller keeps hand receipts of all rents paid. Some farm animals, cats and dogs live on the property. There is plenty of room for someone to build a new home on this land and still enjoy the benefits of having income producing houses. There are a total of 3 dumpsters on the property which seller pays approx \$1k a month to the trash service for those. Property could be divided into 5 acre tracts with houses for \$700k each parcel

**PROPERTY TYPE:** Commercial - Business  
**MLS STATUS:** ActiveUnderContract  
**MLS:** 21104003  
**YEAR BUILT:** 1970  
**COUNTY:** Parker  
**TRACT OR SUBDIVIION:** ABST 885 SURVEY  
**LIST DATE:** 04/16/2026

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**800.451.8055**

**AREA:**  
**SQUARE FEET:** 1,500  
**TOTAL BEDS:**  
**FULL BATHS:**  
**HALF BATHS:**  
**ACRES:** 10  
**LOT SIZE (SQFT):** 435,600

## INTERIOR FEATURES

### FLOOR COVERINGS:

- Laminate

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### PARKING:

- Common

### LOT DESCRIPTION:

- Acreage

### ROOF TYPE:

- Mixed

### SIDING:

- AluminumSiding

### FOUNDATION:

- PillarPostPier


## UTILITIES

### HEATING/COOLING:

- Electric

### UTILITIES:

- SepticAvailable
- WaterAvailable

**LISTED BY:** Teresa Von Illyes 

**BROKERED BY:** AmeriPlex Realty, Inc.

## ADDITIONAL PROPERTY DETAILS

century21judgefite.com

each office is independently owned and operated