

# CENTURY 21

Judge Fite Company



## 300 W RABBIT COVE ROAD

WEST TAWAKONI, TX 75474



\$1,800,000



5,424 sqft

---

## DESCRIPTION

Stabilized Mobile Home Park Investment – 100% Occupied Investment highlights:  
Stabilized Asset – 100% occupied mobile home park with consistent rental income  
Strong Cash Flow – Proven income stream supported by annual leases Seller-Owned  
Units – All units owned by seller, offering control over rental income and operations  
Value-Add Potential – Opportunity to increase rents to market and improve NOI  
Simple Management – Streamlined operations with predictable expenses  
Investor-Friendly Asset Class – Mobile home parks continue to see strong demand and growth across Texas

**CENTURY 21**

Judge Fite Company

**800.451.8055**

**PROPERTY TYPE:** Commercial - Business  
**MLS STATUS:** Active  
**MLS:** 21245234  
**YEAR BUILT:** 1980  
**COUNTY:** Hunt  
**TRACT OR SUBDIVIION:** Elizabeth Kuykendall Surv Abs  
**LIST DATE:** 04/20/2026

**AREA:**  
**SQUARE FEET:** 5,424  
**TOTAL BEDS:**  
**FULL BATHS:**  
**HALF BATHS:**  
**ACRES:** 4  
**LOT SIZE (SQFT):** 174,370

## INTERIOR FEATURES

### FLOOR COVERINGS:

- Other

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### PARKING:

- Driveway
- Gravel
- OnSite
- Other
- Outside

### ROOF TYPE:

- TarGravel

### SIDING:

- Unknown

### FOUNDATION:

- PillarPostPier

## UTILITIES

### HEATING/COOLING:

- Other

### UTILITIES:

- ElectricityConnected
- SewerAvailable
- WaterAvailable

## ADDITIONAL PROPERTY DETAILS

**LISTED BY:** Priscilla Velarde 

**COMMUNITY:**

**EMAIL:** [melessa@worthclark.com](mailto:melessa@worthclark.com)

- Lake

**BROKERED BY:** Worth Clark Realty

century21judgefite.com

each office is independently owned and operated