

\$655,000 - 8325 Fm 327, Elmendorf

MLS® #1895158

\$655,000

Bedroom, Bathroom, 3,812 sqft
Commercial on 2.18 Acres

N/A, Elmendorf, TX

This 8-unit manufactured housing community provides significant upside potential for new ownership. The Cozy Cottages have been remodeled and well maintained, and cared for, ensuring a hassle-free transition for new owners. With proactive management of repairs and upgrades, this property offers investors ease of ownership and peace of mind. The Cottages are situated in a submarket with robust fundamentals, and benefit from a stable and growing rental market, along with being located close to employment centers in the growing vicinity of Elmendorf - such as a large Home Depot Distribution Warehouse, Semi Truck Manufacturer Navistar, and several others. There are three major thoroughfares within seven miles of the property, including Interstates 37 and 410 and Loop 1604. The Cozy Cottages of Elmendorf also boasts not only minimal deferred maintenance but also a significant increase in rental income over the past year. All units have undergone significant remodeling. New owners have the opportunity to maintain this trend by continuing to lease units at rates already being captured and proven. Additionally, The Cottages have City Water, four septic systems, and 94 solar panels (\$90,000 + Paid Off and convey) on the property, for low monthly utility bills. Buyers could be a multi-family investor or a family that wants multi-generational living. The property is ready for new ownership in either category. The property is zoned OCL (Outside City



Limits).

Built in 1970

Essential Information

MLS® #	1895158
Price	\$655,000
Square Footage	3,812
Acres	2.18
Year Built	1970
Type	Commercial
Sub-Type	Mobile Home Park
Status	Active

Community Information

Address	8325 Fm 327
Area	2003
Subdivision	N/A
City	Elmendorf
County	Bexar
State	TX
Zip Code	78112

Amenities

Amenities	Exterior Lighting, Outside Storage
Utilities	Electricity, Water, Solar, Septic
Parking Spaces	20

Interior

# of Stories	1.0
Stories	1

Exterior

Roof	Other
Construction	Metal, Wood

School Information

District	East Central I.S.D
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Additional Information

Date Listed	August 24th, 2025
Days on Market	68
Zoning	OCL

Listing Details

Listing Agent	Albert Ochoa
Listing Office	Success Realty of Texas LLC

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