

\$2,200,000 - Greenspring Hills Mobile Village At 12136 Big Pool Rd, Clear Spring

MLS® #MDWA2031936

\$2,200,000

0 Bedroom, 0.00 Bathroom,
Commercial Sale on 42.95 Acres

N/A, Clear Spring, MD

**OUTSTANDING INCOME-PRODUCING
INVESTMENT OPPORTUNITY! â€”**

Greenspring Hills Mobile Home Village â€” a different kind of mobile home community! Large, rural lots, many wooded. Donâ€™t miss this rare opportunity to invest in Greenspring Hills Mobile Home Village, a well-established mobile home investment opportunity located in Clear Spring, Maryland. This unique property features 32 individual mobile home lots, each fronting on public roads (Big Pool Rd and Boyd Rd) maintained by the county. Each mobile home site has its own septic system and water provided by an individual or shared well. The village includes a mix of tenant-owned and seller-owned homes as well as several vacant sites that present opportunities for growth and increased revenue. One lot is improved with a mobile home and a 2-bedroom brick dwelling. With long-term tenants providing reliable income and a location set against a peaceful rural backdrop with sweeping farmland views, Greenspring Hills offers the stability of a proven income stream combined with strong upside potential for increased occupancy and rental income. Its attractive rural location also provides easy access to major highways and nearby towns, making it an ideal investment for those looking to expand their portfolio.

Built in 1981



Essential Information

MLS® #	MDWA2031936
Price	\$2,200,000
Bathrooms	0.00
Acres	42.95
Year Built	1981
Type	Commercial Sale
Sub-Type	Mobile Home/Campgrounds
Status	Active

Community Information

Address	Greenspring Hills Mobile Village At 12136 Big Pool Rd
Subdivision	N/A
City	Clear Spring
County	WASHINGTON-MD
State	MD
Zip Code	21722

Interior

Heating	Baseboard - Electric
Cooling	None

Exterior

Exterior	Metal
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School Information

District	WASHINGTON COUNTY PUBLIC SCHOOLS
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Additional Information

Date Listed	October 3rd, 2025
Days on Market	33
Zoning	EC

Listing Details

Listing Office	Hurley Real Estate & Auctions
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Listing information last updated on November 4th, 2025 at 8:15pm EST