

BULLARD MULTI-FAMILY

PROPERTY ADDRESS:

Triplex- 20335 A, B, C, FM 2493
Bullard, TX 75757- Built 2021

Duplex- 20337 & 20339 FM 2493
Bullard, TX 75757- Built 2001
Unit 20337- Renovated 05/2025

		CURRENT RENT	PROBABILITY
TRIPLEX 2 bed/2bath- 1,036sqft	100% capacity		
	20335A- 02/15/25-02/28-26	\$1,350.00	\$1,495.00
	20335B- 03/01/25-02/28/26	\$1,275.00	\$1,495.00
	20335C- 06/01/25-06/01/26	\$1,375.00	\$1,495.00
DUPLEX 3 bed/2bath- 1250sqft	20339- 07/01/22-06/30/26	\$1,350.00	\$1,595.00
	20337- 06/01/25-06/01/27	\$1,500.00	\$1,595.00
STORAGE BUILDING	Seller to rent storage building out for 2 years	\$500.00	
		\$7,350.00	\$8,175.00

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EXPENSES			
Mortgage, Insur., Taxes		\$3,000.00	
Water (3 meters)		\$100.00	
Property Maintenance		\$100.00	
Net Income		\$4,150.00 Monthly	

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Updates & Features

- Duplex Unit 20337 completely remodeled May 2025.
- All units have wooden privacy fence.
- Brand new septic system on property.
- Triplex has backyard sprinklers and granite.
- Main road is being converted to 4 lanes.
- All units have appliances including washer/dryer.
- Parking slab for Triplex tenants.
- Covered carport for duplex tenants.
- 10 mins to Loop 323, 6 mins to Fresh, 3 mins to Brookshires Bullard and downtown, 3 miles to Bullard ISD.

Lacy Turner, Realtor

903-253-5444

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