



Friedman Real Estate

CREATING REAL VALUE IN PROPERTY AND PLACES.

FOR SALE

**114 Scofield Ave,
Johnson City, TX 78636**



ABOUT THIS PROPERTY

LOCATED IN THE HEART OF JOHNSON CITY JUST OFF MAIN STREET/HWY 290 AND HWY 281, THIS MULTI-FAMILY PROPERTY OFFERS A RARE INVESTMENT OPPORTUNITY IN A HIGH-DEMAND LOCATION. THE 1.5-ACRE SITE IS ZONED FOR MULTI-FAMILY USE AND FEATURES TWO WELL-MAINTAINED 6-UNIT TOWNHOME BUILDINGS CONSTRUCTED IN 2002, A PAVED PARKING LOT, AND A STORAGE SHED. ADDITIONALLY, THERE IS A VACANT PORTION OF LAND ON THE PROPERTY THAT WAS ORIGINALLY INTENDED FOR THE DEVELOPMENT OF TWO ADDITIONAL BUILDINGS MIRRORING THE EXISTING ONES, OFFERING ROOM FOR FUTURE EXPANSION. EACH OF THE 12 UNITS IS A TWO-STORY, 2-BEDROOM, 1.5-BATHROOM TOWNHOME WITH 960 SQUARE FEET OF LIVING SPACE (PER TAX RECORDS) AND A FENCED PRIVATE BACKYARD. ALL UNITS SHARE THE SAME EFFICIENT FLOORPLAN AND INCLUDE SIDE-BY-SIDE ELECTRIC WASHER/DRYER CONNECTIONS. IMPORTANTLY, ALL UNITS ARE INDIVIDUALLY METERED, ALLOWING FOR STREAMLINED UTILITY MANAGEMENT. OF THE 12 UNITS, FIVE HAVE BEEN FULLY REMODELED—UNITS 107, 109, 110, 111, AND 112—FEATURING BRAND NEW TILE FLOORING DOWNSTAIRS, LAMINATE FLOORING UPSTAIRS, COMPLETELY UPDATED KITCHENS WITH GRANITE COUNTERTOPS AND STAINLESS STEEL APPLIANCES, FRESH SHERWIN WILLIAMS PAINT THROUGHOUT, UPDATED BATHROOMS, NEW STAIRS, AND UPGRADED FIXTURES, SWITCHES, AND OUTLETS. UNIT 104 HAS UNDERGONE A PARTIAL REMODEL WITH SIMILAR UPDATES, EXCLUDING THE KITCHEN AND APPLIANCES. UNIT 108 IS CURRENTLY RECEIVING A PARTIAL REMODEL AS WELL. MANY OF THE UNITS HAVE RECEIVED MECHANICAL UPGRADES, INCLUDING NEW 2-TON TRANE HVAC SYSTEMS INSTALLED IN UNITS 101, 103, 104, 105, 106, 108, 111, AND 112. THIS WELL-POSITIONED AND THOUGHTFULLY MAINTAINED PROPERTY PRESENTS IMMEDIATE INCOME POTENTIAL WITH LONG-TERM GROWTH OPPORTUNITY THROUGH FURTHER RENOVATIONS AND EXPANSION. WITH A STRONG RENTAL HISTORY, PRIME LOCATION, INDIVIDUAL UTILITY METERING, AND ROOM FOR GROWTH, THIS IS A PERFECT OPPORTUNITY FOR INVESTORS SEEKING STABLE CASH FLOW WITH VALUE-ADD POTENTIAL IN ONE OF THE HILL COUNTRY'S MOST DESIRABLE AND GROWING MARKETS.

CONTACT DETAILS

**JOSH FRIEDMAN
BROKER/OWNER**



O: (512) 892-9934

C: (512) 924-5323



JOSH@FRIEDMANREALTORS.COM



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