

CENTURY 21®

Judge Fite Company

SMARTER. BOLDER. FASTER.®

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INVESTMENT OPPORTUNITY

412 W FRANKLIN STREET

ALVORD, TEXAS 76225

\$590,000

TRIPLEX | BUILT 2019



9

BEDROOMS
(3 PER UNIT)



6

BATHROOMS
(2 PER UNIT)



3,395

TOTAL SQ FT
(1,224 SQ FT PER UNIT)



3

UNITS
1 BUILDING



2019

YEAR BUILT
METAL ROOF

MODERN CONSTRUCTION. STRONG RETURNS.

Built in 2019, this well-maintained triplex offers an outstanding income-producing opportunity in the growing community of Alvord, TX. Each 3 bed, 2 bath unit features 1,224 sq ft of comfortable living space with open floor plans, quality finishes, and tenant-friendly amenities.

- ✓ Three 3 Bed / 2 Bath Units
- ✓ 1,224 Sq Ft Per Unit
- ✓ Open Living & Dining Areas
- ✓ Electric Range & Dishwasher
- ✓ Washer/Dryer Connections
- ✓ Individual HVAC Systems
- ✓ Metal Roof for Durability & Longevity
- ✓ Extra Storage Space
- ✓ Gravel Parking – 8 Spaces
- ✓ City Water & Sewer
- ✓ Low Maintenance Exterior



An ideal addition to any portfolio with modern construction, functional layouts, and a great location near major North Texas growth corridors.

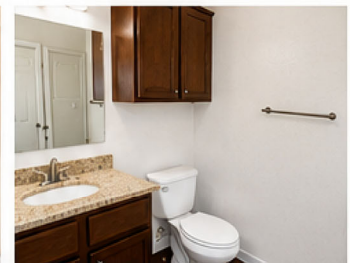
FINANCIAL SNAPSHOT

GROSS INCOME (ANNUAL)	\$45,600
GROSS EXPENSES (ANNUAL)	\$13,950
NET INCOME (ANNUAL)	\$31,650
CAP RATE	5.36%
GROSS INCOME MULTIPLIER	12.94



WHY INVEST IN ALVORD?

Enjoy the charm of small-town living with easy access to employment, schools, and amenities—making this a highly desirable rental market for long-term tenants and steady cash flow.



READY TO INVEST?

CONTACT ME TODAY FOR MORE DETAILS
OR TO SCHEDULE A PRIVATE SHOWING.



LET'S TALK!

*I look forward to
helping you grow
your portfolio.*

