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Wonderful TCU duplex with great rental history!

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2609/2611 McCart Avenue, Fort Worth, Texas 76110

# 2609/2611 McCart Ave, Fort Worth, TX

## INVESTMENT PROPERTY FOR SALE

Total Units 2

Unit Sizes 2609 McCart Ave: 1,992± SF  
2611 McCart Ave: 1,992± SF

Details Each unit: 2 stories  
Central Air-Elec, Central Heat-Gas, Covered Porches, Gutters, Wood fencing, 2-Car Single Doors Detached Garage

Current Rental Rates \$1,300 per bedroom  
6 bedrooms (3 in each unit)

Occupancy 100% fully rented

NOI \$60,840 (Gross Cap Rate 7.2%)

Zoning Multi-Family

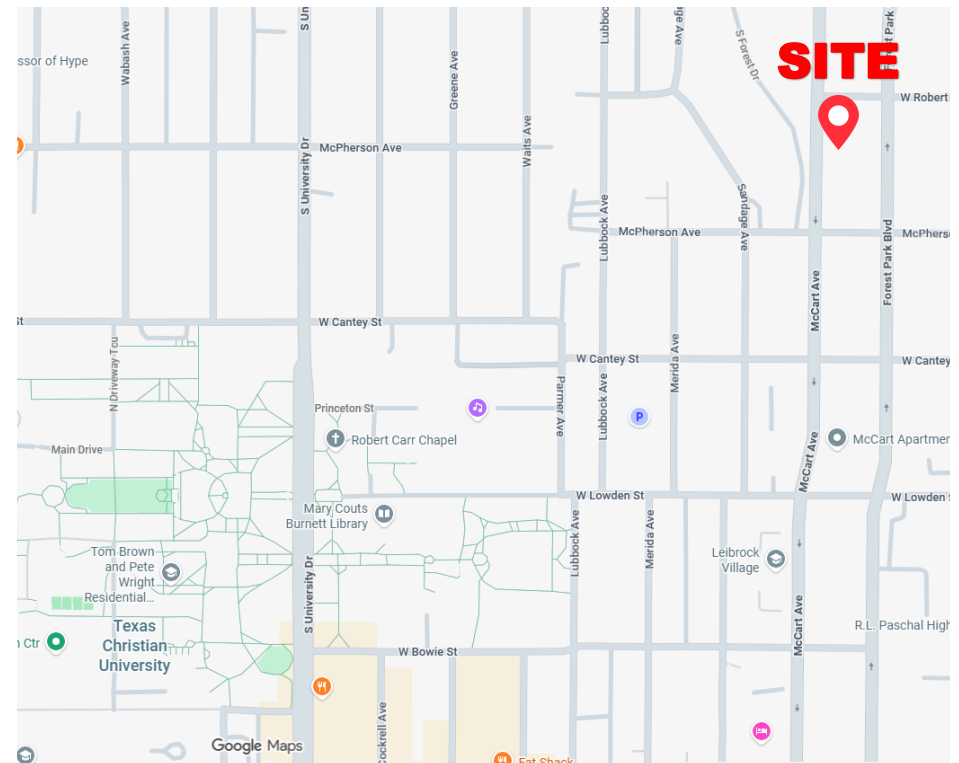
Price \$1,295,000



## Property Overview

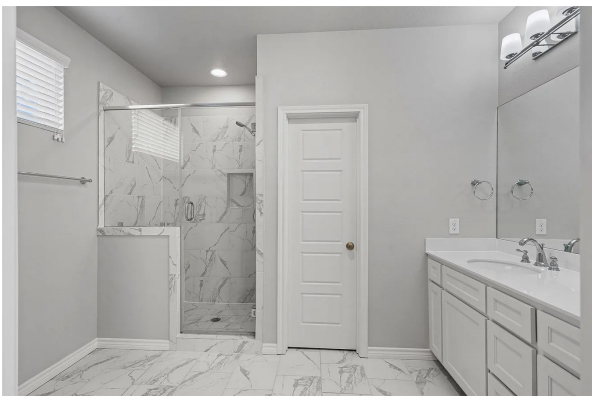
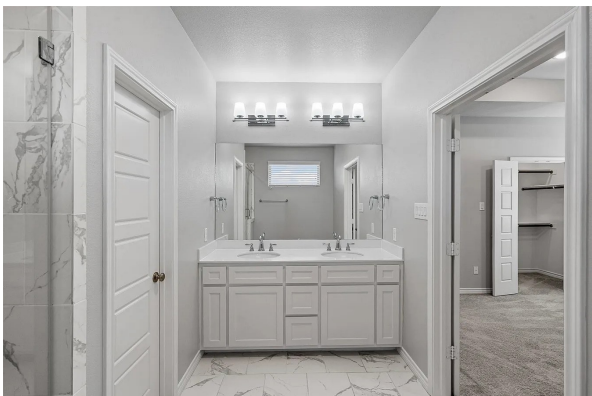
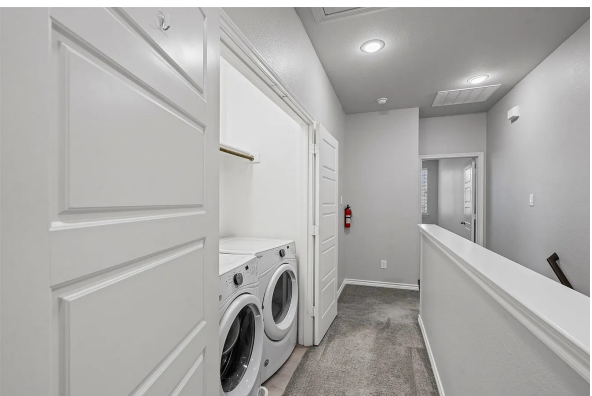
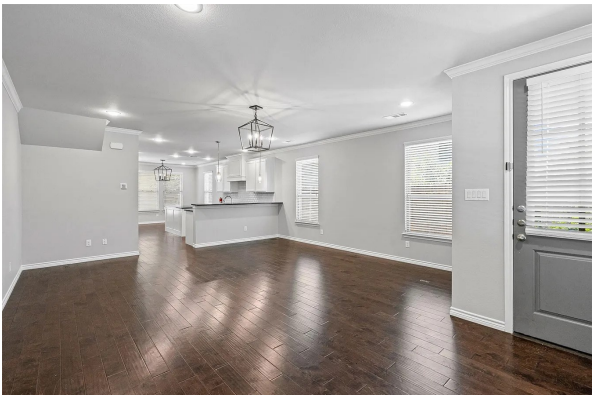
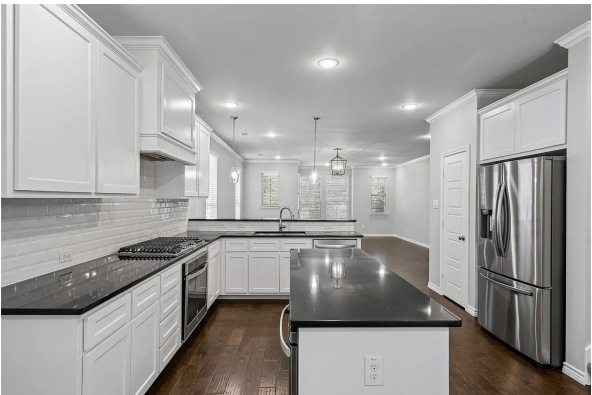
Step inside 2609/2611 McCart, a well-maintained duplex offering immediate income and long-term growth potential. Each unit features comfortable living spaces, private entrances, and modern amenities, ideal for tenants seeking convenience and style. Located just minutes from TCU, Magnolia Avenue, and downtown Fort Worth, it attracts students, professionals, and long-term renters.

Beyond its current cash flow, this property sits in a rapidly evolving neighborhood poised for redevelopment and appreciation. Perfect for investors, house hackers, or developers, the duplex combines urban convenience, stable income, and future upside, making it a rare opportunity in one of Fort Worth's most dynamic areas.



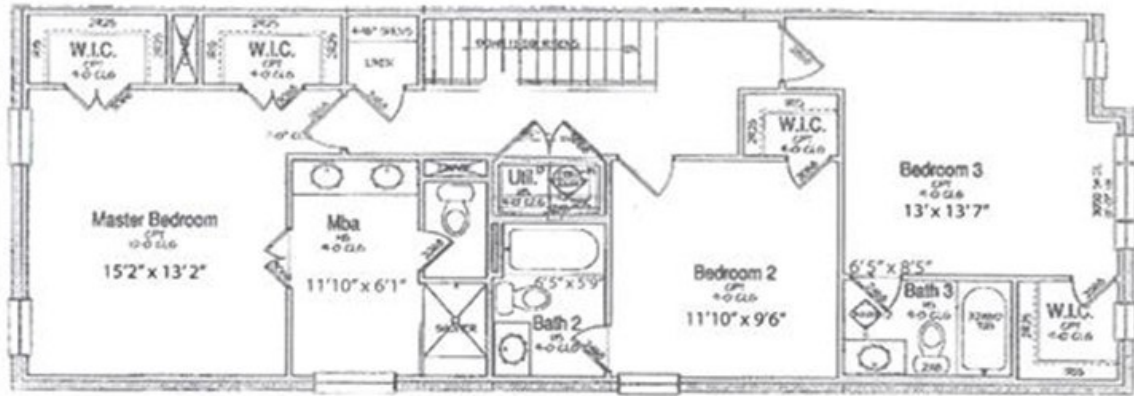
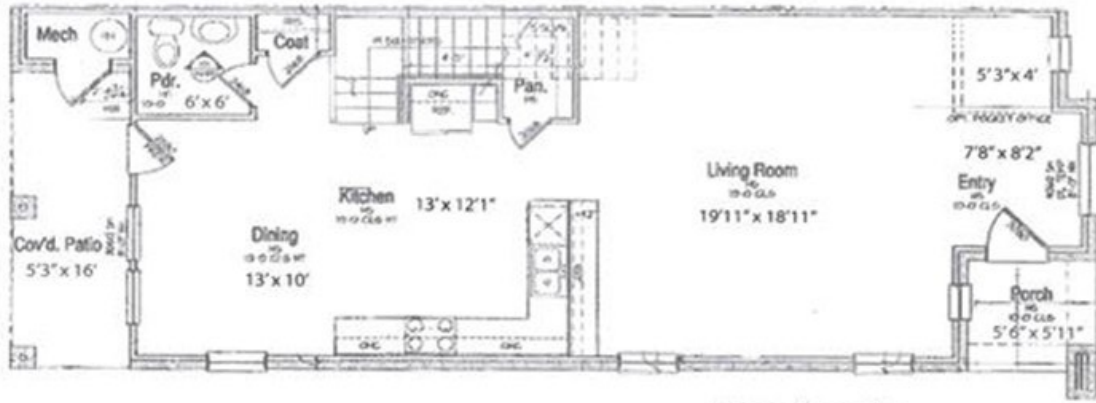
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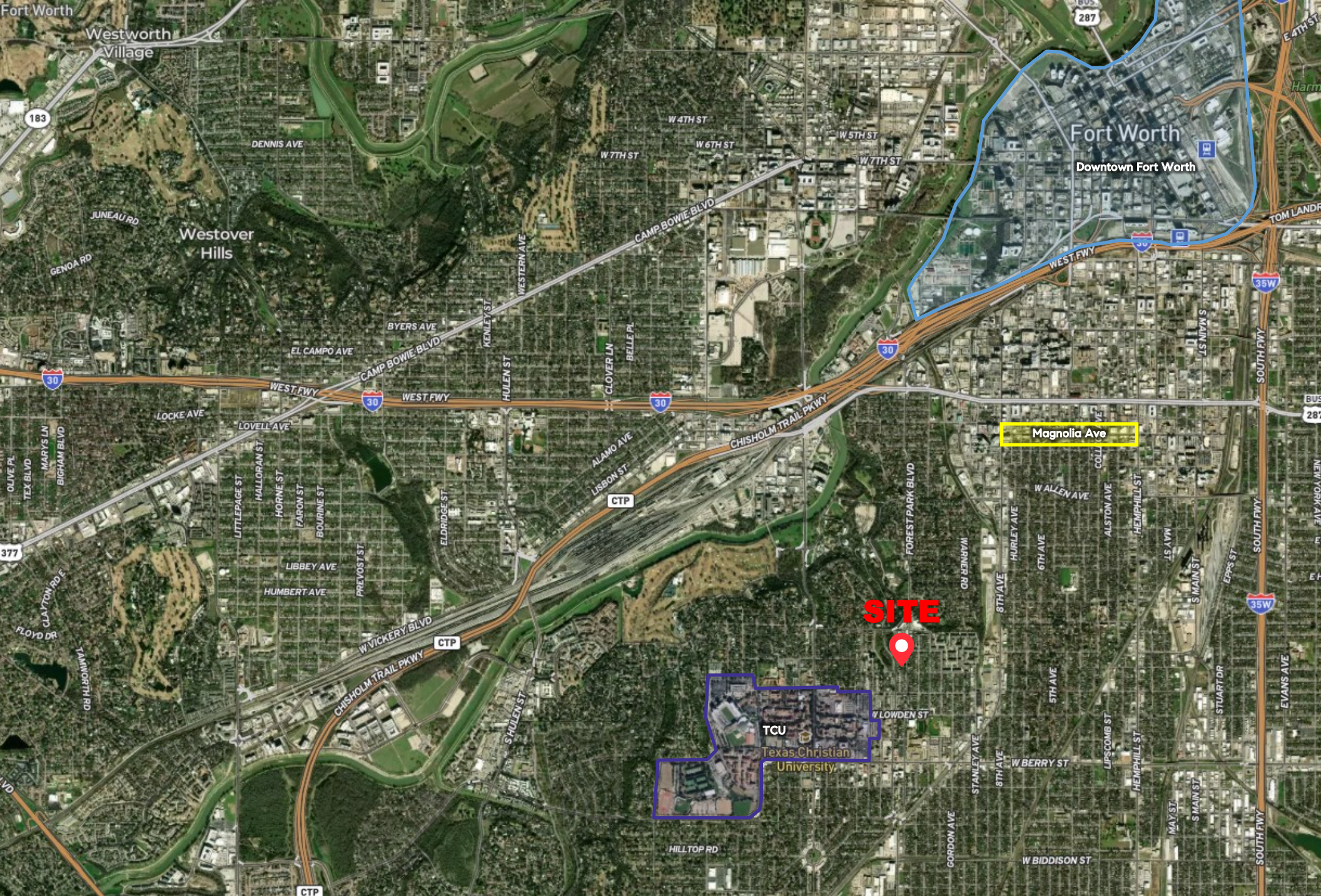
2611 MCCART AVE  
ADDITIONAL PHOTOS



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2609 MCCART AVE  
ADDITIONAL PHOTOS





2609/2611 McCart Ave, Fort Worth, TX

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**Rick Wegman**

REALTOR®

M: 817.584.7033

[rick.wegman@compass.com](mailto:rick.wegman@compass.com)

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