

CENTURY 21

Judge Fite Company



813 E COLLEGE STREET

PRINCETON, TX 75407



\$2,340,000



14,781 sqft



beds



0 baths

DESCRIPTION

Vanguard Real Estate Advisors is pleased to present the exclusive opportunity to purchase the Princeton Duplexes located in Princeton, Texas. This investment opportunity totals 9 units spread over 4.5 duplexes, all of which are part of a larger stand-alone subdivision, these average a spacious 1,642 square feet and are situated one mile north of Highway 380. The two-story duplex rental units were constructed in 2014, each with four bedrooms with the exception of one unit being a three bedroom configuration. The Princeton Duplexes can benefit from a new investor making light interior renovations to the units and increasing occupancy in order to further enhance revenue. Upon a future exit, the Property provides investors the flexibility either to sell homes individually at full market or retail value to capitalize on the strong Duplex and Townhome demand or to exit as a rental portfolio. Call us to schedule a tour.

PROPERTY TYPE: Multifamily - Duplex

MLS STATUS: Active

MLS: 21154433

YEAR BUILT: 2014

COUNTY: Collin

TRACT OR SUBDIVIION: na

LIST DATE: 01/15/2026

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800.451.8055

AREA:

SQUARE FEET: 14,781

TOTAL BEDS:

FULL BATHS: 0

HALF BATHS: 0

ACRES: 1.65

LOT SIZE (SQFT): 71,874

INTERIOR FEATURES

FLOOR COVERINGS:

- Wood

APPLIANCES:

- ConvectionOven
- ElectricRange
- Refrigerator

EXTERIOR FEATURES

PARKING:

- Garage

ROOF TYPE:

- Shingle

SIDING:

- Brick
- Other

POOL TYPE:

- None

FOUNDATION:

- Slab

UTILITIES

HEATING/COOLING:

- Electric

UTILITIES:

- SewerAvailable
- WaterAvailable

ADDITIONAL PROPERTY DETAILS

AMENITIES:

● BuiltInFeatures
● WalkInClosets

LISTED BY: Jordan Cortez 

BROKERED BY: Vanguard Real Estsate Advisors

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