

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 6844-6846-6848 FLORANCE DRIVE

MIDLOTHIAN, TX 76065



\$975,000



0 sqft



9 beds



9 baths

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## DESCRIPTION

Builder offering rate buy-down options—with builders lender as low as 4.25. Outstanding investment opportunity featuring a Class-A luxury triplex in the thriving DFW market. Situated on generous acre lots with low property taxes, this new construction asset is built for durability, functionality, and long-term performance. The property includes three spacious units, each approximately 1,838 SF, offering 3 bedrooms, 2.5 baths, and an attached 2-car garage. Each unit features a covered patio and private fenced backyard—strong tenant amenities that enhance long-term rental appeal and retention. Located at the corner of 875 and Edgewood Rd in the Edgewood Estates community of Midlothian, Texas, and zoned to highly regarded Waxahachie ISD. Conveniently positioned just 30 minutes from Downtown Dallas and Fort Worth, and 8–10 minutes from Methodist Midlothian Medical Center, Baylor Scott & White Waxahachie, plus extensive retail and dining options. Easy access to major employment corridors further strengthens rental demand. Some units are already pre-leased, and additional first-year property management incentives are available. A prime turnkey addition to any investment portfolio.

**PROPERTY TYPE:** Multifamily - Triplex

**MLS STATUS:** Active

**MLS:** 21180141

**YEAR BUILT:** 2026

**COUNTY:** Ellis

**TRACT OR SUBDIVIION:** Edgewood Estates

**LIST DATE:** 02/17/2026

**CENTURY 21**

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**800.451.8055**

**AREA:**

**SQUARE FEET:**

**TOTAL BEDS:** 9

**FULL BATHS:** 6

**HALF BATHS:** 3

**ACRES:** 1

**LOT SIZE (SQFT):** 43,560

## INTERIOR FEATURES

### FLOOR COVERINGS:

- Carpet
- LuxuryVinylPlank

### APPLIANCES:

- Dishwasher
- ElectricOven
- ElectricRange
- Disposal
- Microwave

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### PARKING:

- DoorSingle
- Driveway
- GarageFacesFront
- Garage
- KitchenLevel

### ROOF TYPE:

- Composition

### SIDING:

- Brick
- StoneVeneer
- WoodSiding

### POOL TYPE:

- None

### FOUNDATION:

- Slab

### FENCING:

- BackYard
- ChainLink
- Wood

## UTILITIES

### HEATING/COOLING:

- Electric


### UTILITIES:

- SepticAvailable

## ADDITIONAL PROPERTY DETAILS

### AMENITIES:

- DoubleVanity
  - GraniteCounters
  - KitchenIsland
  - Pantry
  - WalkInClosets
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**LISTED BY:** Eric Douglas 

**BROKERED BY:** Marshall Reddick Real Estate