

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 3720 SOCKWELL BOULEVARD UNIT 1

GREENVILLE, TX 75401



\$780,000



6,934 sqft

## DESCRIPTION

Rare opportunity to acquire a fully occupied 10-unit multifamily asset in rapidly growing Greenville, TX. The motivated seller has recently implemented a price improvement, creating an attractive entry point for investors seeking immediate cash flow with additional upside through rent growth and ancillary income opportunities. The unit mix includes 8 one-bedroom units, 1 two-bedroom unit, and 1 three-bedroom unit, comprised of an 8-unit main building and a 2-unit carriage house. Interior renovations were completed in 2021, with the current owner investing over \$80,000 in additional capital improvements. The asset is professionally managed, with management in place for a seamless transition if desired. Ideally located across from a well-maintained public park, enhancing tenant appeal and long-term demand. No showings prior to executed contract. Please do not disturb tenants.

**PROPERTY TYPE:** Commercial - Business  
**MLS STATUS:** Active  
**MLS:** 21181103  
**YEAR BUILT:** 1975  
**COUNTY:** Hunt  
**TRACT OR SUBDIVIION:** Graham Park Add  
**LIST DATE:** 02/16/2026

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**800.451.8055**

**AREA:**  
**SQUARE FEET:** 6,934  
**TOTAL BEDS:**  
**FULL BATHS:**  
**HALF BATHS:**  
**ACRES:** 0.6  
**LOT SIZE (SQFT):** 26,005

## INTERIOR FEATURES

### FLOOR COVERINGS:

- Other

### VIRTUAL TOUR:

- [View virtual tour](#)

## EXTERIOR FEATURES

### PARKING:

- Common
- OnStreet

### ROOF TYPE:

- Composition

### SIDING:

- Brick

### FOUNDATION:

- PillarPostPier

## UTILITIES

### HEATING/COOLING:

- Central

### UTILITIES:

- CableAvailable
- ElectricityAvailable
- SewerAvailable
- WaterAvailable

## ADDITIONAL PROPERTY DETAILS

**LISTED BY:** Greg Parks 

**PHONE:** 903.462.0282

**BROKERED BY:** Milestone Premier Properties

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