

CENTURY 21

Judge Fite Company



4402-4404-4406 CLOVIS COURT

MIDLOTHIAN, TX 76065



\$975,000



0 sqft



9 beds



9 baths

DESCRIPTION

PRIME investment opportunity to add to your portfolio or complete your 1031 exchange: 4.75% financing when using the preferred Lender for a limited time! Class-A new construction luxury Triplex on 1-acre lots with LOW property taxes in scorching hot DFW market. This triplex features three 1838sf units with 3 bedrooms, 2.5 baths, and a 2-car garage. Each unit has a covered patio and a fenced-in backyard. Edgewood Estates is located in Midlothian, Texas, and it is zoned to the good Waxahachie ISD. Midlothian is just a short 30 min drive to Downtown Dallas and Fort Worth. Also, this project is within a short 8-10 min drive to Methodist Midlothian Health, Waxahachie's Baylor Scott and White, as well as to Midlothian and Waxahachie's retail and dining. With major economic drivers such as the \$1.6B Google Data Centers project and two nearby hospitals, plus excellent property management in place, this asset is primed for continued growth. Proven rents of \$2,525 per month per unit during the peak leasing season. Easy commute to major employers. Professional property management is in place at a great rate of 5%.

PROPERTY TYPE: Multifamily - Triplex

MLS STATUS: Pending

MLS: 21193592

YEAR BUILT: 2025

COUNTY: Ellis

TRACT OR SUBDIVIION: Edgewood Estates

LIST DATE: 02/28/2026

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800.451.8055

AREA:

SQUARE FEET:

TOTAL BEDS: 9

FULL BATHS: 6

HALF BATHS: 3

ACRES: 1

LOT SIZE (SQFT): 43,777

INTERIOR FEATURES

FLOOR COVERINGS:

- Carpet
- Luxury/VinylPlank

APPLIANCES:

- Dishwasher
- ElectricOven
- ElectricRange
- ElectricWaterHeater
- Disposal
- Microwave

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

PARKING:

- Driveway
- Garage
- GarageDoorOpener

ROOF TYPE:

- Composition

SIDING:

- Brick
- StoneVeneer
- WoodSiding

POOL TYPE:

- None

FOUNDATION:

- Slab

FENCING:

- BackYard
- ChainLink
- Fenced
- Full
- Wood

UTILITIES

HEATING/COOLING:

- Electric

UTILITIES:

- SepticAvailable
- WaterAvailable

ADDITIONAL PROPERTY DETAILS

AMENITIES:

- DoubleVanity
 - GraniteCounters
 - KitchenIsland
 - Pantry
 - WalkInClosets
-

LISTED BY: Erion Shehaj 

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BROKERED BY: Signature Real Estate