

CENTURY 21[®]

Judge Fite Company



26 DUPLEX PORTFOLIO

COMMERCE, TX 75228



\$4,700,000



38,344 sqft



3 beds



2 baths

DESCRIPTION

Premier Investment Opportunity – 26-Unit Duplex Portfolio Near Texas A&M University-Commerce Introducing an exceptional opportunity to acquire a high-performing 26 unit duplex portfolio, on one street in the vibrant and steadily growing college town of Commerce, Texas. Just minutes from Texas A&M University in Commerce, this property benefits from strong rental demand driven by faculty, long-term residents and students seeking quality housing in a convenient location. Each unit is thoughtfully designed with a spacious 3-bedroom, 2-bath layout, featuring an open living plan that maximizes natural light and livability. Tenants enjoy the added convenience of a one-car garage and the appeal of a large yard, offering both functionality and comfort, features that help ensure consistently strong occupancy. Each unit in this portfolio was built between 2005 and 2015 and has been impeccably maintained, reflecting attentive ownership and professional management. With an impressive occupancy rate exceeding 92% and a cap rate above 5%, investors can step into a turnkey, income producing asset with proven performance and stability. Offered as a complete package deal and immediately available, this portfolio represents a rare chance to secure a large, well-positioned investment in a market with enduring demand and long-term growth potential. Seller's Principal is a Licensed Real Estate Broker in the State of Texas.

PROPERTY TYPE: Multifamily - Duplex
MLS STATUS: Active
MLS: 21041271
YEAR BUILT: 2015
COUNTY: Hunt
TRACT OR SUBDIVIION: S3248 Guidry Estate Addition
LIST DATE: 08/28/2025

CENTURY 21

Judge Fite Company

800.451.8055

AREA:
SQUARE FEET: 38,344
TOTAL BEDS: 3
FULL BATHS: 2
HALF BATHS: 0
ACRES: 0.44
LOT SIZE (SQFT): 19,166

INTERIOR FEATURES

FLOOR COVERINGS:

- CeramicTile
- LuxuryVinylPlank

APPLIANCES:

- Dishwasher
- ElectricRange
- Disposal
- Microwave
- Refrigerator

WINDOWS:

- WindowCoverings

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

PARKING:

- Driveway
- GarageFacesFront
- Garage
- GarageDoorOpener
- KitchenLevel

LOT DESCRIPTION:

- Acreage
- Landscaped

ROOF TYPE:

- Composition

YARD/GROUNDS:

- RainGutters

SIDING:

- Brick

POOL TYPE:

- None

FOUNDATION:

- Slab

FENCING:

- Partial

UTILITIES

HEATING/COOLING:

- Central
- Electric

UTILITIES:

- SewerAvailable
 - SeparateMeters
 - WaterAvailable
 - CableAvailable
-

ADDITIONAL PROPERTY DETAILS

AMENITIES:

- HighSpeedInternet
- OpenFloorplan
- Pantry
- CableTv
- WalkInClosets

SECURITY FEATURES:

- SecuritySystem
- CarbonMonoxideDetectors
- SmokeDetectors

COMMUNITY:

- Curbs
-

LISTED BY: Aidan Flores 

PHONE: 972.771.9001

BROKERED BY: Coldwell Banker Realty