

# CENTURY 21

Judge Fite Company



## 813 E COLLEGE STREET

PRINCETON, TX 75407



\$2,860,000



0 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 11 units spread over 5.5 duplexes, all of which are part of a larger stand-alone subdivision, these average a spacious 1,650 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 and two and a half bathrooms 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:**  
**TOTAL BEDS:**  
**FULL BATHS:** 0  
**HALF BATHS:** 0  
**ACRES:** 0.42  
**LOT SIZE (SQFT):** 18,153

## 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:

**LISTED BY:** Jordan Cortez 

- BuiltInFeatures

- WalkInClosets

**BROKERED BY:** Vanguard Real Estsate Advisors

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