

FOUR-PROPERTY DUPLEX PORTFOLIO

Weatherford, Texas



\$357K each
Portfolio Savings



8
Units



Fully
Leased



\$127.8K+
Annual Income

Fully leased duplexes offered individually or together at discounted portfolio pricing.



1 301/303 Blue Jay Ct



2 309/311 Blue Jay Ct



3 216/218 Blue Bell Ct



4 225/227 Blue Bell Ct

MAP #	MLS #	ADDRESS	BEDS	BATHS	TOTAL SF	# OF UNITS	ACRES	PRICE	LEASE INFORMATION
1	21299107	301/303 S Blue Jay Ct	6	4	2,260	2	1.0	\$357,000	Both leased \$1,325 (10/31/26); \$1,345 MTM
2	21299059	309/311 S Blue Jay Ct	6	4	2,260	2	1.0	\$357,000	Both leased \$1,395 (6/14/27; 3/31/27)
3	21299117	216/218 Blue Bell Ct	6	4	2,260	2	1.0	\$357,000	Both leased \$1,250 MTM; \$1,295 (10/31/26)
4	21299150	225/227 S Blue Bell Ct	6	4	2,260	2	1.0	\$357,000	Both leased \$1,325 (10/31/26; 8/31/26)

1-MILE RADIUS DEMOGRAPHICS

POPULATION	MEDIAN HOUSEHOLD INCOME	MEDIAN AGE	EMPLOYEES	HOUSING OCCUPANCY	RENTER TO HOMEOWNER
8,530 3% GROWTH SINCE 2023 36% GROWTH SINCE 2020	\$111.7K	37 YEARS	6,432 WITHIN 1 MILE	30:1 OCCUPIED TO VACANT	1:5 RENTER TO OWNER



Each duplex features open-concept living, spacious bedrooms, covered patios, fenced yards and peaceful prairie views.

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