

216/218 S BLUE BELL CT

Weatherford, Texas

MLS # 21299117

DUPLEX FOR SALE



2 Units



\$357K



2,260 SF



6 Beds



4 Baths



1 Acre



Leased

INVESTMENT-READY WITH IMMEDIATE INCOME

Designed for comfortable everyday living, 216/218 S Blue Bell Ct. features two spacious units, each offering three bedrooms and two bathrooms. Open-concept living and kitchen areas, convenient pantries and generously sized bedrooms create functional, inviting interiors. Each residence extends outdoors with a covered patio, fenced backyard and peaceful prairie views, plus access to a shared picnic and grilling area.

LEASING INFORMATION

Both units are currently leased.

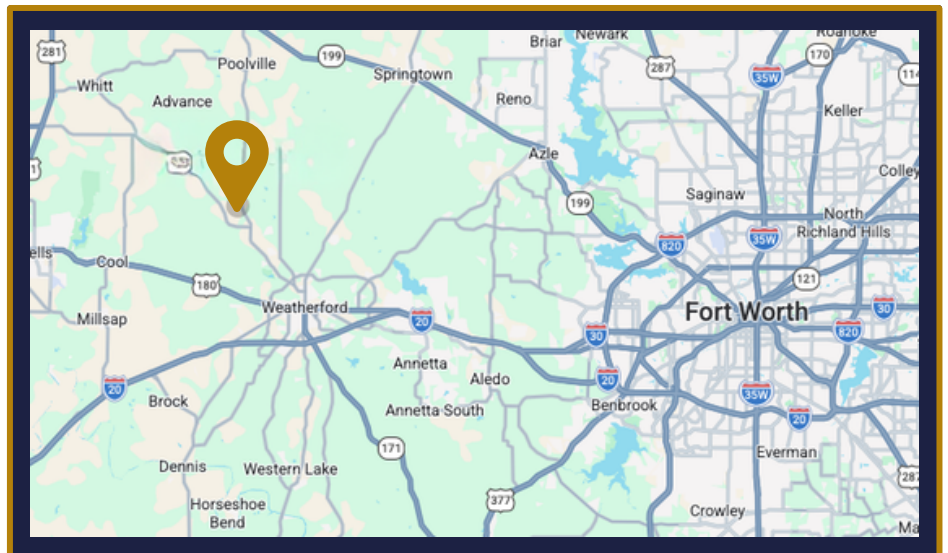
- \$1,295 through 10/31/26
- \$1,250 MTM

3 ADDITIONAL FULLY LEASED DUPLEXES AVAILABLE

PORTFOLIO DISCOUNT OFFERED!

1-MILE RADIUS DEMOGRAPHICS

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



ALL UNITS ARE LEASED, PLEASE DO NOT DISTURB TENANTS.

Showings must be coordinated through the RDE listing agent. No lockbox permitted.

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