



For Sale on Market

# \$699,900

Call 7138840322 Today!

## 4043-4045 CLOVIS STREET, MIDLOTHIAN, TX 76065

A prime, turnkey addition to any investment portfolio. Fully leased and cash-flowing from day one, this luxury duplex is a standout investment in the booming DFW market. Built Class-A and designed for long-term performance, this new construction property sits on spacious acre lots with the added advantage of low property taxes—making it an ideal long-term hold. Each of the two thoughtfully designed single-story units offers approximately 1,653 SF of open-concept living space, featuring 3 bedrooms plus a versatile flex room (perfect as a fourth bedroom, office, or media space), 2 full baths, and an attached 2-car garage. Covered patios and private fenced backyards enhance tenant appeal with seamless indoor-outdoor living. Located at the corner of 875 and Edgewood Rd in the desirable Edgewood.

### GENERAL DESCRIPTION

- Subdivision:** Edgewood Estates
- Property Type:** Multi-Family - Duplex
- Stories:** 1
- Year Built:** 2026
- Building Sqft:** 3,036 / Builder
- Maintenance Fee:** \$1,065 / Annually
- MLS# / Area:** 89900868 / 84



Presented By  
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Visit <https://www.har.com/89900868> for more information