

\$1,550,000 - 312 Hickerson Street 8, Cedar Hill

MLS® #21061019

\$1,550,000

14 Bedroom, 8.00 Bathroom,
Residential Income on 0.48 Acres

ED BALCOMS REV, Cedar Hill, TX

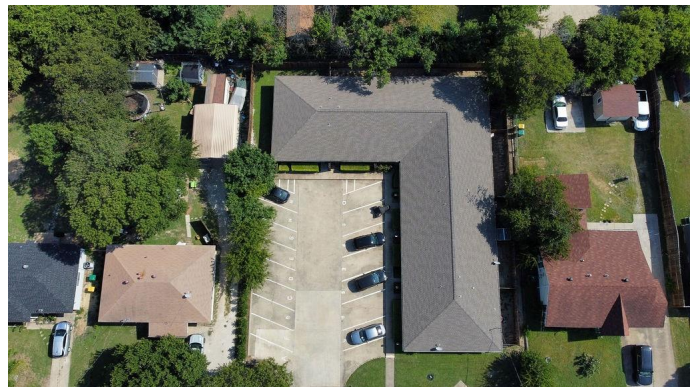
Profitable 8-unit multifamily investment in a close-knit community at 312 Hickerson. Each unit has its own HVAC system, approximately 8 years old. The complex includes four updated 2-bedroom, 2-bath units renting for \$1,500-month, two two-bedroom, 2-bath units not updated at \$1,100-month, one one-bedroom, one bath not updated at \$950-month, and one updated one-bedroom, one bath, at \$1,100-month. All units also have their own small fenced backyard.

Five units have been fully renovated in the last 24 months, including stainless steel appliances, flooring, plumbing, and electrical fixtures. Annual rental income is approximately \$123,000, with expenses including taxes (\$25,800), insurance (\$8,569), and management fees (\$7,500), leaving a profit before taxes of about \$81,131 and a market CAP rate of roughly 5.6%.

Seventy percent of residents have lived in the community eight or more years, demonstrating stability and a well-established tenant base. Minimal ongoing maintenance and recent updates make this property a turn-key investment opportunity. EACH UNIT SQUARE FOOTAGE IS APPROXIMATE AND BASED ON PUBLIC RECORDS; IT HAS NOT BEEN INDEPENDENTLY VERIFIED. BUYER TO DO DUE DILIGENCE.

Built in 1985

Essential Information



MLS® #	21061019
Price	\$1,550,000
Bedrooms	14
Bathrooms	8.00
Full Baths	8
Acres	0.48
Year Built	1985
Type	Residential Income
Sub-Type	Apartment
Status	Active

Community Information

Address	312 Hickerson Street 8
Subdivision	ED BALCOMS REV
City	Cedar Hill
County	Dallas
State	TX
Zip Code	75104

Amenities

Utilities	Cable Available, City Sewer, City Water
Parking Spaces	8
Garages	Assigned, Parking Lot

Interior

Interior Features	Cable TV Available
Heating	Central

Exterior

Lot Description	Subdivision
Roof	Concrete
Construction	Brick
Foundation	Slab

School Information

District	Cedar Hill ISD
Elementary	Highpointe
Middle	Besse Coleman
High	Cedar Hill

Listing Details

Listing Agent Kellie Fancher

Listing Office RE/MAX Preferred Associates

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Listing information last updated on November 4th, 2025 at 8:01am CST