

THE MEADOWS

3601 W NORTHGATE DRIVE

IRVING, TX

3-CONDO INVESTMENT OPPORTUNITY



CHRISTOPHER MILLER

Associated Broker

Dave Perry-Miller Real Estate

+1 214 914 0421

cmiller@daveperrymiller.com





3607 W NORTHGATE DRIVE #113

SF	668
Beds	1 (14 X 12)
Baths	1
Living Room	1 (14 X 12)
Dining Room	1 (10 X 8)
Fireplace	1 (woodburning)
Year Built	1982
HOA Dues	\$314/mo
Parking	1 (carport)
Levels	1
Parcel ID	32310650000L00113

FINANCIALS

Rent Rate	\$1,295
Property Taxes	\$132
Repair & Maintenance	\$75
Projected Monthly Cash Flow	\$774
Average Return	7.77%



3615 W NORTHGATE DRIVE #123

SF	826
Beds	1 (14 X 12)
Baths	1
Living Room	1
Dining Room	1
Fireplace	1 (woodburning)
Year Built	1982
HOA Dues	\$384/mo
Parking	1 (carport)
Levels	1
Parcel ID	32310650000K00123

FINANCIALS

Rent Rate	\$1,395
Property Taxes	\$188
Repair & Maintenance	\$75
Projected Monthly Cash Flow	\$776
Average Return	6.65%

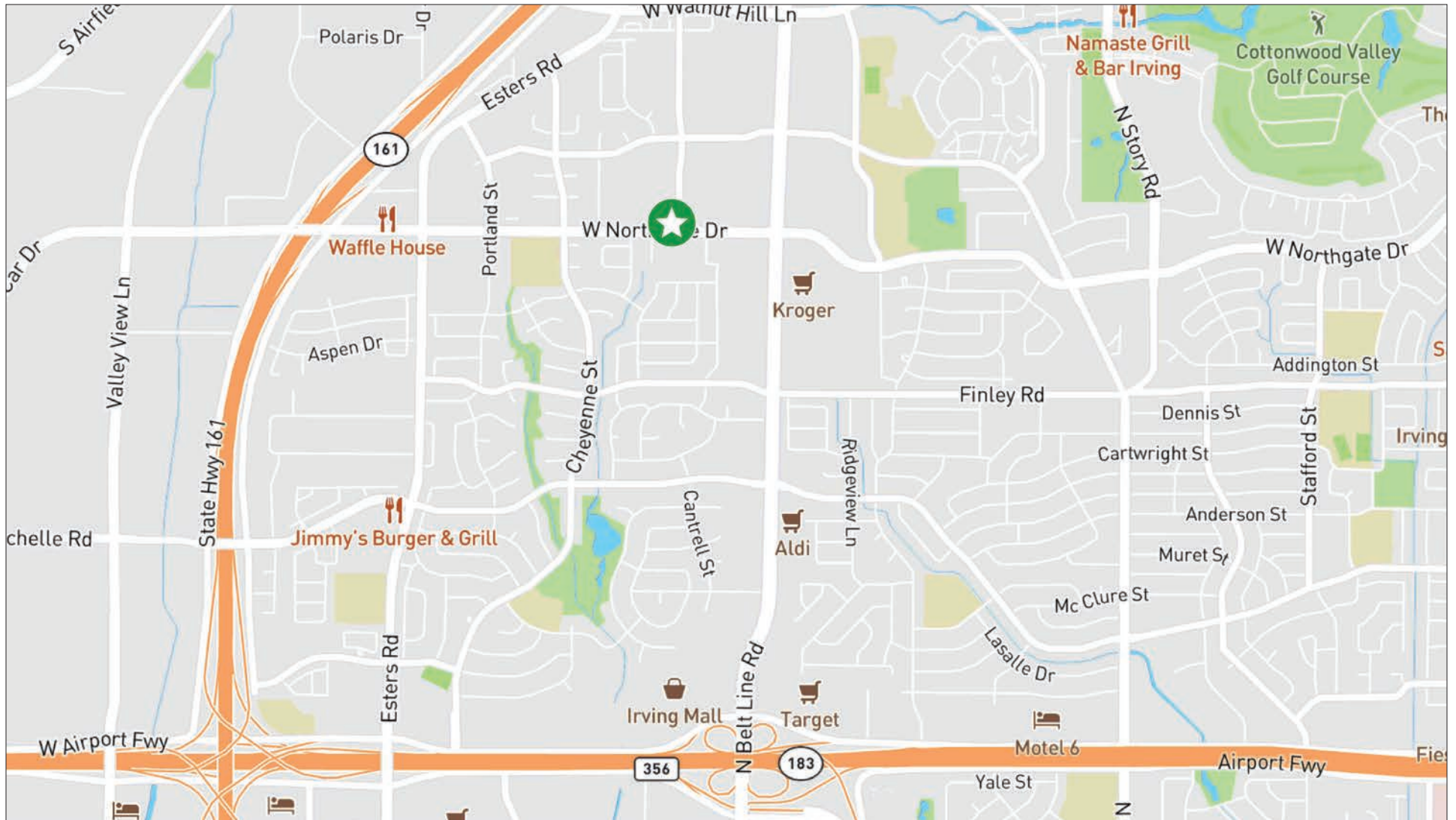


3645 W NORTHGATE DRIVE #201

SF	947
Beds	2 (14 X 12) (12 X12)
Baths	2
Living Room	1 (16 X 14)
Dining Room	1 (10 X 8)
Fireplace	1 (woodburning)
Year Built	1982
HOA Dues	\$437/mo
Parking	1 (carport)
Levels	1
Parcel ID	32310650000C00201

FINANCIALS	
Rent Rate	\$1,650
Property Taxes	\$188
Repair & Maintenance	\$75
Projected Monthly Cash Flow	\$950
Average Return	7.26%





DEMOGRAPHICS

	3 miles
2025 Population	105,845
2030 Population	105,865
2025 Average Household Income	\$101,962
2030 Average Household Income	\$115,452

THE MEADOWS



CHRISTOPHER MILLER

Associated Broker

Dave Perry-Miller Real Estate

+1 214 914 0421

cmiller@daveperrymiller.com