



Multifamily Property For Sale

7405 Ave X



Cameron Seale

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**WILLIAMS & CO Real Estate**

918 Ave J Lubbock, TX 79401



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## PROPERTY DESCRIPTION

Fantastic opportunity to own a four unit quadplex in South Lubbock that offers turnkey investment opportunity. Located just off University Avenue and near South Loop 289, this property provides quick access to major roads, Texas Tech, and nearby restaurants and shopping. Each unit offers 2 bedrooms, and 2 bathrooms with some updates throughout. With stable occupancy and desirable rental units in a consistently leased area, this is a solid, income-producing asset in a prime location.

## OFFERING SUMMARY

|                  |           |
|------------------|-----------|
| Sale Price:      | \$329,900 |
| Number of Units: | 4         |
| Lot Size:        | 11,569 SF |
| Building Size:   | 5,364 SF  |

| DEMOGRAPHICS      | 0.3 MILES | 0.5 MILES | 1 MILE   |
|-------------------|-----------|-----------|----------|
| Total Households  | 472       | 1,227     | 5,720    |
| Total Population  | 1,316     | 3,310     | 14,845   |
| Average HH Income | \$66,192  | \$66,007  | \$62,978 |

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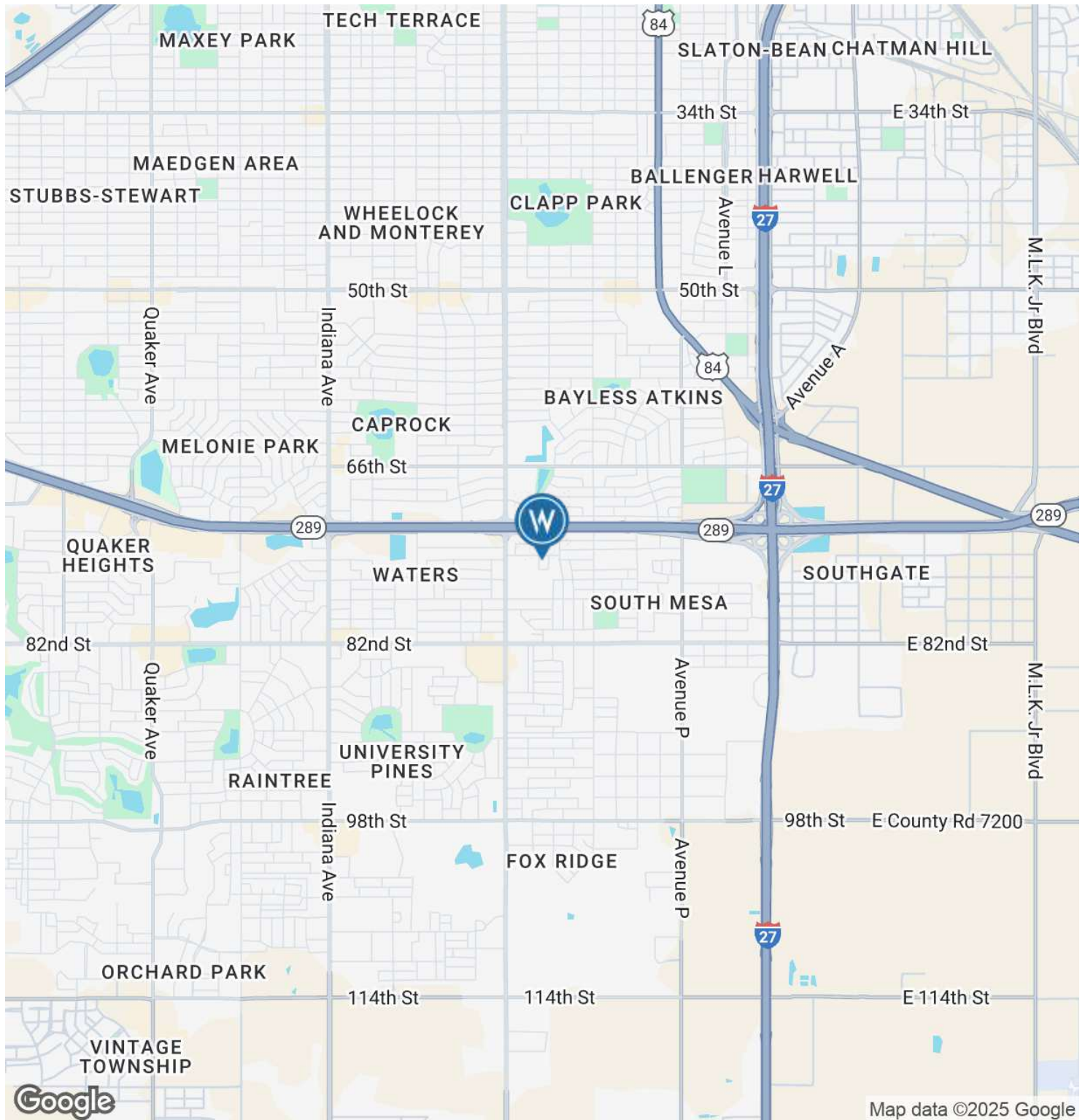
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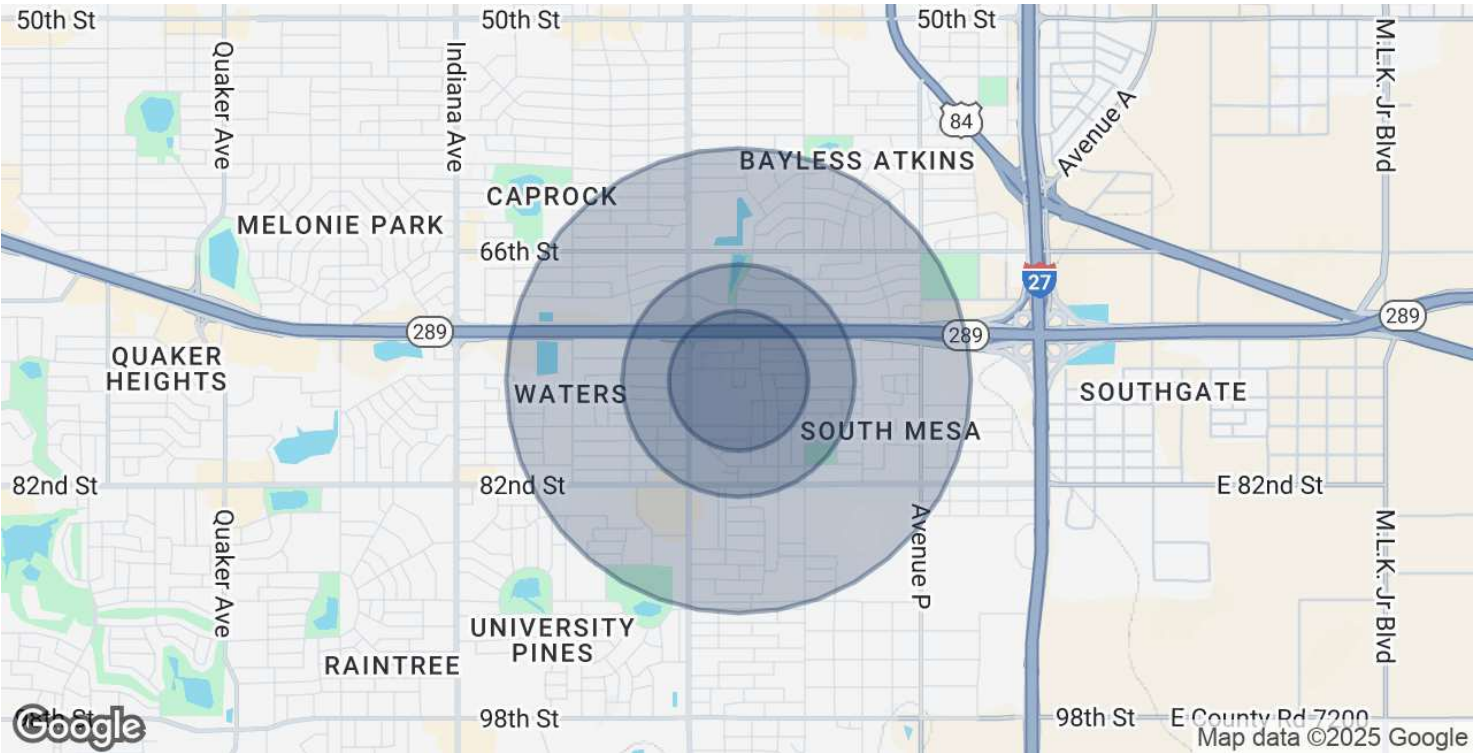
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| POPULATION           | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|-----------|-----------|--------|
| Total Population     | 1,316     | 3,310     | 14,845 |
| Average Age          | 39        | 38        | 37     |
| Average Age (Male)   | 39        | 38        | 36     |
| Average Age (Female) | 39        | 39        | 38     |

| HOUSEHOLDS & INCOME | 0.3 MILES | 0.5 MILES | 1 MILE    |
|---------------------|-----------|-----------|-----------|
| Total Households    | 472       | 1,227     | 5,720     |
| # of Persons per HH | 2.8       | 2.7       | 2.6       |
| Average HH Income   | \$66,192  | \$66,007  | \$62,978  |
| Average House Value | \$184,378 | \$191,081 | \$176,031 |

Demographics data derived from AlphaMap

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