



Multifamily Property For Sale



Toledo Luxury Townhomes

Dan Williams

Broker

dan@wcrealstate.com

806.777.1310

WILLIAMS & CO Real Estate

918 Ave J Lubbock, TX 79401

Multifamily Property For Sale

4509-4535 22ND PLACE AVENUE



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COMMERCIAL REAL ESTATE



PROPERTY DESCRIPTION

An exceptional opportunity to acquire a package of fully leased, 14 luxury single-family homes located on one contiguous block in Lubbock, Texas—a rare offering in a location that cannot be replicated.

Positioned just minutes from Lubbock's Medical District, both major hospitals, and Texas Tech University, this portfolio benefits from constant tenant demand driven by healthcare professionals, university affiliates, and executive renters. Immediate access to the Marsha Sharp Freeway provides strong visibility, seamless connectivity, and ease of commute throughout the city—further supporting long-term occupancy and rental performance. The homes are also walkable to United's Market Street, adding everyday convenience and lifestyle appeal.

Developed, built, and meticulously maintained by the original builder, Flatland Homes by Trey Strong, each residence reflects a commitment to modern design, quality construction, and low-maintenance living. The portfolio includes a mix of 2- and 3-bedroom floorplans, thoughtfully designed to meet the needs of today's renters seeking upscale finishes and efficient layouts.

This is a turnkey luxury rental investment in one of Lubbock's most supply-constrained areas for single-family housing—offering scale, consistency, and a location that continues to drive strong demand.

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OFFERING SUMMARY

Sale Price:	\$5,900,000
Number of Units:	14
Lot Size:	79,505 SF
Building Size:	25,595 SF
Annual Insurance:	\$23,846.40
Annual Taxes:	\$60,807.19

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	325	781	3,768
Total Population	804	1,930	9,339
Average HH Income	\$79,738	\$84,982	\$89,958

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SUITE	BEDROOMS	BATHROOMS	SIZE SF	RENT	LEASE START	LEASE END
4509 22nd Place	3	3.5	1,951 SF	\$2,700	7/1/25	7/15/26
4511 22nd Place	2	2	1,500 SF	\$2,300	8/1/25	7/15/26
4513 22nd Place	2	2	1,532 SF	\$2,500	8/1/24	7/15/26
4515 22nd Place	2	2	1,532 SF	\$2,500	8/1/24	7/15/26
4517 22nd Place	3	2	1,931 SF	\$2,500	3/15/23	6/30/26
4519 22nd Place	3	2	1,931 SF	\$2,400	7/20/25	7/15/26
4521 22nd Place	3	2	1,931 SF	\$2,300	6/1/23	7/14/26
4523 22nd Place	3	2	1,931 SF	\$2,600	10/16/23	7/13/26
4525 22nd Place	3	2	1,931 SF	\$2,700	1/12/26	-
4527 22nd Place	3	2	1,931 SF	\$2,700	12/22/22	7/14/26
4529 22nd Place	3	2	1,931 SF	\$2,700	8/5/24	7/10/26
4531 22nd Place	3	2	1,931 SF	\$2,500	6/1/23	7/15/26
4533 22nd Place	3	2	1,931 SF	\$2,700	8/1/25	7/15/26
4535 22nd Place	3	2	1,701 SF	\$2,700	7/22/24	7/15/26
TOTALS			25,595 SF	\$35,800		
AVERAGES			1,828 SF	\$2,557		

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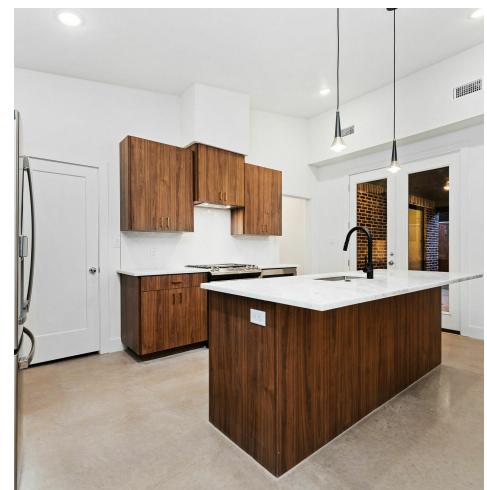
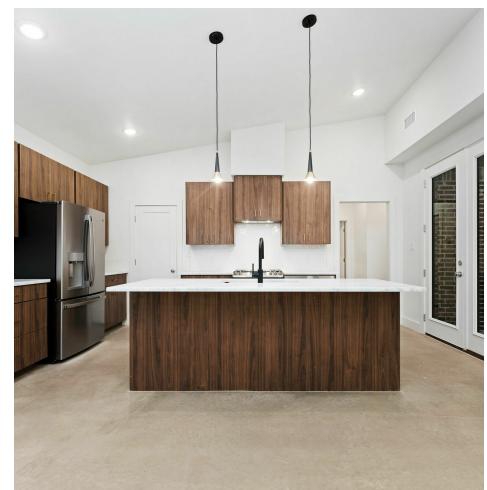
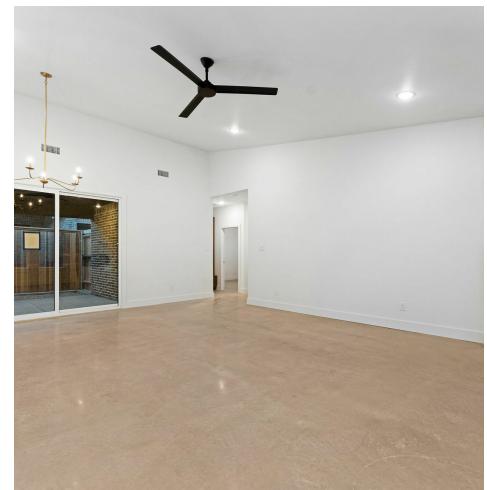
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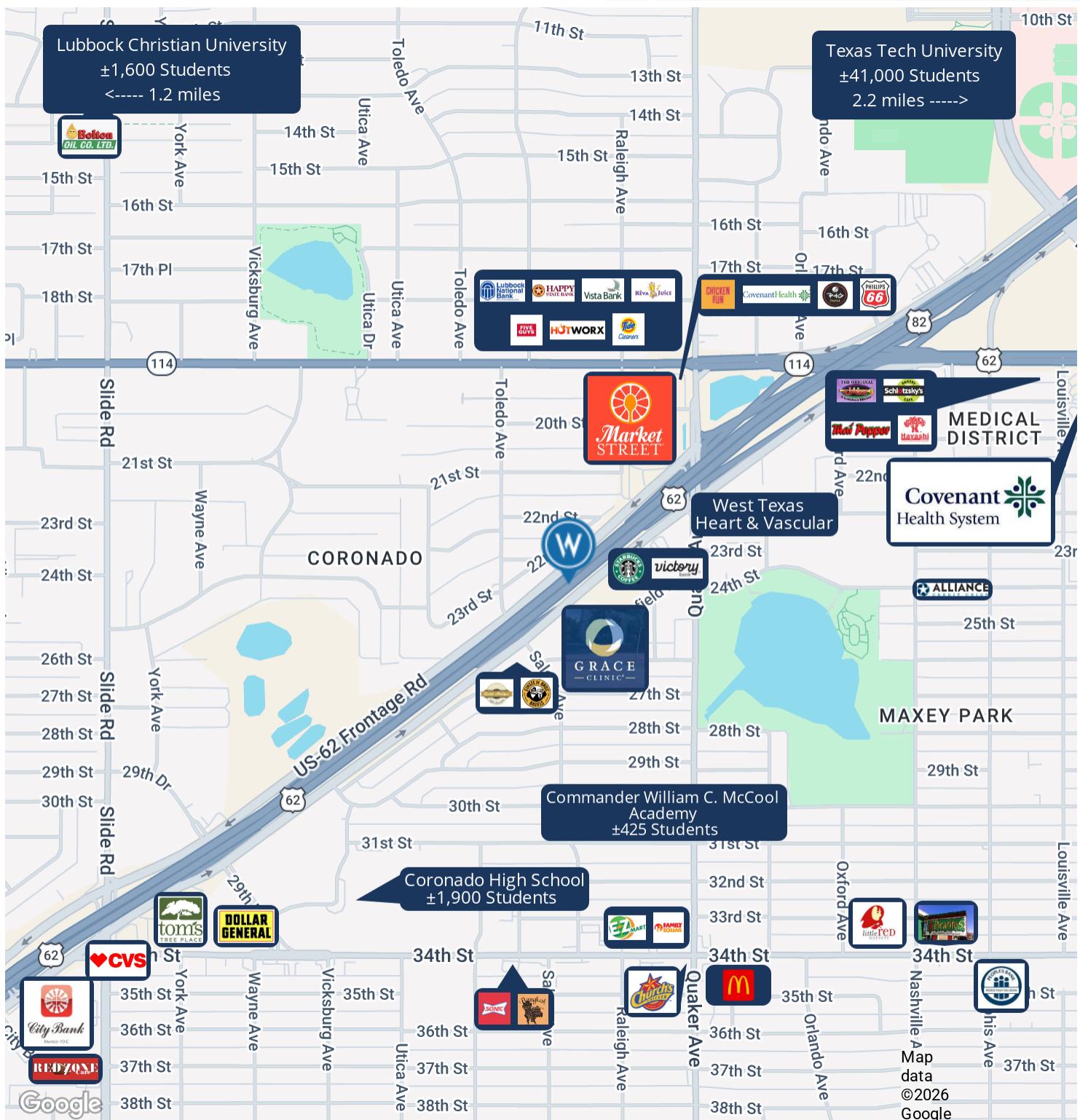
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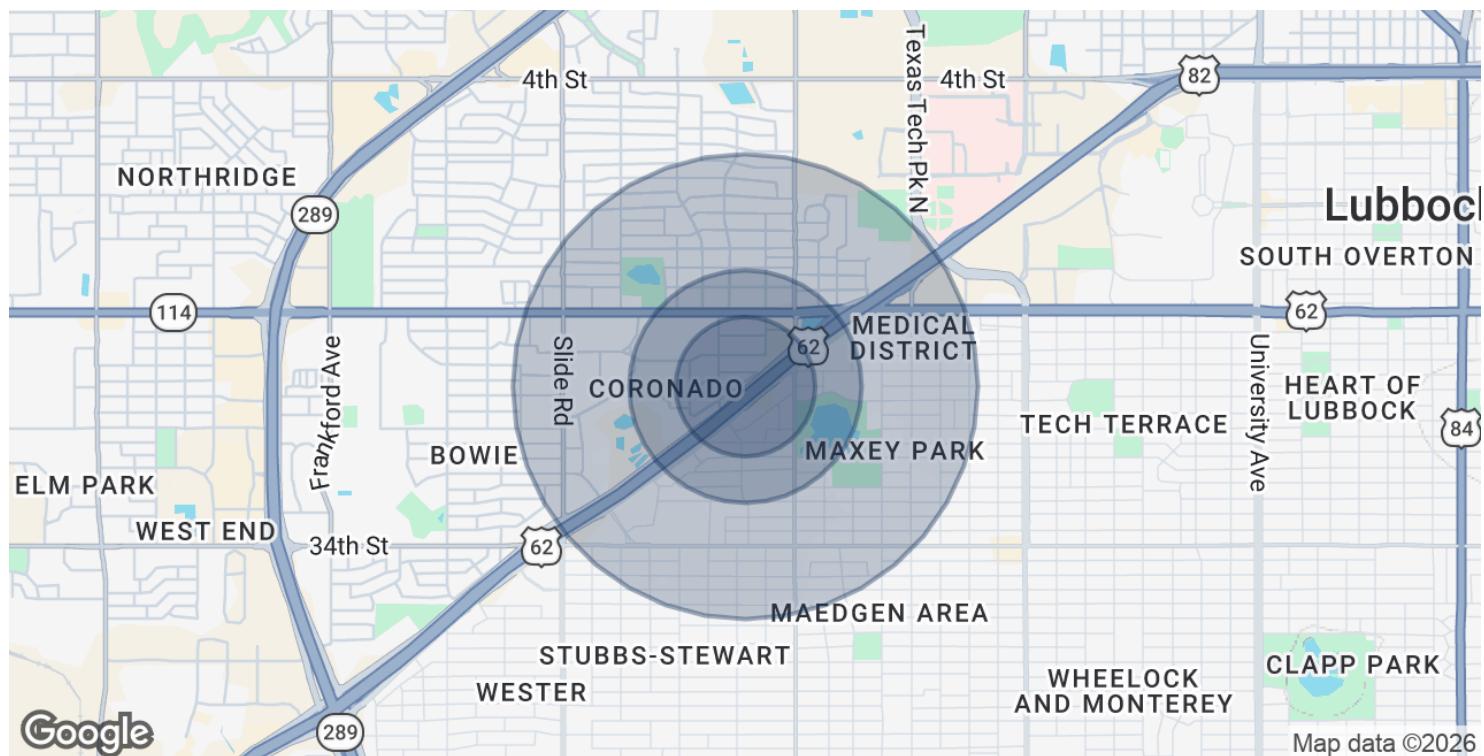
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	804	1,930	9,339
Average Age	43	42	40
Average Age (Male)	40	39	38
Average Age (Female)	46	44	43

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	325	781	3,768
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$79,738	\$84,982	\$89,958
Average House Value	\$268,110	\$271,095	\$260,054

Demographics data derived from AlphaMap

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Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Williams and Company Real Estate Licensed Broker /Broker Firm Name or Primary Assumed Business Name	9006022 License No.	dan@wcorealestate.com Email	(806)860-6945 Phone
Dan Williams Designated Broker of Firm	550528 License No.	dan@wcorealestate.com Email	(806)777-1310 Phone
Dan Williams Licensed Supervisor of Sales Agent/ Associate	550528 License No.	dan@wcorealestate.com Email	(806)777-1310 Phone
Dan Williams Sales Agent/Associate's Name	550528 License No.	dan@wcorealestate.com Email	(806)777-1310 Phone
Buyer/Tenant/Seller/Landlord Initials		Date	