



Multifamily Property For Sale



2602-2608
135th Street

Dan Williams

Broker

dan@wcorealestate.com

806.777.1310

WILLIAMS & CO Real Estate

918 Ave J Lubbock, TX 79401

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2602-2608 135TH



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COMMERCIAL REAL ESTATE



PROPERTY DESCRIPTION

Discover an exclusive opportunity to own a Class A, four-unit townhome building in the flourishing Viridian neighborhood of South Lubbock. This property combines modern design, low-maintenance construction, and strong rental performance—making it an ideal addition to any multifamily portfolio. Perfectly positioned in one of Lubbock's fastest-growing areas, this investment benefits from its proximity to Lubbock-Cooper East Elementary, United Supermarkets, Loop 88 and a variety of retail, dining, and service amenities. The Lubbock-Cooper Independent School District continues to experience significant expansion, driving steady housing demand and long-term tenant stability. Each townhome offers high-end interior finishes, maintenance-free vinyl and metal siding, turf yards, and drought-resistant landscaping, delivering luxury with minimal upkeep. The Homeowners Association maintains subdivision entrances and common areas, preserving the property's curb appeal and long-term value. Enjoy quick access to the future Loop 88, ensuring excellent connectivity to major employment and retail corridors throughout Lubbock. Two annual rental units are leased and professionally managed by Location Rentals and two units are fully furnished & used as nightly rentals for additional income. This property provides a true turnkey investment opportunity in one of South Lubbock's most desirable submarkets.

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OFFERING SUMMARY

Sale Price:	\$849,500
Number of Units:	4
Lot Size:	0.288 Acres
Building Size:	6,213 SF
Gross Revenue:	\$2,820/MO

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	26	214	984
Total Population	76	627	2,890
Average HH Income	\$180,439	\$181,546	\$185,366

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SUITE	BEDROOMS	BATHROOMS	SIZE SF	RENT	SECURITY DEPOSIT	LEASE START
2602 135th	3	2	1,572 SF	\$1,500	\$1,000	Leased
2604 135th	3	2	1,574 SF	\$1,500	\$1,000	Leased
2606 135th	3	2	1,574 SF	-	-	Used as AirBnB
2608 135th	3	2	1,493 SF	-	-	Used as AirBnB

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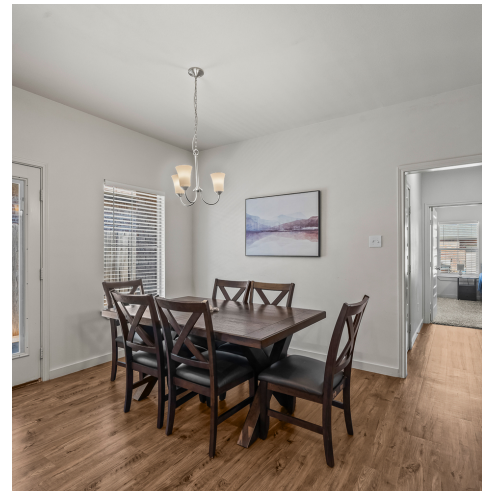
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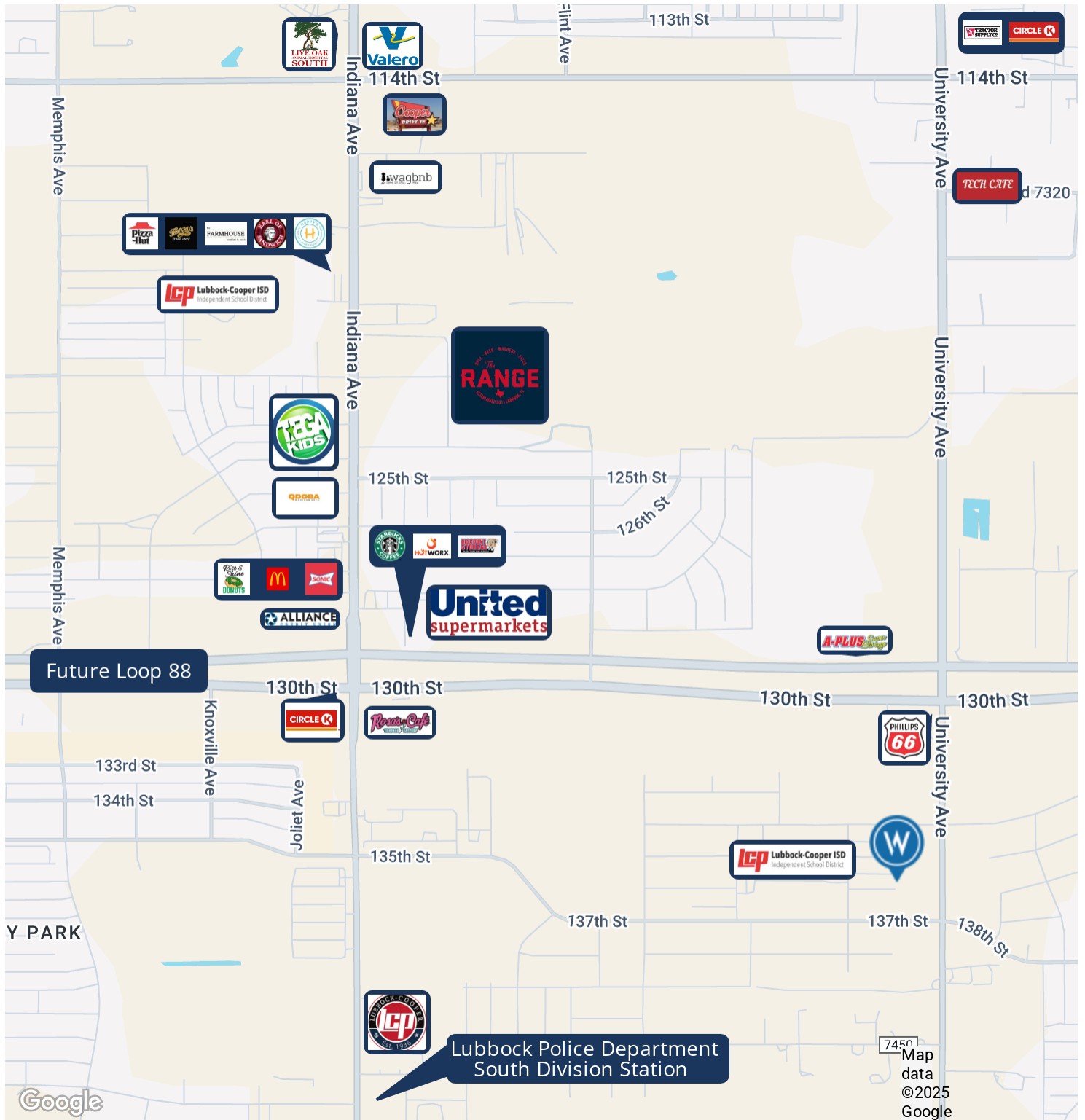
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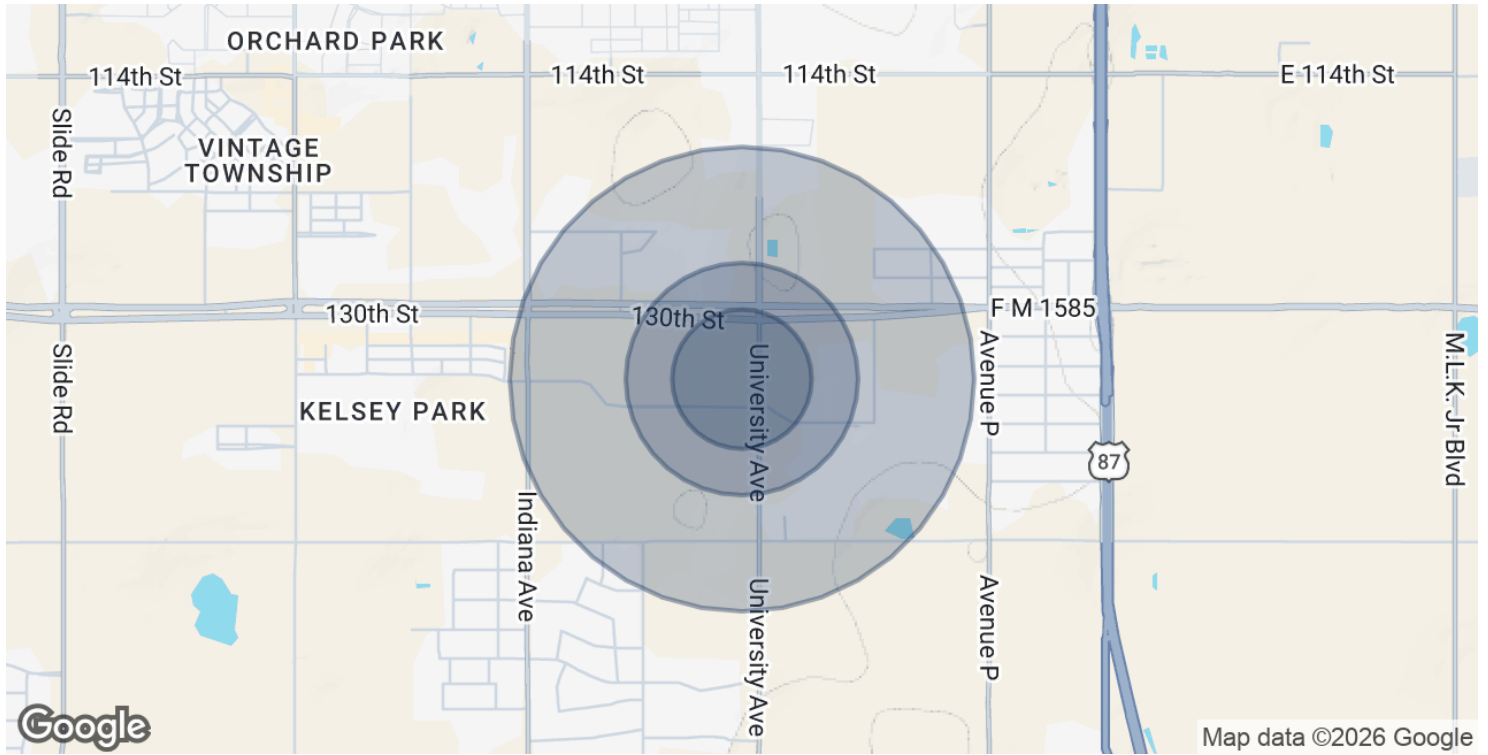
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	76	627	2,890
Average Age	34	34	34
Average Age (Male)	33	33	34
Average Age (Female)	34	34	35
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	26	214	984
# of Persons per HH	2.9	2.9	2.9
Average HH Income	\$180,439	\$181,546	\$185,366
Average House Value	\$418,797	\$421,923	\$432,709

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	9006022	dan@wcorealestate.com	(806)860-6945
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Dan Williams	550528	dan@wcorealestate.com	(806)777-1310
Designated Broker of Firm	License No.	Email	Phone
Dan Williams	550528	dan@wcorealestate.com	(806)777-1310
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Dan Williams	550528	dan@wcorealestate.com	(806)777-1310
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0 Date