



Investment Offering

WILLOW BEND APARTMENTS

**1449 John Ben Shepperd Parkway
Odessa, Texas 79761**

Heather Prichard | Broker/Owner | (432) 978-6973 | Heather@ZIGLARRealty.com | HeatherPrichard.com

Kit Prichard, Sales Agent | (432) 889-3856 | KitPrichard@ZIGLARRealty.com | ZIGLARCommercial.com

SUMMARY

Willow Bend Apartments, 1449 John Ben Shepperd Parkway, Odessa, TX 79761



Property Details

Price	\$2,380,000
Year Built	1975
Total Square Footage (ECAD)	14,700
Price per Sq. Ft.	\$169.71
Lot Size (ECAD)	0.65 AC
Estimated Taxes (ECAD)	\$22,411.71

Property Overview

Explore the exceptional care the owners have invested in this remarkable opportunity in the West Texas Permian Basin. This 23-unit apartment complex includes a handy laundry facility and comprises 21 one-bedroom, one-bath units, one efficiency unit, and a large two-bedroom, one-and-a-half-bath townhome. The coin-operated laundry enhances tenant convenience. Recent improvements feature new doors and windows throughout, a new roof installed in 2018, and the replacement of most AC units that same year, along with interior upgrades to nearly all units in recent years. Seize this unique opportunity—it won't last long! Low overhead with a 6 to 7% cap rate. Financials available upon request.



SLIDESHOW

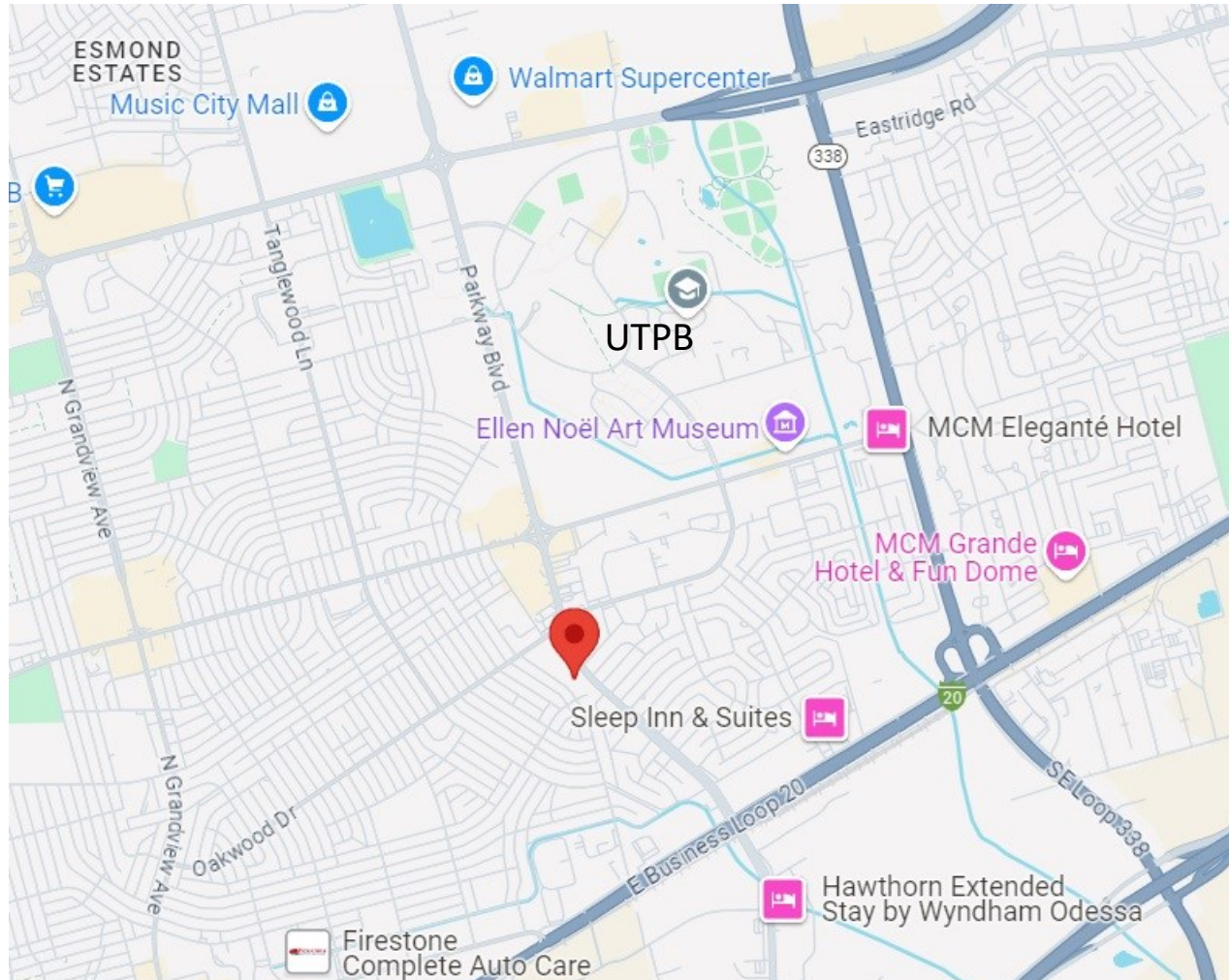
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DIRECTIONAL MAP

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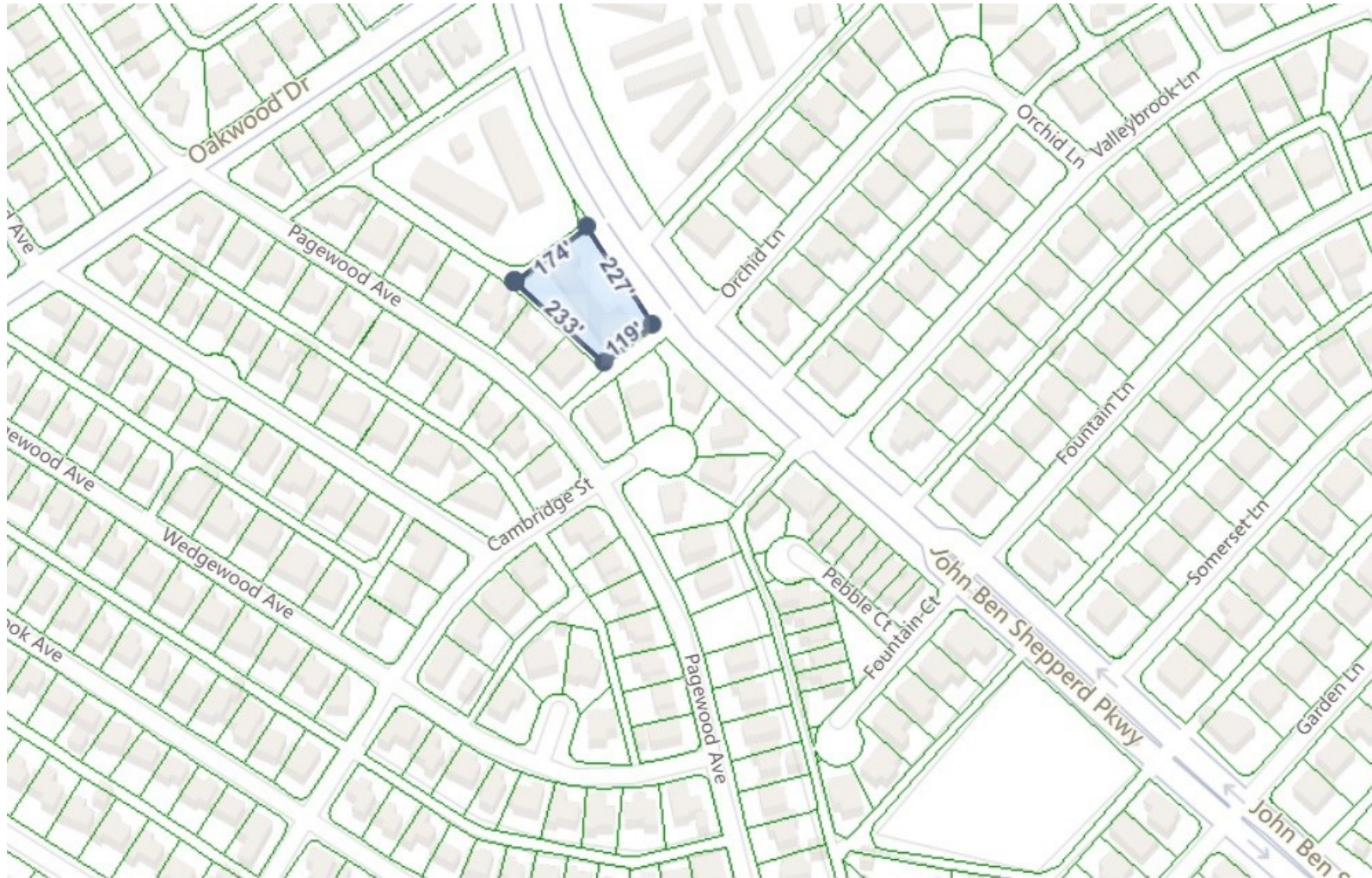


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AERIAL VIEW

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Heather Prichard
Broker/Co-Owner
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Heather has over two decades of experience in her successful real estate career. She specializes in residential, commercial, & farm & ranch sales. Heather has earned a reputation with her client's as one of the highest respected Real Estate Broker's in Texas. She has built her business personal and business referrals. Heather's clients and colleagues describe her as experienced, dedicated, and someone you can trust. Heather utilizes the latest technologies, market research, business strategies, and her expertise to meet her client's expectations. It has been her honor to serve all her clients with the highest professional standard in the industry. When integrity, knowledge, experience, and true service matter, call Heather Prichard.

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RIVER WALSH



TAA Property Management



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