

PRICE: \$850,000

900-902 SCURRY STREET

Big Spring, TX 79720

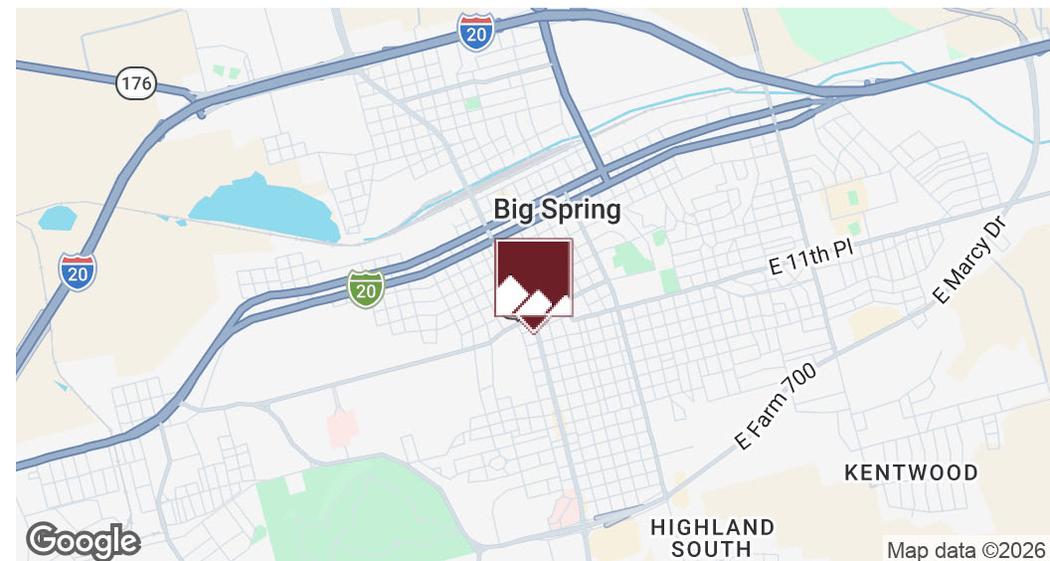
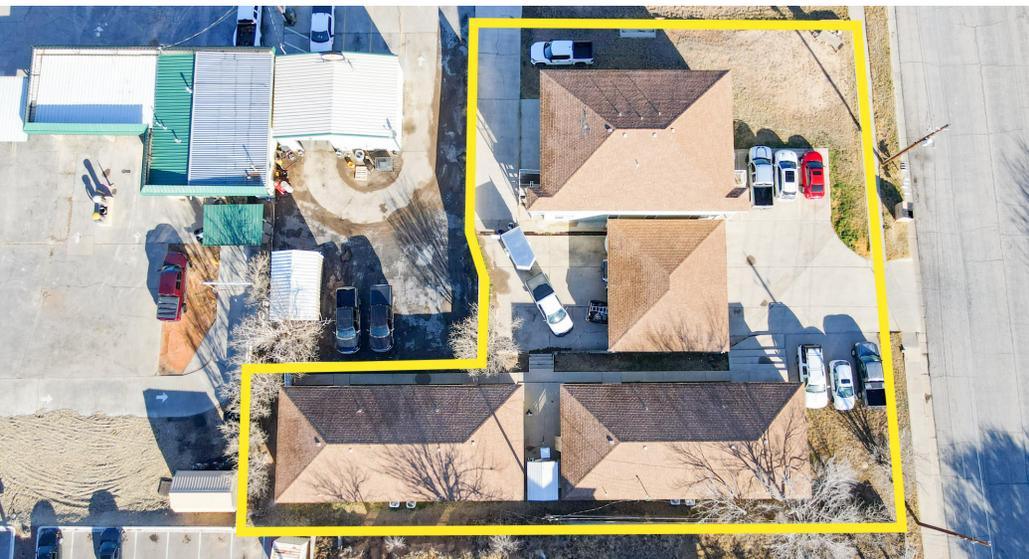
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Property Description

Sagewood Apartments is an 8-unit multifamily property located at 900–902 Scurry Street in Big Spring, offering stable income with upside potential. The property is currently 87% occupied with a strong, consistent tenant base, making it a solid opportunity for both investors seeking immediate cash flow and those looking to continue improving the asset.

Built in 2000, the property sits on approximately 0.48 acres and features 7,238 square feet of leasable space. All units are three-bedroom, one-bath layouts with functional, open-concept living, dining, and kitchen areas, along with in-unit washer and dryer hookups—features that are highly desirable for long-term tenants in this market.

The property has seen ongoing improvements, including recent window replacements, new flooring in select units, and fresh interior and exterior paint. There is also ample space on-site to accommodate shared parking for all residents, adding to the overall practicality and tenant appeal.

Location Description

Located just south of Downtown Big Spring at the corner of Scurry Street and W 9th Street, 900–902 Scurry offers a strong mix of accessibility and privacy within an established commercial corridor. Positioned just east of South Gregg Street, a primary north–south thoroughfare, the property benefits from proximity to high-traffic retail and daily amenities while maintaining a quieter setting along Scurry Street.

Offering Summary

Sale Price:	\$850,000
Number of Units:	8
Lot Size:	0.48 Acres
Building Size:	7,238 SF

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Property Highlights

- Unit Mix: 8 units, each with 3 bedrooms and 1 bathroom
- Strong, stable tenant base with consistent occupancy and reliable rental history
- Ongoing updates as tenants turn over, including recently replaced windows, fresh paint, and new flooring in select units - current renovations completed as of March 2026
- Located on the same block as strong retail performers like HTeaO and Mr. Scrubs Wash, offering excellent commercial synergy and convenience
- Convenient location just minutes from downtown's cultural district, as well as nearby grocery stores and retail centers
- The property is minutes from downtown Big Spring, providing easy access to local employment, shopping, and services. It is also approximately 10 minutes from Interstate 20 for convenient regional connectivity and within a 30-minute drive of Midland, a key employment hub in West Texas
- On-site parking available, providing ease and accessibility for residents
- Positioned in a market supported by diverse employment sectors, including AI infrastructure, oil and gas, and pipeline workforce demand
- Includes an experienced on-site maintenance manager, ensuring efficient property upkeep and high tenant satisfaction

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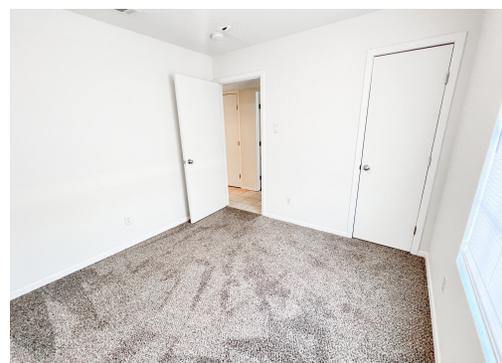
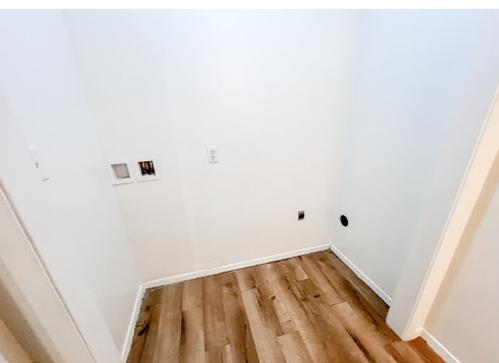
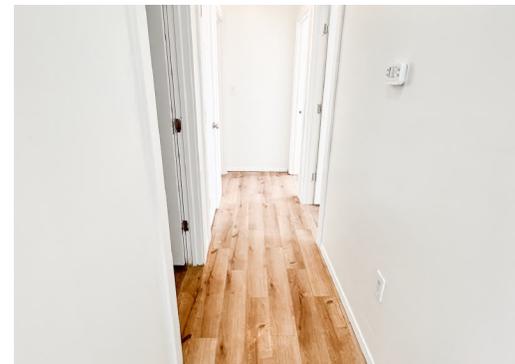
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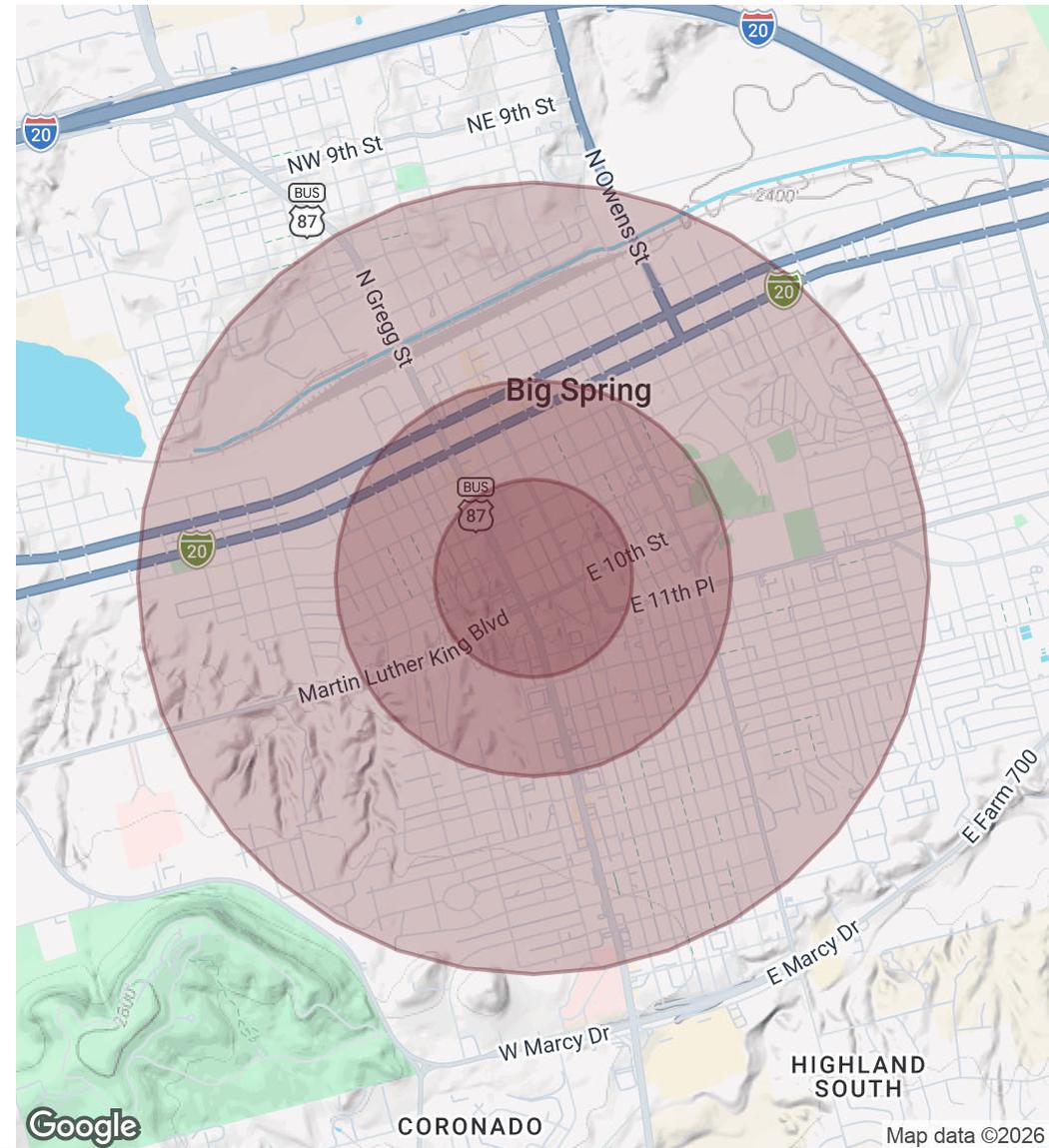
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Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	291	1,157	5,280
Average Age	33.5	33.5	37.4
Average Age (Male)	34.9	35.2	37.4
Average Age (Female)	33.3	33.3	37.5

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	130	511	2,267
# of Persons per HH	2.2	2.3	2.3
Average HH Income	\$86,850	\$81,758	\$69,139
Average House Value	\$106,892	\$99,433	\$107,005

2023 American Community Survey (ACS)



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