



Multifamily Property For Sale

**3102-3114 75th
Street**

February 17, 2026



Dan Williams

Broker

dan@wcorealestate.com

806.777.1310

WILLIAMS & CO Real Estate

918 Ave J Lubbock, TX 79401

Multifamily Property For Sale

3102-3114 75TH STREET



WILLIAMS & CO
COMMERCIAL REAL ESTATE



PROPERTY DESCRIPTION

7-Unit Townhome Investment | South Lubbock | Fully Occupied

Exceptional opportunity to acquire a fully occupied 7-unit townhome complex in desirable South Lubbock. Located within Lubbock ISD, this property benefits from a favorable property tax rate while maintaining strong tenant demand.

Each unit offers:

- 2 Bedrooms
- 2 Bathrooms
- 2-Car Garage
- 1,415 SF per unit

The property has been long-term owned and professionally managed by Location Rentals, reflecting consistent oversight and operational stability. All utilities are separately metered, minimizing landlord expense exposure. The only common area expense is front lawn and tree maintenance, creating a streamlined expense structure. Major capital improvements include a roof replacement approximately five years ago. This asset presents clear value-add potential through cosmetic enhancements and rental rate optimization, offering investors the opportunity to increase revenue while maintaining a strong occupancy history.

A stable income-producing asset with upside in a consistently performing South Lubbock location.

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OFFERING SUMMARY

Sale Price:	\$929,000
Number of Units:	7
Lot Size:	0.468 Acres
Building Size:	9,905 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	498	1,265	5,391
Total Population	1,106	2,897	12,965
Average HH Income	\$124,595	\$113,186	\$98,446

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SUITE	BEDROOMS	BATHROOMS	SIZE SF	RENT	RENT / SF	LEASE START	LEASE END
3102 75th	2	2	1,415 SF	\$975	\$0.69	7/10/12	-
3104 75th	2	2	1,415 SF	\$1,025	\$0.72	7/1/20	6/30/26
3106 75th	2	2	1,415 SF	\$995	\$0.70	2/1/26	1/31/27
3108 75th	2	2	1,415 SF	\$1,150	\$0.81	10/11/25	9/30/26
3110 75th	2	2	1,415 SF	\$1,050	\$0.74	8/1/25	7/31/26
3112 75th	2	2	1,415 SF	\$995	\$0.70	9/21/12	-
3114 75th	2	2	1,415 SF	\$975	\$0.69	4/15/13	-
TOTALS			9,905 SF	\$7,165	\$5.05		

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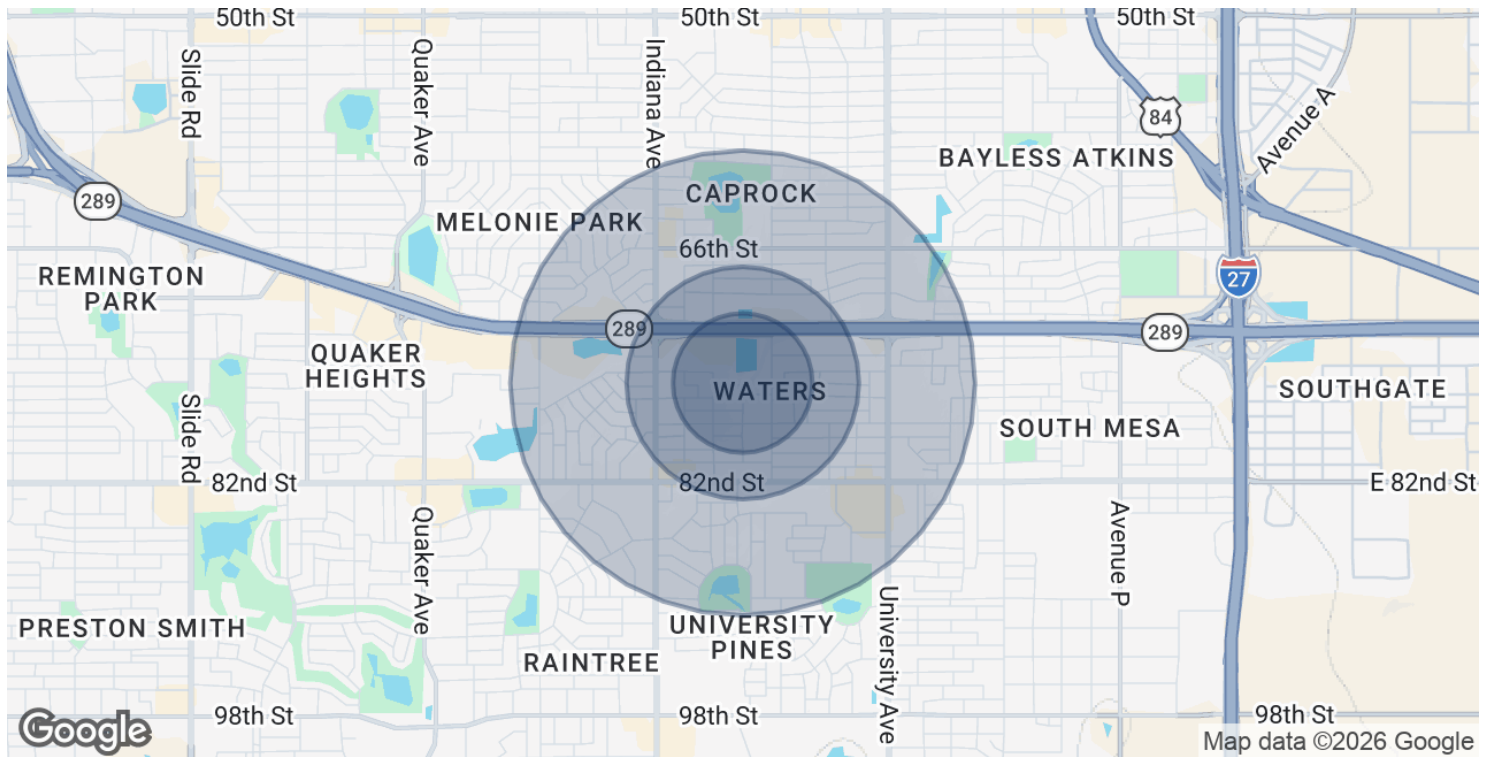
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,106	2,897	12,965
Average Age	42	41	40
Average Age (Male)	40	40	39
Average Age (Female)	43	42	42
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	498	1,265	5,391
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$124,595	\$113,186	\$98,446
Average House Value	\$267,982	\$254,063	\$237,778

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.

<u>Williams and Company Real Estate</u>	<u>9006022</u>	<u>dan@wcorealestate.com</u>	<u>(806)860-6945</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Dan Williams</u>	<u>550528</u>	<u>dan@wcorealestate.com</u>	<u>(806)777-1310</u>
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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