

FOR SALE

Stabilized 5 Duplex Investment Opportunity

3511 - 3519 35th Street, Lubbock, TX
79413

WestMark
COMMERCIAL

TCN
WORLDWIDE
REAL ESTATE SERVICES

OFFERING SUMMARY



Sale Price
\$1,100,000



Lot Size
0.9 Acres



Total Building Size
10,725 SF



Year Built
1959

PROPERTY DESCRIPTION

Package of five duplexes in Central Lubbock for sale.

PROPERTY HIGHLIGHTS

- 100% Occupied
- Located less than 1.5 miles from Texas Tech University
- Stabilized multi-family investment opportunity
- Five Duplexes - 10 Rental Units
- Seller Financing Available for Qualified Buyer

LOCATION DESCRIPTION

The property is ideally located near Lubbock's core medical and educational institutions, offering both stability and long-term tenant demand.



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PROPERTY DESCRIPTION

This 5-building duplex property (10 total units) in the heart of Lubbock offers a rare combination of stability and upside. Currently 100% occupied, the asset provides immediate, consistent income with zero vacancy risk making it an excellent addition to any investor's portfolio.

PRIME LOCATION NEAR KEY INSTITUTIONS

- Texas Tech University – 3.8 miles
- Lubbock Christian University – 3.9 miles
- Covenant Medical Center and Covenant Children's Hospital – 1.6 miles
- University Medical Center (UMC) – 1.3 Miles

Offering Summary

Sale Price:	\$1,100,000
Number of Units:	10
Lot Size:	0.9 Acres
Building Size:	10,725 SF

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	315	1,395	5,346
Total Population	804	3,461	13,250
Average HH Income	\$79,632	\$70,900	\$68,657

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INVESTMENT HIGHLIGHTS

- **Stabilized and Cash-Flowing** – All 10 units are fully leased, providing immediate income from day one.
- **Recent Upgrades** – More than half the units have been improved with new flooring, updated appliances, new water heaters, and select HVAC replacements—reducing near-term capital expenditures.
- **Value-Add Upside** – As leases roll over, investors have the opportunity to further improve units and raise rents, unlocking additional value over time.
- **Diversified Tenant Base** – Well-positioned to serve students, medical staff, and professionals due to nearby demand drivers.

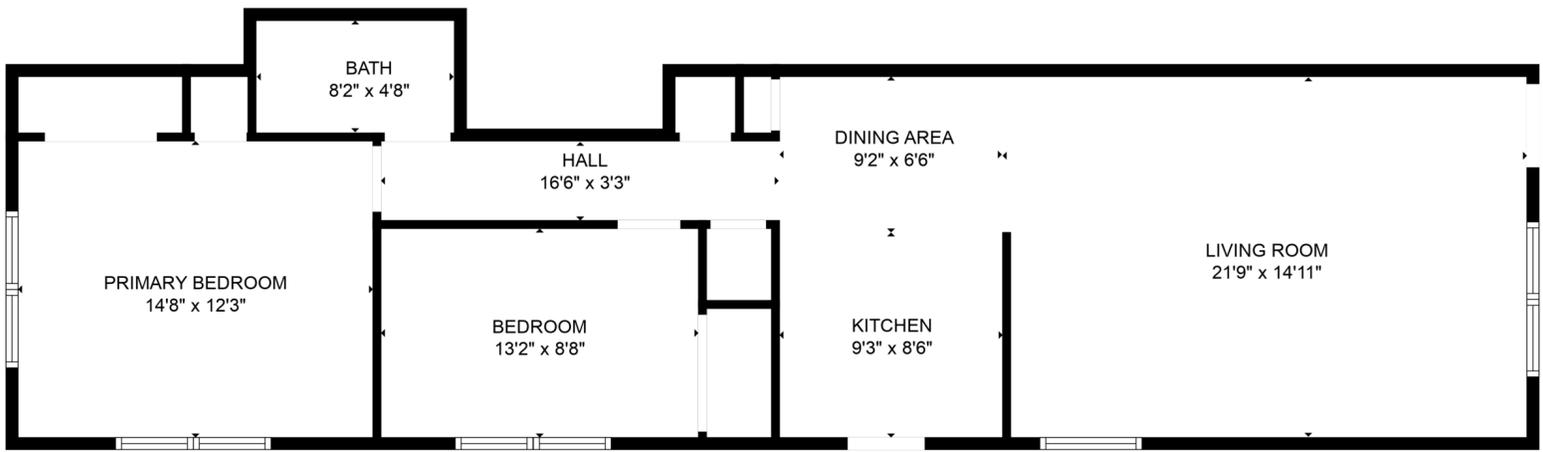
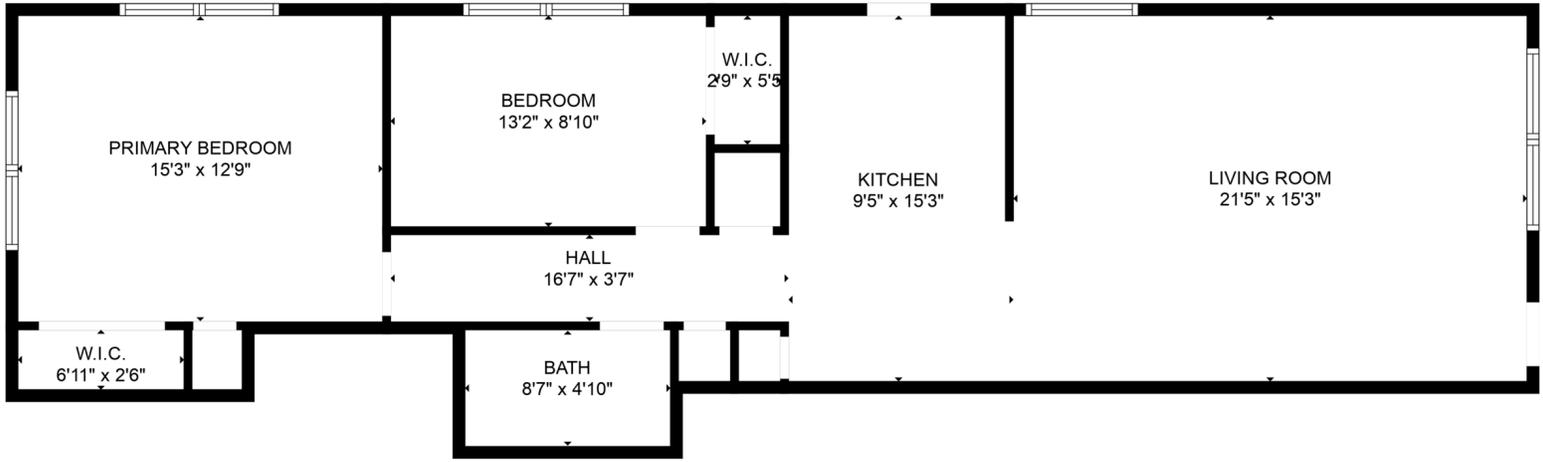
INVESTMENT SUMMARY

- Fully leased for immediate return on investment
- Reduced capital requirements due to recent unit improvements
- Upside potential through rent increases and continued renovations
- Prime location near major employers and universities
- Strong, recession-resistant rental demand from hospital and university workforce.

This is a low-risk, high-potential multifamily investment with strong in-place performance and room for growth. Ideal for buyers seeking immediate cash flow with future upside.

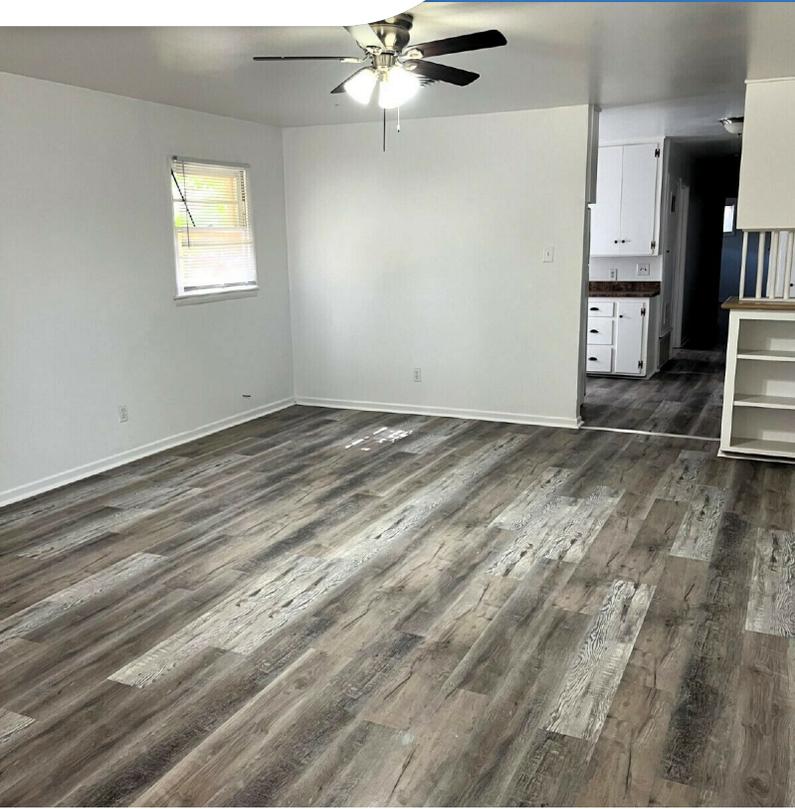
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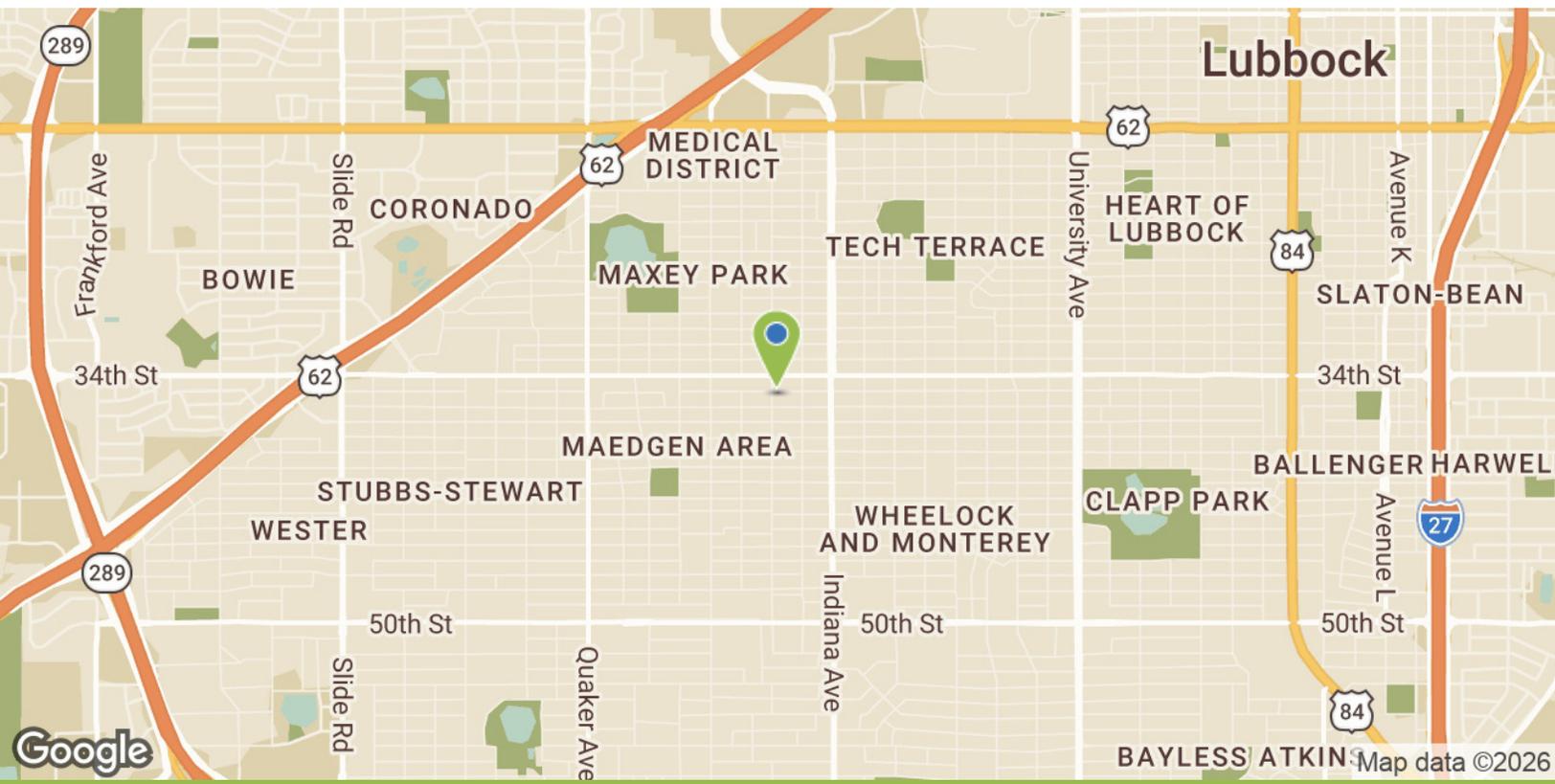
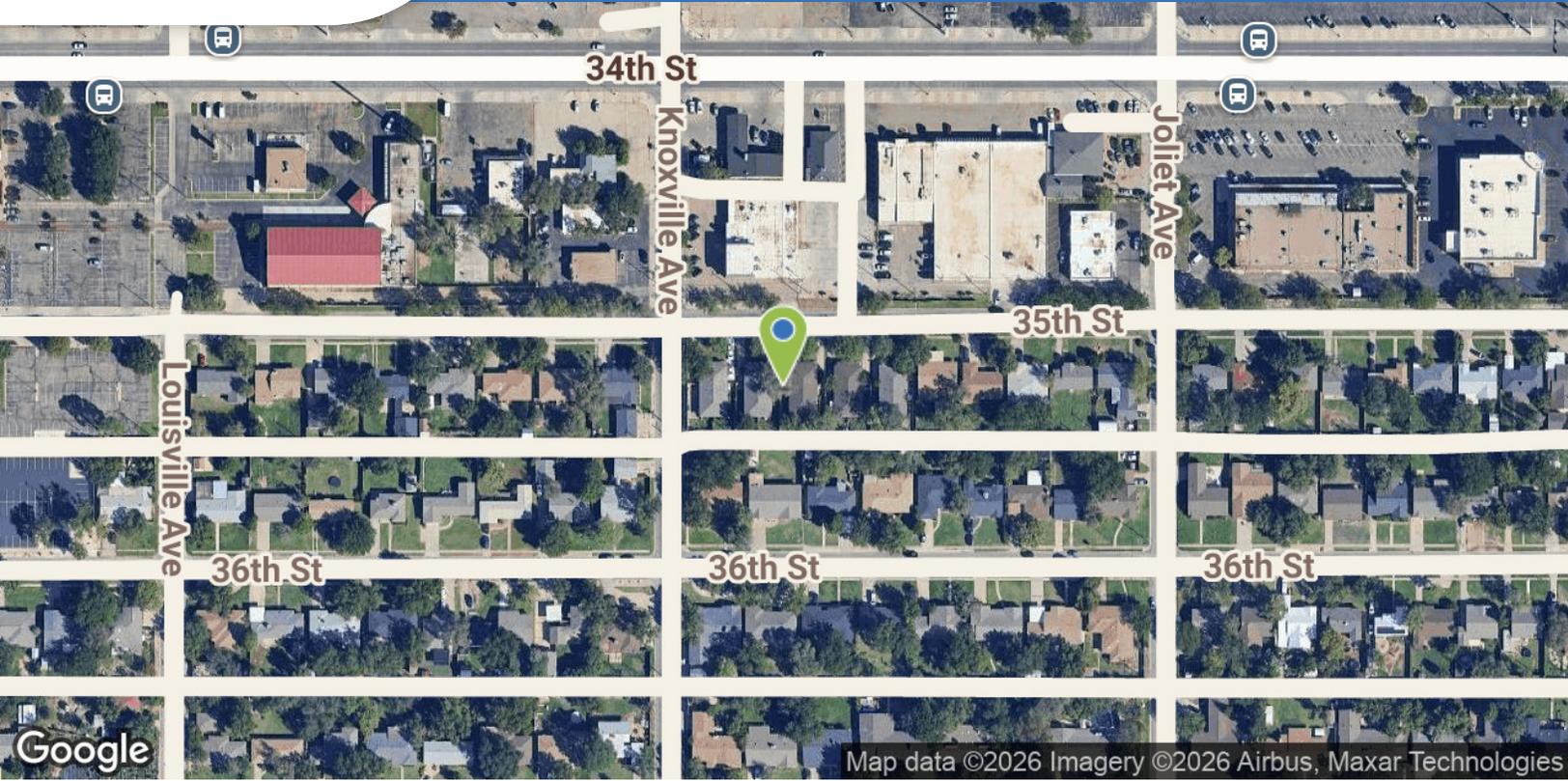
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Information About Brokerage Services

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

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

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Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date