



SNYDER APARTMENTS

500-506 & 510 28TH ST, SNYDER, TX 79549

PROPERTY SUMMARY



LOCATION: 500-506 & 510 28th St,
Snyder, TX 79549



SALES PRICE: \$299,000



PRICE PER UNIT: \$33,222



UNIT MIX:

- 8x 1BR/1BA (Duplex Style)
 - 586 sqft
- 1x 2BR/1BA Single-Family Home
 - 728 sqft



BUILDING: # OF BUILDINGS: 5 BUILDINGS
OF UNITS: 9 UNITS



RENT: AVERAGE RENT: \$643



OCCUPANCY: 33%



ZONING: R3



APN: 18156 / 18155



LOT SIZE: 24,829.20 SF / 0.57 AC





POTENTIAL APPROACHES

- Redevelopment Opportunity
 - Demo Existing Units
 - Build 5 new quadplexes
- Rehab Existing Units
 - Exterior
 - Replace siding, roof, HVACs/Condensers, add parking lot in back (carport optional)
 - Interior
 - Fixtures, appliances, flooring, cabinetry, windows

LOCATION OVERVIEW

Snyder, Texas, located in the heart of West Texas, is a growing hub for value-driven real estate investors seeking strong cash flow potential and long-term upside. With a population of approximately 11,000 residents, Snyder offers a stable tenant base rooted in blue-collar industries like oil & gas, renewable energy, agriculture, and manufacturing—making it an ideal market for affordable housing and workforce rental properties.

Strategically positioned between Lubbock, Abilene, and Midland-Odessa, Snyder benefits from regional accessibility while maintaining low operating costs and minimal competition. Investors are drawn to the city's pro-business environment, landlord-friendly laws, and affordable acquisition prices that offer significant cap rate advantages compared to major metro markets.

Snyder is also home to Western Texas College, a two-year institution that provides a steady influx of students and faculty in need of rental housing. With limited multifamily inventory and increasing demand for quality rental units, investors have the opportunity to add value through renovations, professional management, and modern marketing strategies.

Key highlights:

- **Low Acquisition Costs:** Entry pricing is significantly below replacement cost, providing immediate equity and cash-on-cash potential.
- **Strong Tenant Demand:** Workforce housing remains in high demand due to the city's employment base and limited rental options.
- **Strategic Location:** Access to major highways and proximity to West Texas oilfields and wind energy projects create economic stability.
- **Opportunity Zone Incentives:** Portions of Snyder fall within designated Opportunity Zones, offering potential tax advantages for qualified investors.



SNYDER APARTMENTS

REACH OUT FOR MORE PICTURES AND THE PERFORMING FINANCIALS .

PLEASE NOTE THAT THIS IS A DISTRESSED SALE AND THE UNITS ARE BEING SOLD "AS IS".

PLEASE CONTACT:

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INFORMATION ABOUT BROKERAGE SERVICES

APPROVED BY THE TEXAS REAL ESTATE COMMISSION FOR VOLUNTARY USE.
TEXAS LAW REQUIRES ALL REAL ESTATE LICENSEES TO GIVE THE FOLLOWING INFORMATION ABOUT BROKERAGE SERVICES TO PROSPECTIVE BUYERS, TENANTS, SELLERS AND LANDLORDS. (01A TREC NO. OP-K)

INFORMATION ABOUT BROKERAGE SERVICES:
Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:
The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:
The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:
A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an inter- mediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner; buyer: and
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property. With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

IF YOU CHOOSE TO HAVE A BROKER REPRESENT YOU:
You should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

NRES	9006927	broker@nrescompany.com	9259995135
LICENSED BROKER / BROKER FIRM NAME	LICENSE NO.	EMAIL	PHONE
DESIGNATED BROKER OF FIRM	LICENSE NO.	EMAIL	PHONE
SALES AGENT/ASSOCIATES NAME	LICENSE NO.	EMAIL	PHONE