



**\$295,000**

## **7002 HARTFORD AVENUE, LUBBOCK, TX, 79413**

<https://aycockrealtytx.com>

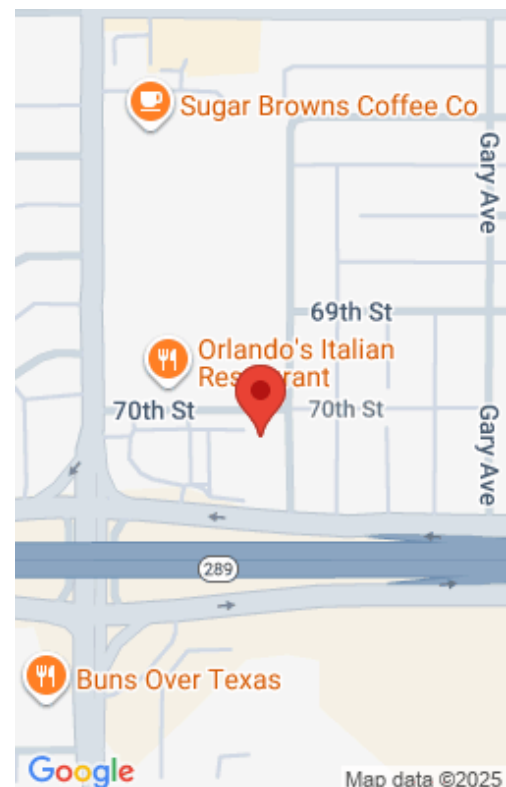
**\*\*\*NEW ROOF INSTALLED July 2025\*\*\*** Welcome to 7002 Hartford Avenue—an exceptional duplex offering both immediate income and long-term potential in one of Lubbock’s most convenient locations. Nestled near Loop 289, I-27, Texas Tech, local hospitals, and an abundance of dining and shopping, this property is a smart addition to any investment portfolio. Side A features [...]



**Chris Farrell**

Aycock Realty Group, LLC

- 6 beds
- 4 baths
- Duplex
- Residential Income
- Active
- 3271 sq ft



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# Basics

<b>Category:</b> Residential Income	<b>Type:</b> Duplex
<b>Status:</b> Active	<b>Bedrooms:</b> 6 beds
<b>Bathrooms:</b> 4 baths	<b>Area:</b> 3271 sq ft
<b>Lot size:</b> 0.27 sq ft	<b>Year built:</b> 1972
<b>Bathrooms Full:</b> 4	<b>Lot Size Acres:</b> 0.27 acres
<b>Address:</b> 7002 Hartford Avenue, Lubbock, TX, 79413	<b>County:</b> Lubbock
<b>Fireplaces Total:</b> 2	

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# Building Details

<b>Cooling features:</b> Ceiling Fan(s), Central Air	<b>Building Area Total:</b> 3271 sq ft
<b>Number Of Units Total:</b> 2	<b>Construction Materials:</b> Brick
<b>Sewer:</b> Public Sewer	<b>Heating:</b> Central, Fireplace(s), Natural Gas
<b>Roof:</b> Composition	<b>Foundation Details:</b> Slab

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# Amenities & Features

<b>Basement:</b> No	<b>Private Pool:</b> No
<b>Fireplace:</b> No	<b>Fencing:</b> Back Yard
<b>Parking Features:</b> Additional Parking, Off Street	<b>WaterSource:</b> Public
<b>Interior Features:</b> Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Formica Counters, Storage	<b>Lot Features:</b> City Lot, Corner Lot
<b>Patio And Porch Features:</b> Covered	<b>Exterior Features:</b> Private Yard, Storage

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# Nearby Schools

**Elementary School:** Miller



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# School Information

**HighSchool:** Monterey

**Middle Or Junior School:** Evans

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# Miscellaneous

**Road Surface Type:** Paved

**Listing Terms:** 1031 Exchange, Cash, Conventional, FHA, VA Loan

**Special Listing Conditions:** Standard **Tenant Pays:** All Utilities

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# Courtesy of

**List Office Name:** Aycock Realty Group, LLC

