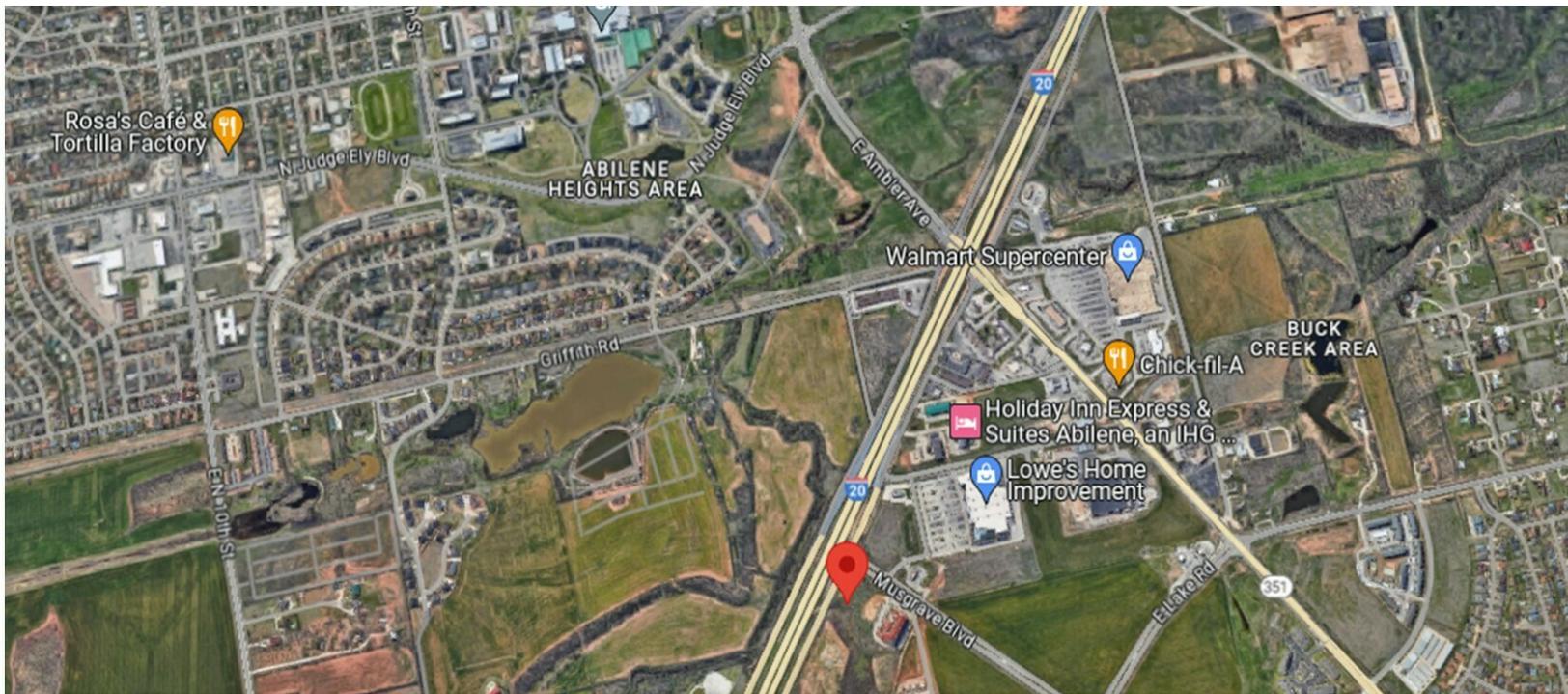


1613 MUSGRAVE BLVD

1613 Musgrave Blvd, Abilene, TX 79601

EXECUTIVE
SUMMARY



OFFERING SUMMARY

Sale Price:	\$955,270.00
Available SF:	
Lot Size:	2.19 Acres
Zoning:	AO
Market:	I-20 / HWY 351
Submarket:	NE ABILENE
Price / SF:	\$10.00

PROPERTY OVERVIEW

2.193 Acres / Corner Lot / Excellent Visibility from Interstate 20.
Adjacent to Hooters and Red Roof Inn Hotel.
Located close in proximity to Lowes, Home 2 Suites & Courtyard Marriott.

PROPERTY HIGHLIGHTS

- 34,496 VPD / Corner Lot
- Excellent Visibility
- NE ABILENE

MATTHEW MUZECHENKO

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matt@pauljohnsonrealtors.com



4633 South 14th Street | Abilene, TX 79605 | 325.698.5661

Brokerage makes no representation as to accuracy of all data presented.

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ADDITIONAL
PHOTOS



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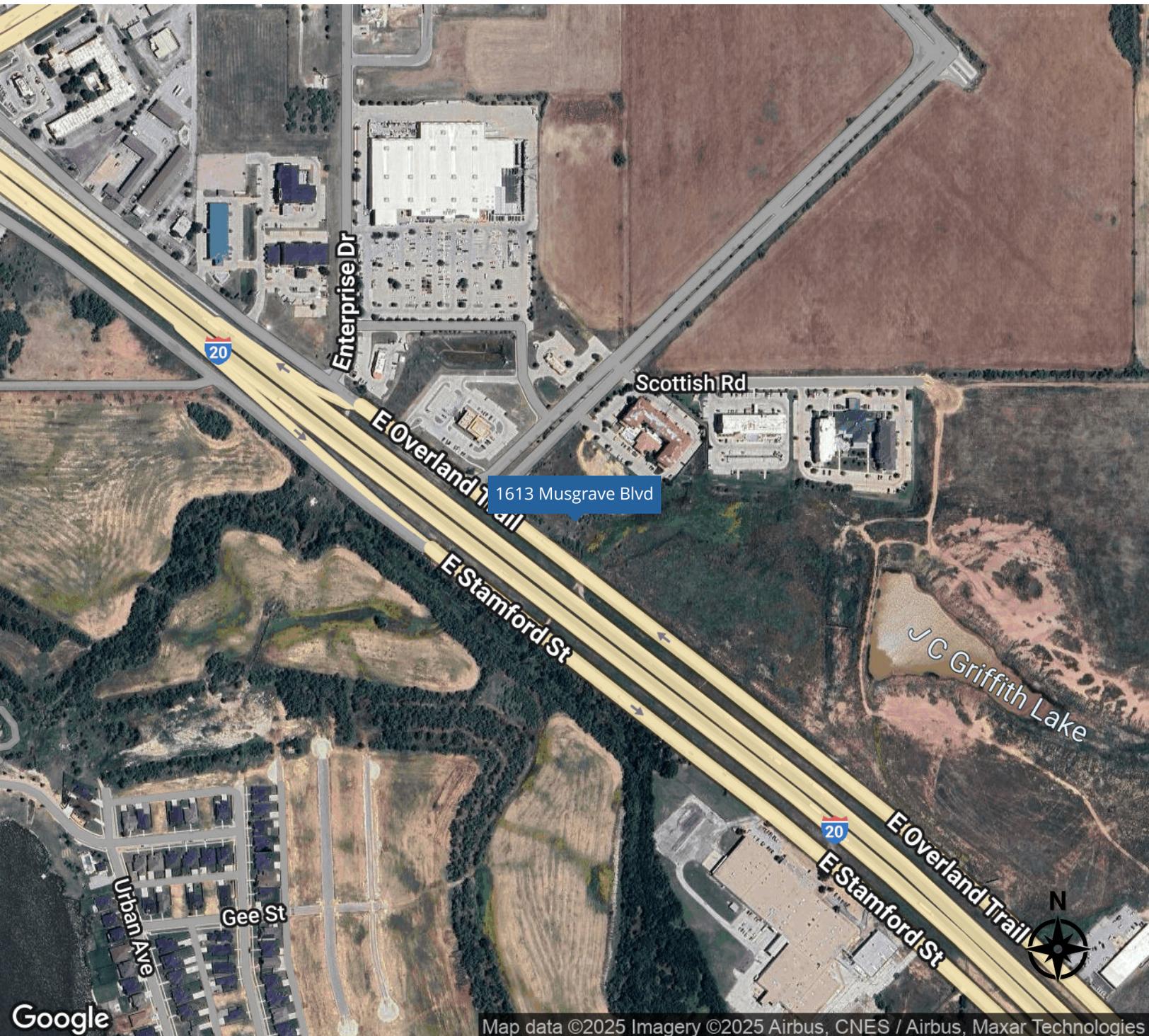
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LOCATION
MAP



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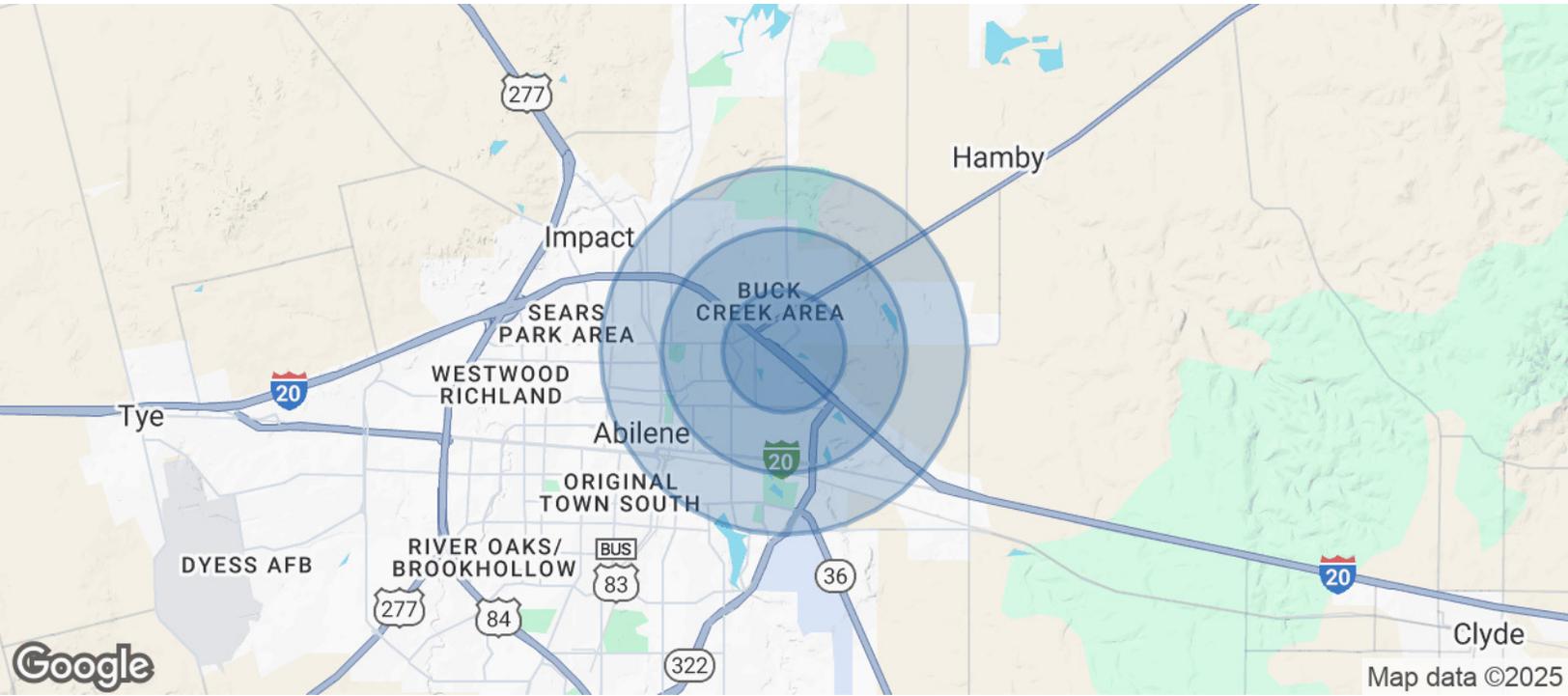
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DEMOGRAPHICS
MAP & REPORT



POPULATION	1 MILE	2 MILES	3 MILES
Total Population	2,603	11,432	20,991
Average Age	29.8	28.5	30.9
Average Age (Male)	37.8	32.0	31.6
Average Age (Female)	24.2	27.0	30.4

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	1,098	5,076	9,276
# of Persons per HH	2.4	2.3	2.3
Average HH Income	\$53,339	\$45,201	\$47,853
Average House Value	\$223,502	\$132,242	\$118,800

2020 American Community Survey (ACS)

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