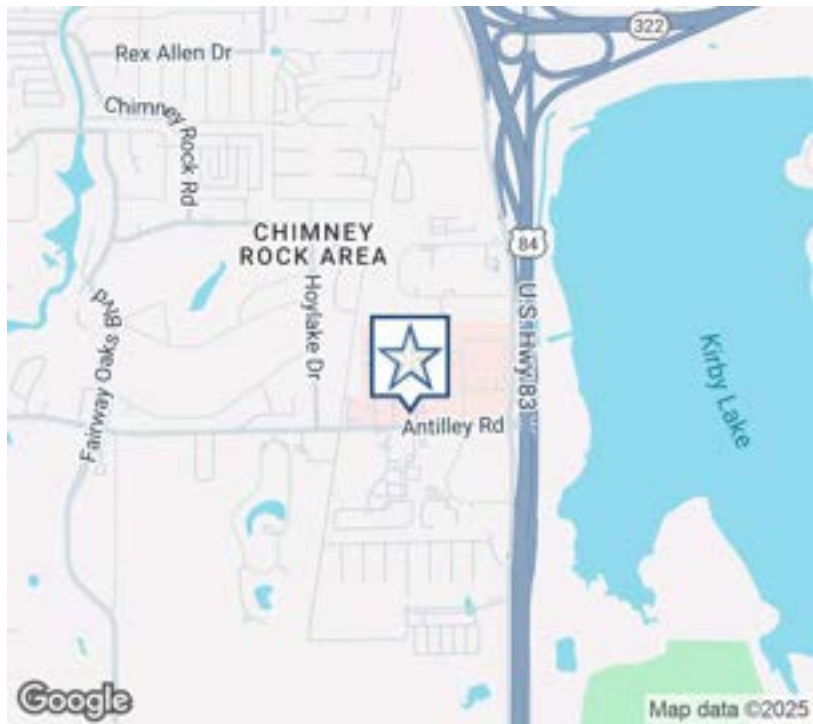


ANTILLEY MEDICAL PLAZA

1926 Antilley Rd, Abilene, TX 79606

EXECUTIVE
SUMMARY



OFFERING SUMMARY

Sale Price:	\$3,500,000
Available SF:	
Lot Size:	2.0 Acres
Year Built:	2016
Building Size:	14,706 SF
Renovated:	2022
Zoning:	PDD
Price / SF:	\$238.00

PROPERTY OVERVIEW

Prime Investment Opportunity. Antilley Medical Plaza consists of two buildings on one parcel, 1926 Antilley Rd and 24 Hospital Dr. The property is well situated in Abilene's growing medical district and benefits from excellent access and visibility from Antilley Rd.

1926 Antilley Rd is a 2,935-sf freestanding QSR built in 2016. It is leased to a regional fast casual burger restaurant through July 2031 and has a five-year renewal option. 24 Hospital Dr, Antilley Marketplace, is an 11,845-sf mixed-use retail building built in 2022. The 2,200-sf endcap is leased through June 2031 and has two 5-year renewal options. There is approximately 9,465 sf of cold dark shell space remaining to be built out to suit users needs.

PROPERTY HIGHLIGHTS

- Prime Location in Growing Medical District
- Long Term NNN Leases
- Pylon Sign Provides Opportunity to Increase Visibility to Antilley Marketplace

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ADDITIONAL
PHOTOS



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



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ANTILLEY MEDICAL PLAZA

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LOCATION
MAP



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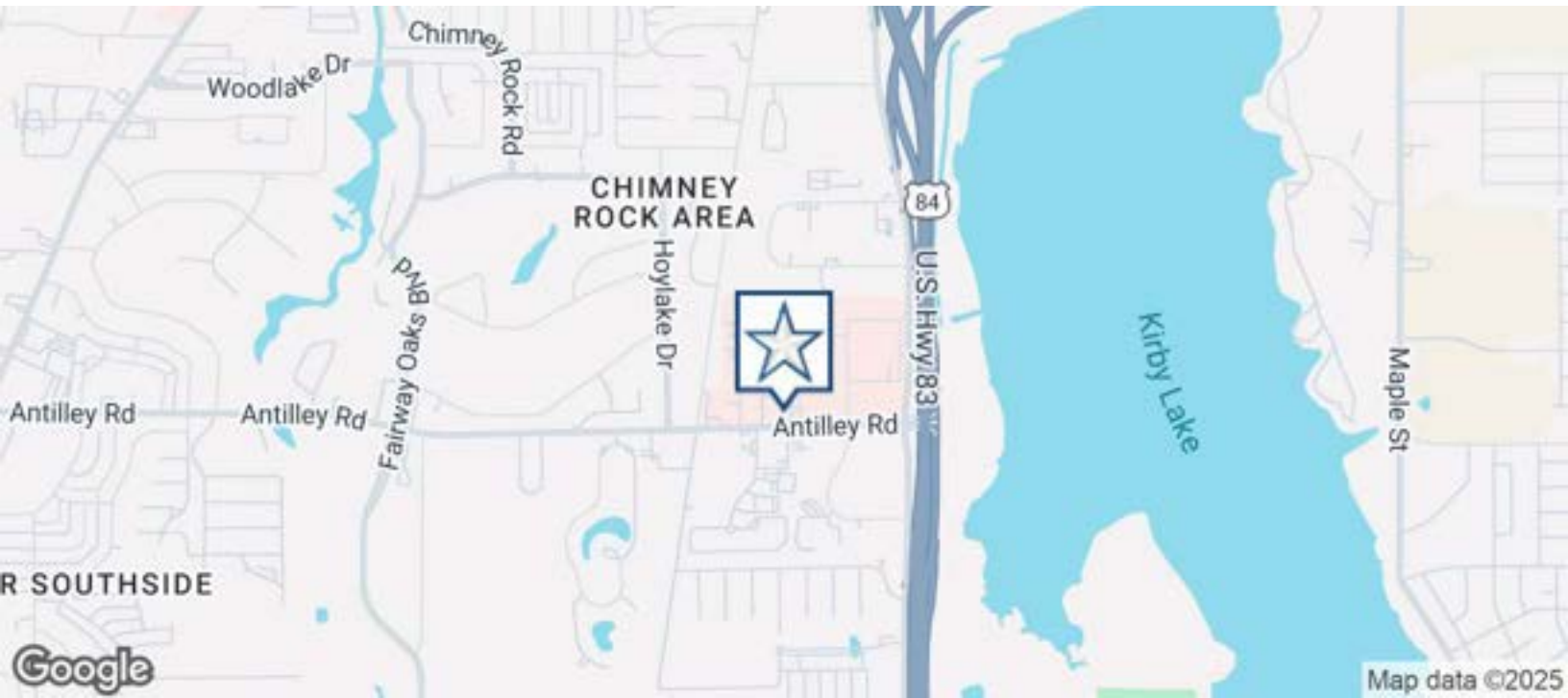
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ANTILLEY MEDICAL PLAZA

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DEMOGRAPHICS
MAP & REPORT



POPULATION	0.5 MILES	1 MILE	3 MILES
Total Population	649	2,631	30,483
Average Age	50	49	40
Average Age (Male)	49	48	38
Average Age (Female)	51	51	41

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	3 MILES
Total Households	238	1,002	11,794
# of Persons per HH	2.7	2.6	2.6
Average HH Income	\$119,785	\$115,980	\$99,723
Average House Value	\$333,321	\$331,734	\$294,725

Demographics data derived from AlphaMap

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