

4281 & 4285 TREANOR DRIVE

4281 & 4285 Treanor Drive, Abilene, TX 79602

EXECUTIVE
SUMMARY



OFFERING SUMMARY

Available SF:	5,740 - 13,540 SF
Lot Size:	1.15 Acres
Year Built:	2025
Building Size:	13,540 SF
Zoning:	GR
	\$ 3,926,600.00
	\$ 2.50 PSF / PMO

PROPERTY OVERVIEW

New Construction / Professional / Executive / Medical
SE Abilene / Treanor Drive / Industrial Blvd / Loop 322
4281 Treanor Drive / 5,740 SF / Build to Suit
4285 Treanor Drive / 7,800 SF / Build to Suit

PROPERTY HIGHLIGHTS

- High Traffic
- Excellent Visibility
- Great Access
- South East Abilene

MATTHEW MUZECHENKO

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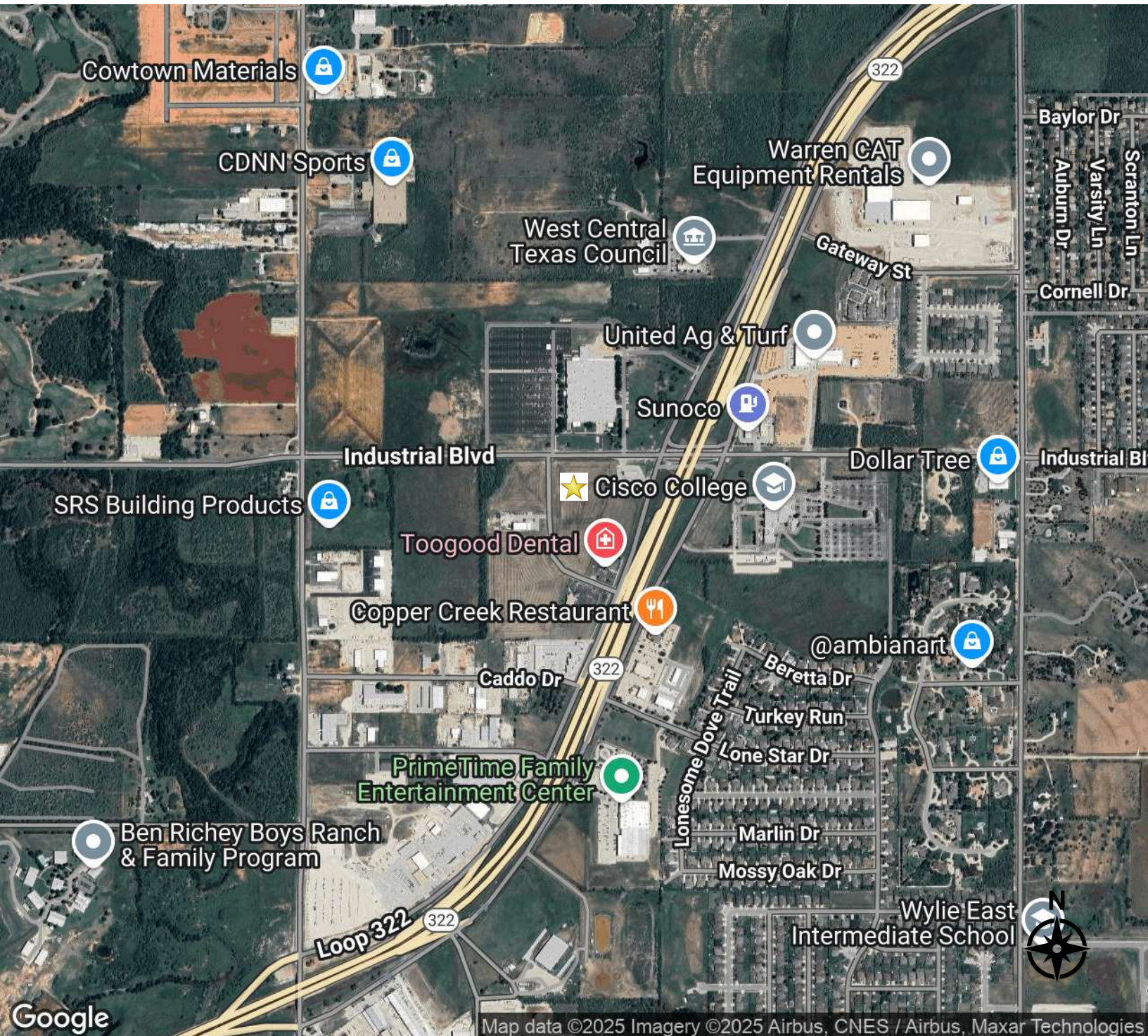
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LOCATION
MAP



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DEMOGRAPHICS
MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	21	462	3,116
Average Age	38	33	33
Average Age (Male)	38	32	33
Average Age (Female)	38	33	33

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	8	157	1,135
# of Persons per HH	2.6	2.9	2.7
Average HH Income	\$116,369	\$117,573	\$110,747
Average House Value	\$341,889	\$348,012	\$306,939

Demographics data derived from AlphaMap

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