



EGENBACHER

Commercial Properties

2160 Pine Street, Abilene, TX 79601

Building Size • 32,562 SF

Land Size • 113,691SF (2.61AC)

• Call for Pricing & Additional Lease Details

Property Description:

• Formerly a grocery store, this spacious commercial property offers a flexible layout ideal for retail, medical, or institutional use. Located next to a major hospital and a university, it benefits from high visibility, steady foot traffic, and ample parking—making it a prime location for redevelopment or new business ventures.

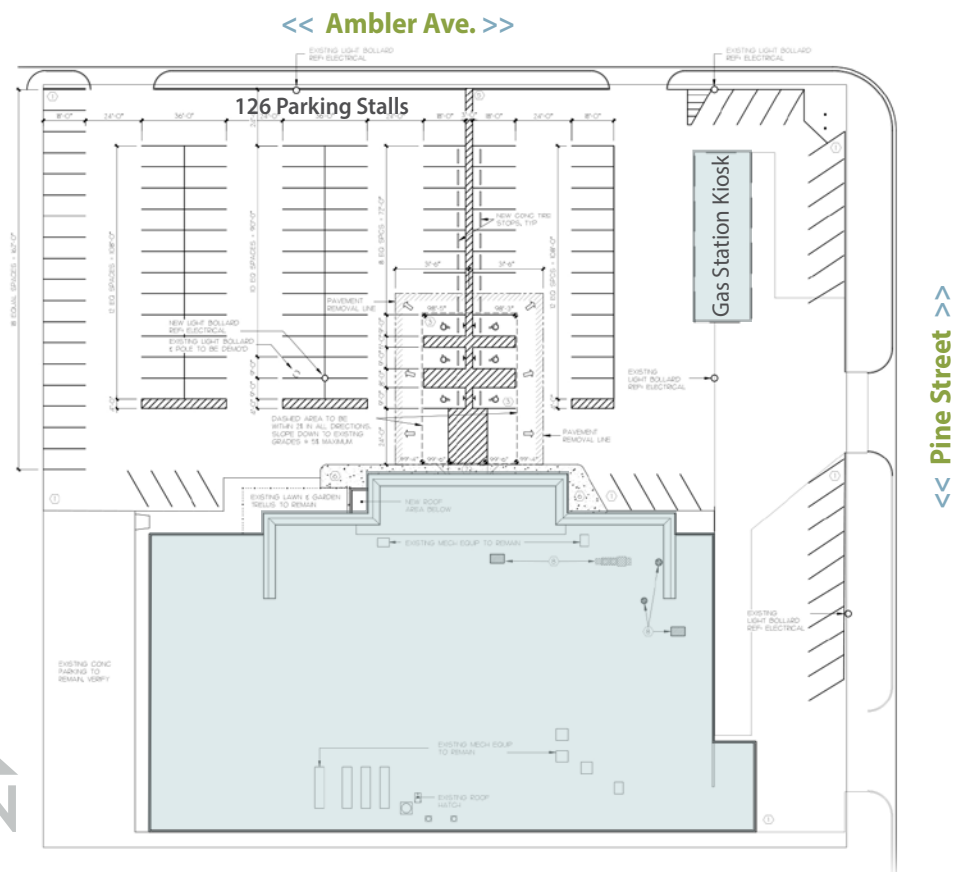
• Located directly across from Hardin-Simmons University.

Contact:

Randy Egenbacher, CCIM
806.786.3420
randy@ereproperties.com

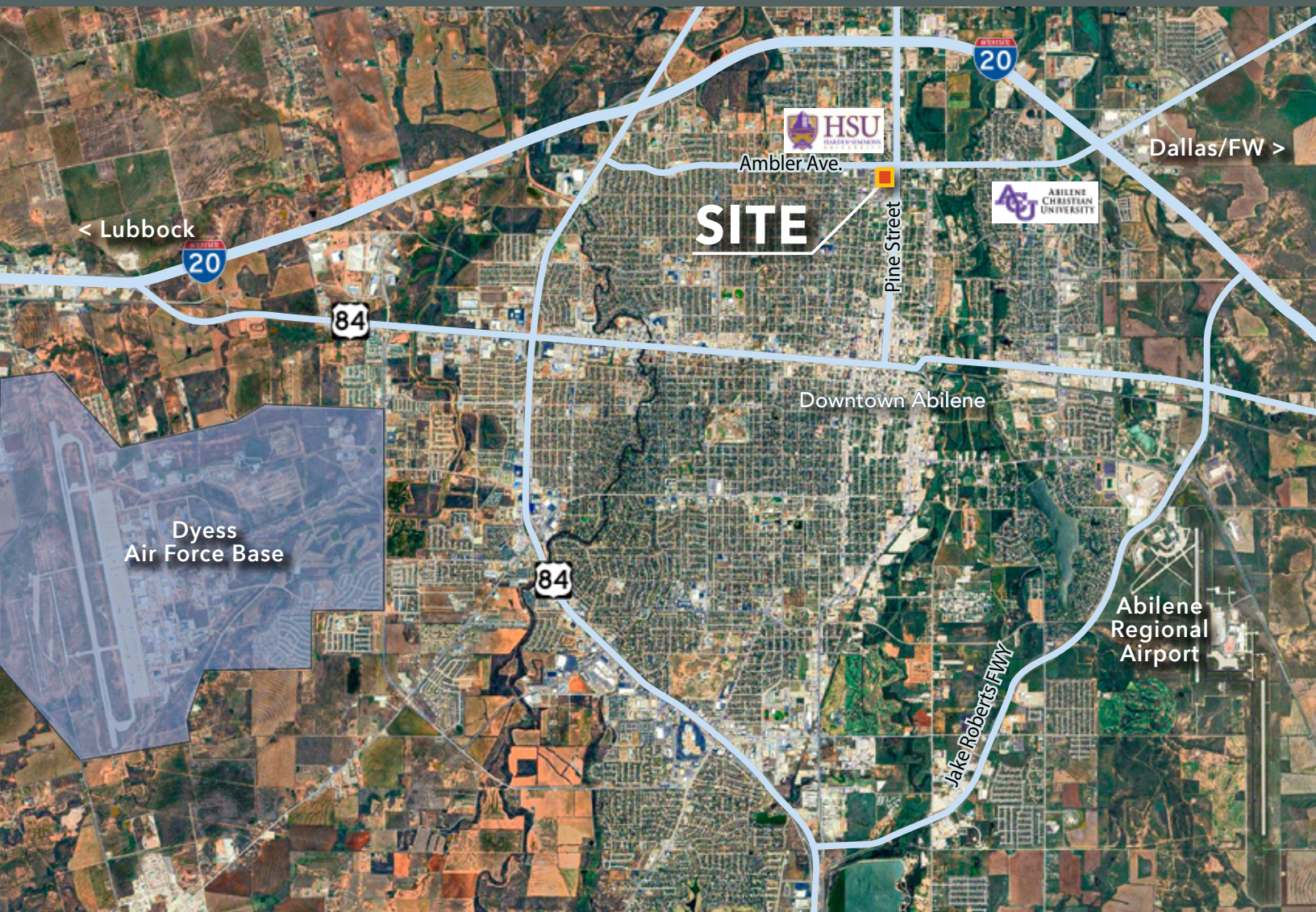
Spencer Stanush • 210.393.3457
spencer@ereproperties.com

see pages 2 - 5 for
surrounding area and floor plans



Disclaimer: The information contained herein has been obtained from sources believed reliable. However, Egenbacher Real Estate and/or its Agents have not verified it and make no guarantee, warranty or representation about it. The price, terms and the information contained herein are subject to change, and the Property is subject to be withdrawn from the market without notice.

GREATER SURROUNDING AREA | 32,562sf for Lease



Abilene Christian University – A nationally recognized private university with an approximate total student enrollment of 6,700 students.

Hardin-Simmons University – A historic private institution with estimated 1,700 students enrolled.

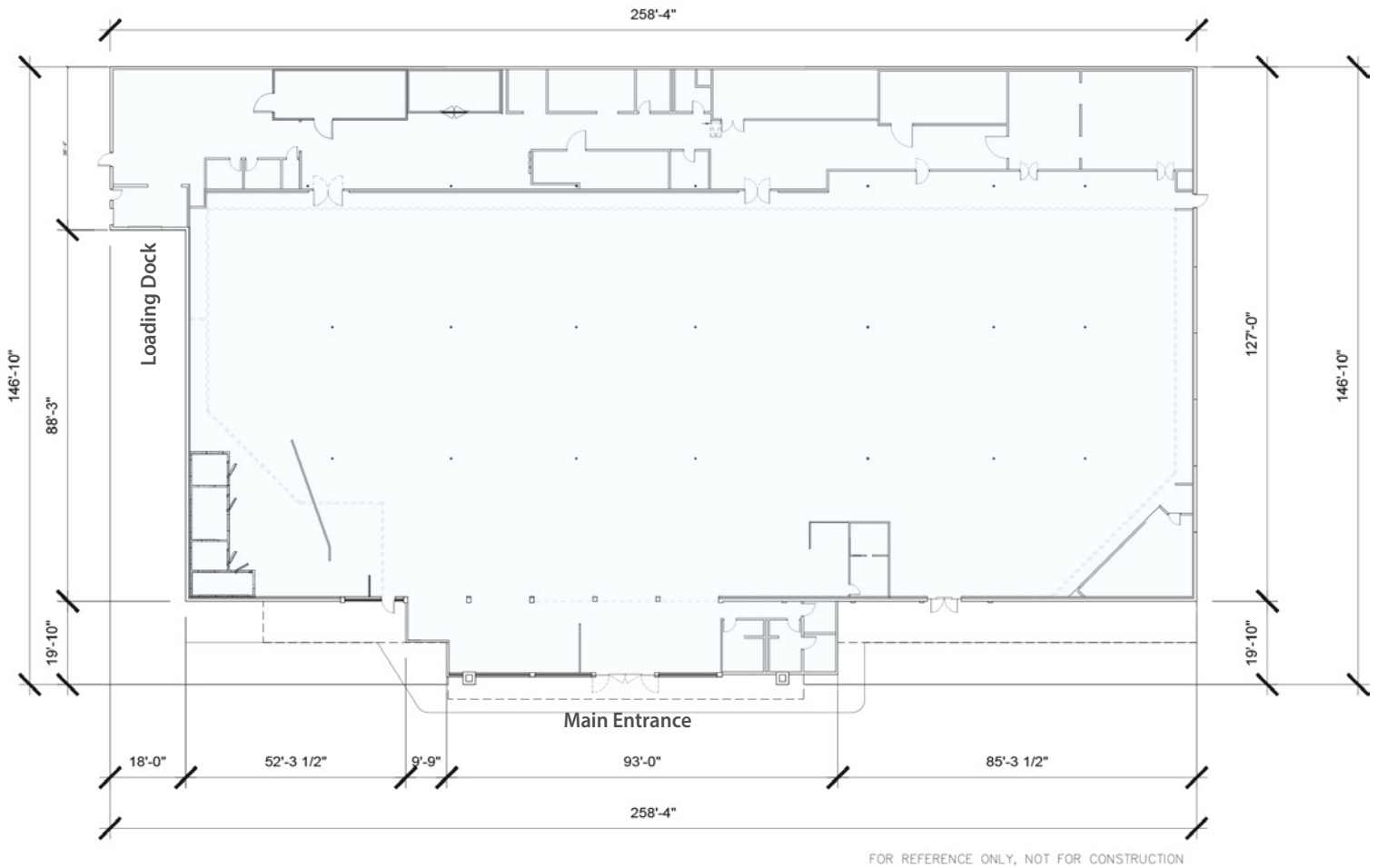
Dyess Air Force Base – Home to over 5,000 active-duty personnel and civilian employees.

Demographics	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population 2025	6,560	49,242	85,966
Households 2025	2,155	19,072	33,802
Average Household Income 2025	\$54,180	\$67,321	\$76,012

SURROUNDING AREA | 32,562sf for Lease



FLOOR PLAN | 32,562sf for Lease



Parking

SITE | 32,562sf for Lease



Zoning • (GC) General Commercial



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

<u>Egenbacher Real Estate II, LLC</u> Licensed Broker /Broker Firm Name or Primary Assumed Business Name	<u>9008638</u> License No.	<u>reception@ereproperties.com</u> Email	<u>806-771-0003</u> Phone
<u>Randy Egenbacher</u> Designated Broker of Firm	<u>194876</u> License No.	<u>randy@ereproperties.com</u> Email	<u>806-771-0003</u> Phone
<u>Licensed Supervisor of Sales Agent/ Associate</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
<u>Spencer Stanush</u> Sales Agent/Associate's Name	<u>792389</u> License No.	<u>spencer@ereproperties.com</u> Email	<u>806-771-0003</u> Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

Egenbacher Real Estate, PO Box 94337 Lubbock TX 79493 Phone: 806.771.0003 Fax: 806.792.1861 Randy Egenbacher, CCIM IABS 1-0