

9.22 ACRES HWY 83/84 & CLARK RD.

1045 Clark Rd | Abilene, TX
OFFERING MEMORANDUM



**Better
Homes
and Gardens.**
REAL ESTATE

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COMMERCIAL**

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9.22 Acres HWY 83/84 & Clark Rd.

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Exclusively Marketed by:



Shay Senter

BHGRE Senter, REALTORS
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01	Executive Summary
	Investment Summary

OFFERING SUMMARY

ADDRESS	1045 Clark Rd Abilene TX 79606
PRICE	\$1,807,304
PRICE PSF	\$4.50
LAND SF	401,623 SF
LAND ACRES	9.22
ZONING TYPE	Unzoned
# OF PARCELS	2
APN	61936 & 62062

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 Population	608	8,245	28,183
2025 Median HH Income	\$118,120	\$108,925	\$104,743
2025 Average HH Income	\$138,242	\$125,869	\$120,184



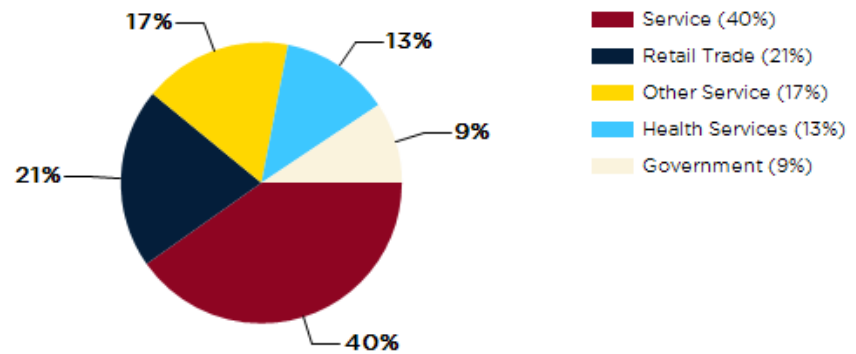
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Location

- Location Summary
- Major Employers
- Aerial View Map

- The property is located in Abilene, TX, a city known for its strong economy driven by industries such as healthcare, education, and manufacturing. Abilene is home to major employers like Hendrick Health System, Abilene Independent School District, and Blue Cross Blue Shield of Texas.
- Abilene is a growing city with a population of over 123,000 residents. The property's location offers access to a large customer base and potential workforce.
- The property is located in close proximity to residential neighborhoods, offering the potential for a built-in customer base and foot traffic, especially for businesses catering to local residents.

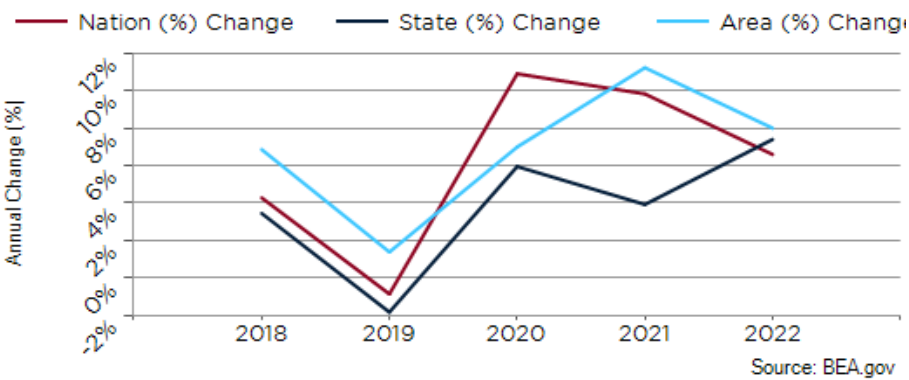
Major Industries by Employee Count

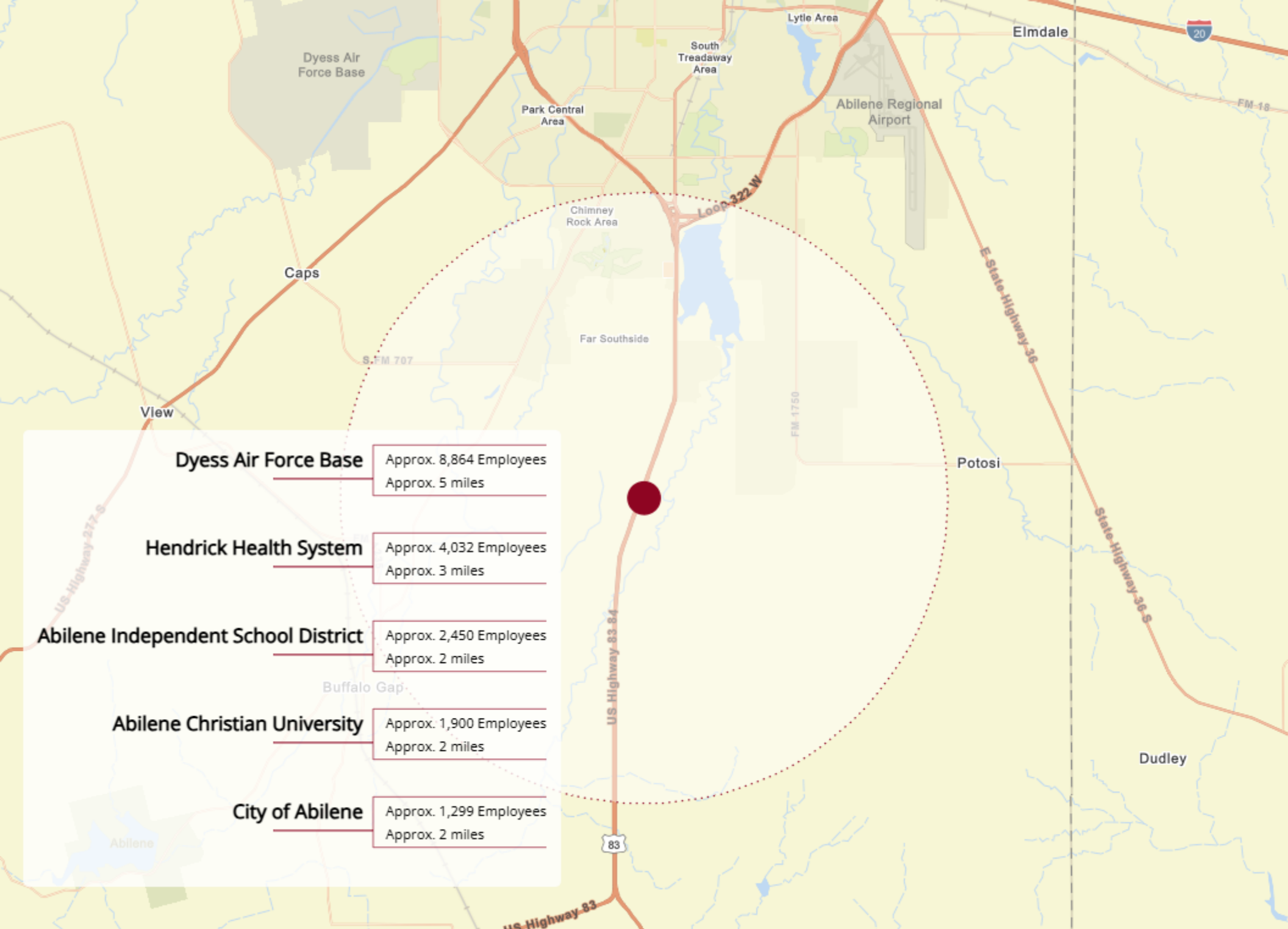


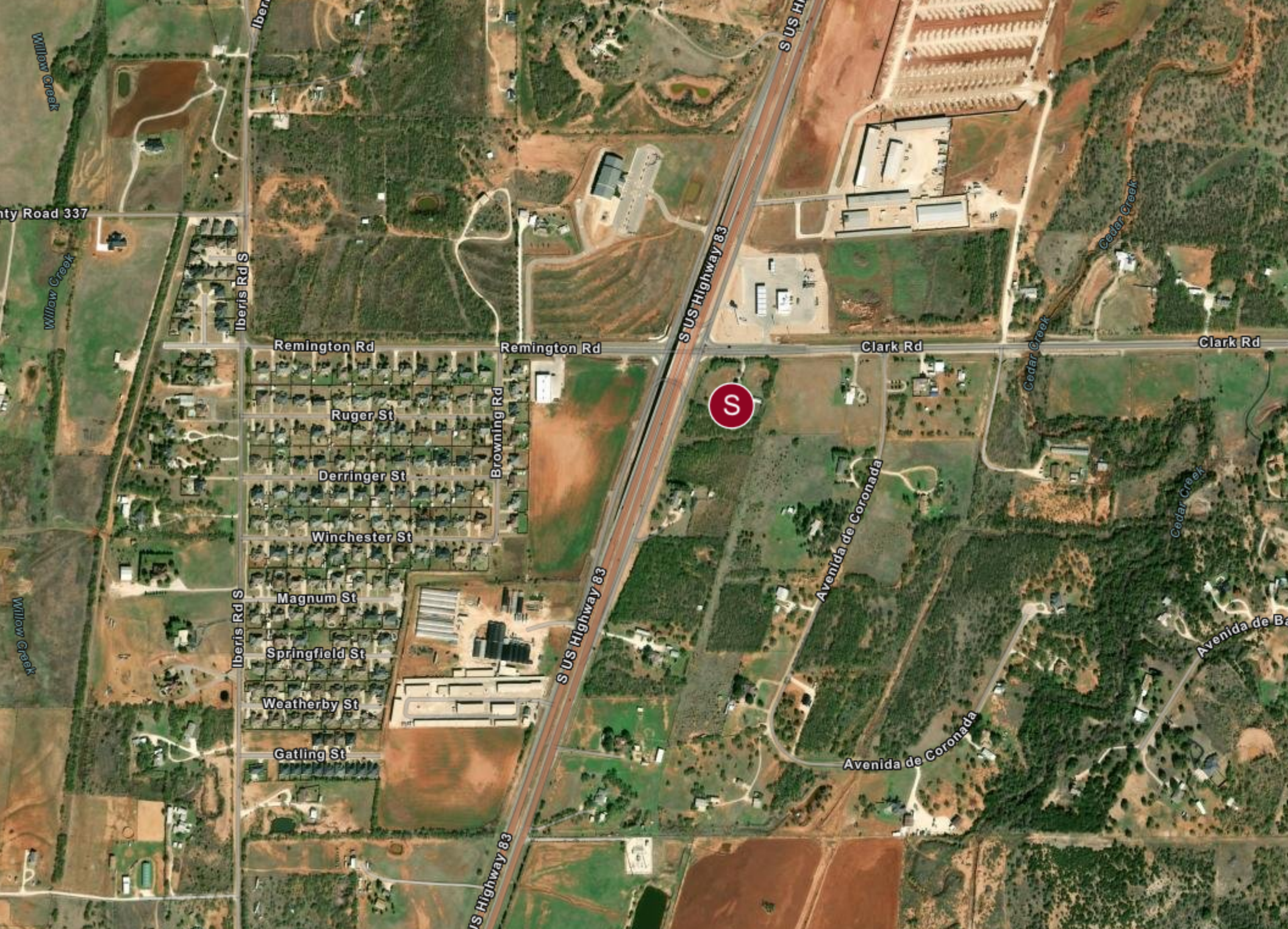
Largest Employers

Dyess Air Force Base	8,864
Hendrick Health System	4,032
Abilene Independent School District	2,450
Abilene Christian University	1,900
City of Abilene	1,299
Abilene State Supported Living Center	1,225
Texas Department of Criminal Justice	1,187
Blue Cross Blue Shield of Texas	1,061

Taylor County GDP Trend









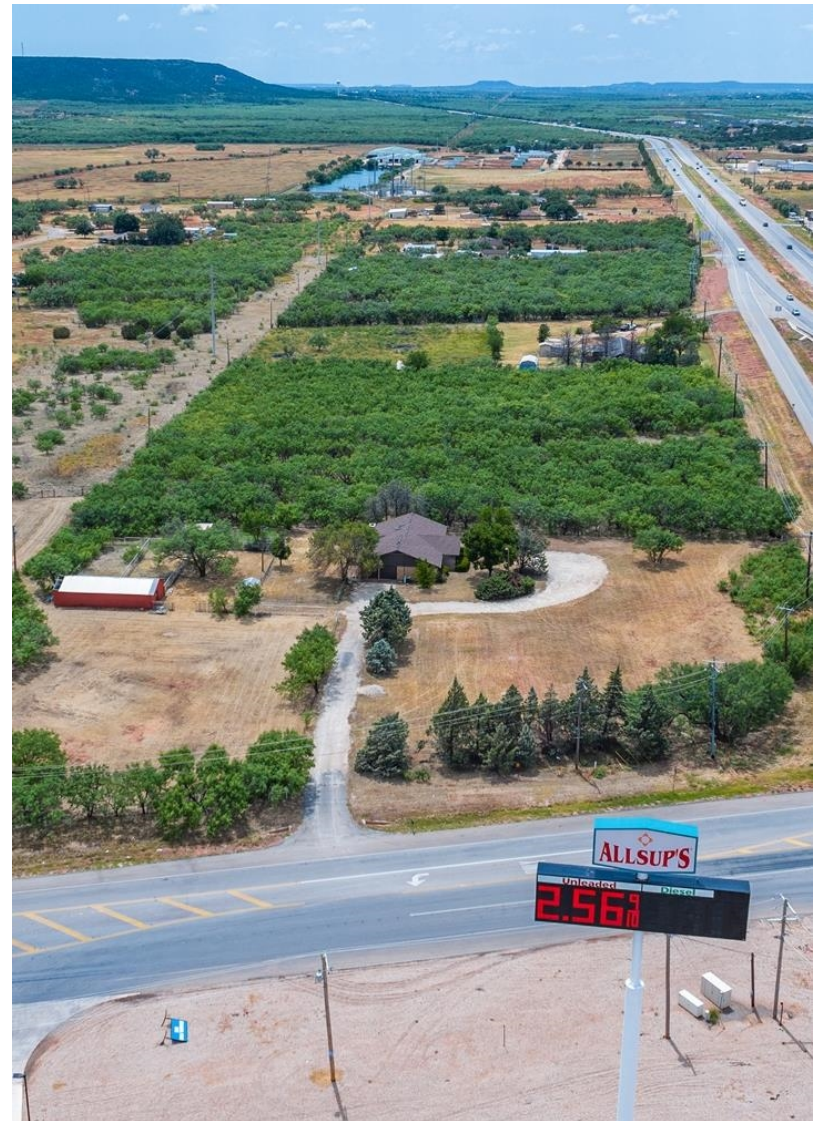
03 Property Description
Property Features

PROPERTY FEATURES

LAND SF	401,623
LAND ACRES	9.22
# OF PARCELS	2
ZONING TYPE	Unzoned
CORNER LOCATION	Yes
TRAFFIC COUNTS	15,000+

NEIGHBORING PROPERTIES

NORTH	Gas Station
WEST	Residential Neighborhood



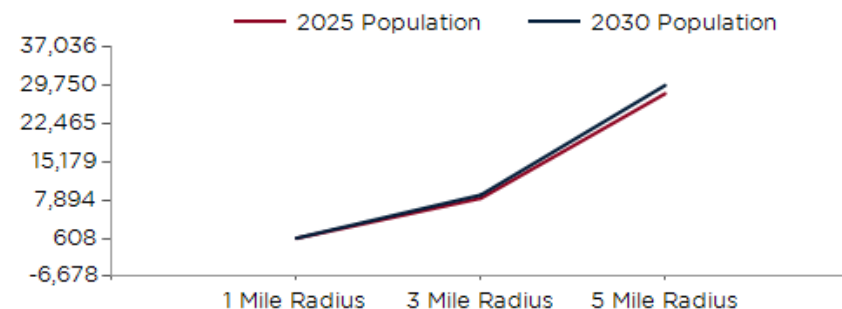
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Demographics

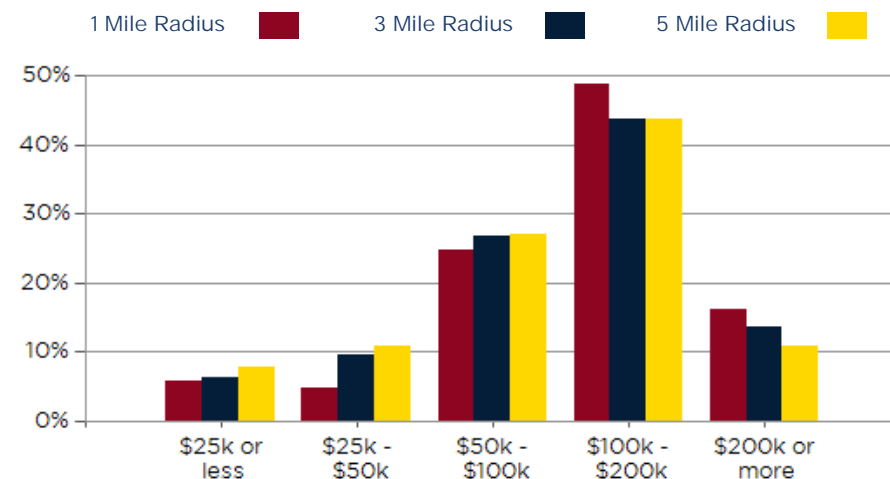
- General Demographics
- Race Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	223	2,919	13,305
2010 Population	382	4,945	18,129
2025 Population	608	8,245	28,183
2030 Population	648	8,860	29,750
2025 African American	15	298	1,049
2025 American Indian	4	37	143
2025 Asian	15	239	805
2025 Hispanic	80	1,146	4,262
2025 Other Race	24	321	1,129
2025 White	493	6,506	21,946
2025 Multiracial	56	828	3,070
2025-2030: Population: Growth Rate	6.40%	7.25%	5.45%

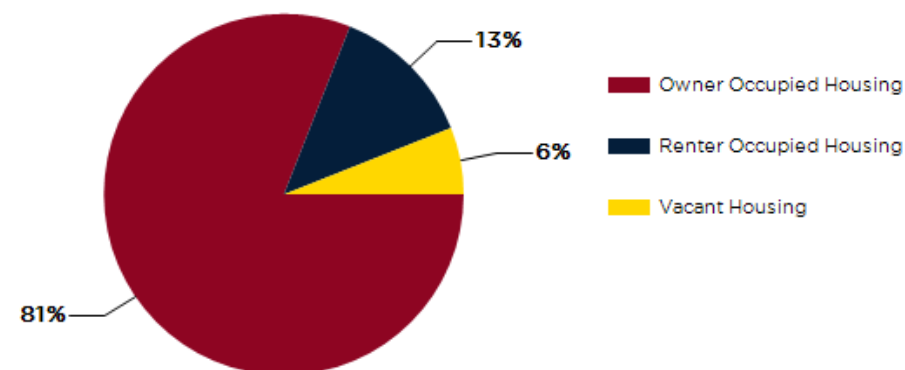
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	4	72	281
\$15,000-\$24,999	7	108	542
\$25,000-\$34,999	2	95	327
\$35,000-\$49,999	7	180	795
\$50,000-\$74,999	26	417	1,295
\$75,000-\$99,999	21	353	1,520
\$100,000-\$149,999	61	875	3,371
\$150,000-\$199,999	32	376	1,198
\$200,000 or greater	31	391	1,141
Median HH Income	\$118,120	\$108,925	\$104,743
Average HH Income	\$138,242	\$125,869	\$120,184



2025 Household Income



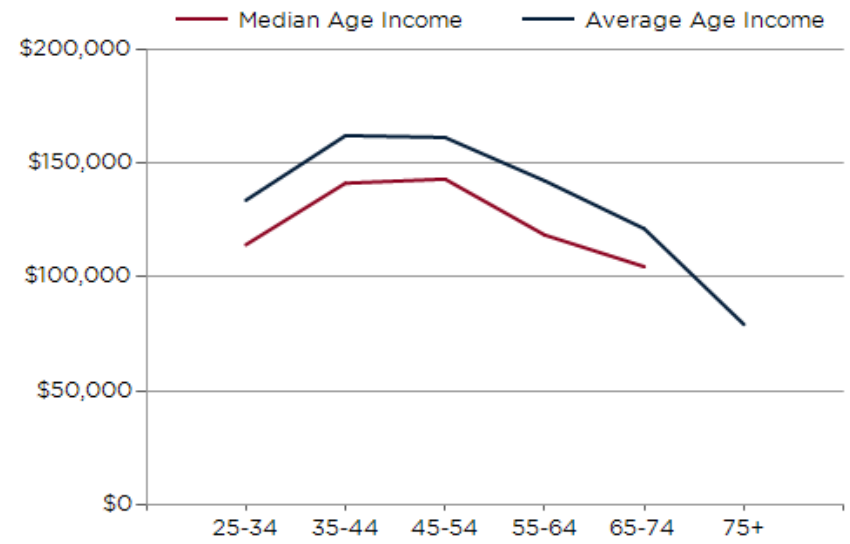
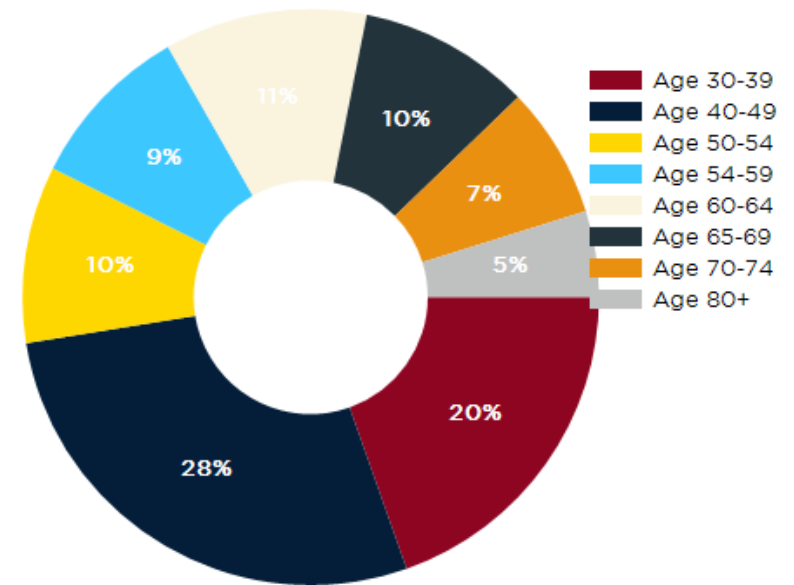
2025 Own vs. Rent - 1 Mile Radius



Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	26	384	1,684
2025 Population Age 35-39	43	549	2,008
2025 Population Age 40-44	55	659	2,191
2025 Population Age 45-49	43	502	1,654
2025 Population Age 50-54	35	467	1,526
2025 Population Age 55-59	33	474	1,484
2025 Population Age 60-64	40	505	1,699
2025 Population Age 65-69	34	478	1,558
2025 Population Age 70-74	26	355	1,281
2025 Population Age 75-79	17	277	1,003
2025 Population Age 80-84	10	210	705
2025 Population Age 85+	7	290	731
2025 Population Age 18+	449	6,242	21,337
2025 Median Age	40	41	39
2030 Median Age	41	42	40

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$114,252	\$108,468	\$103,236
Average Household Income 25-34	\$133,869	\$128,590	\$116,761
Median Household Income 35-44	\$141,392	\$124,878	\$117,247
Average Household Income 35-44	\$162,351	\$147,687	\$139,758
Median Household Income 45-54	\$143,193	\$125,232	\$119,390
Average Household Income 45-54	\$161,532	\$149,842	\$143,042
Median Household Income 55-64	\$118,550	\$115,105	\$112,041
Average Household Income 55-64	\$142,465	\$136,604	\$133,964
Median Household Income 65-74	\$104,620	\$103,426	\$96,628
Average Household Income 65-74	\$121,320	\$113,254	\$107,335
Average Household Income 75+	\$79,202	\$66,813	\$74,877



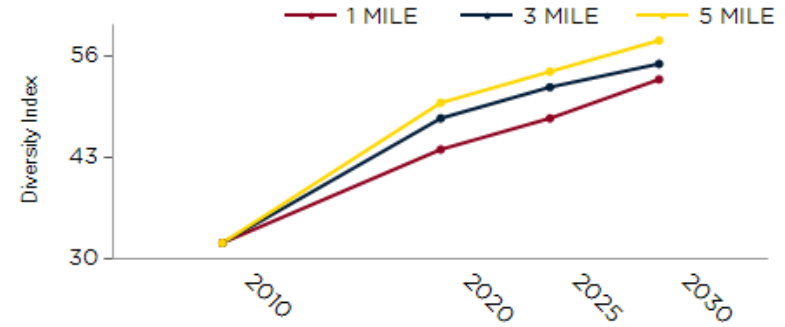
DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	53	55	58
Diversity Index (current year)	48	52	54
Diversity Index (2020)	44	48	50
Diversity Index (2010)	32	32	32

POPULATION BY RACE



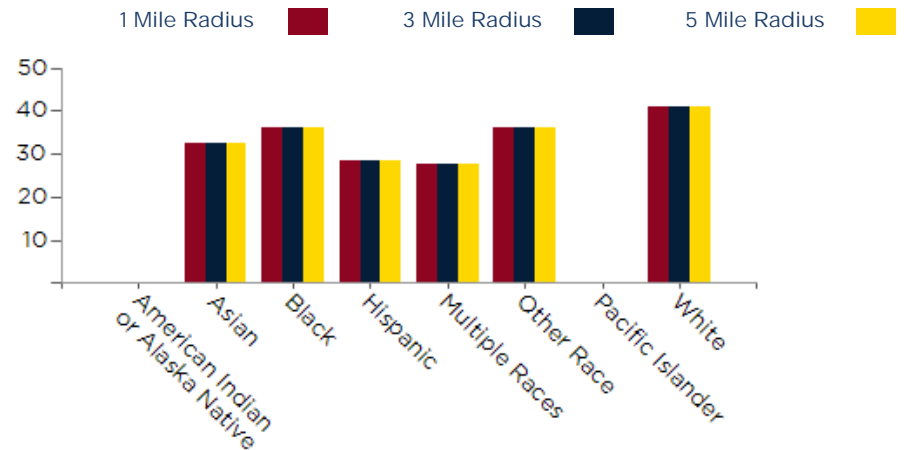
2025 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	2%	3%	3%
American Indian	1%	0%	0%
Asian	2%	3%	2%
Hispanic	12%	12%	13%
Multiracial	8%	9%	9%
Other Race	3%	3%	3%
White	72%	69%	68%

POPULATION DIVERSITY



2025 MEDIAN AGE BY RACE	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	0	40	33
Median Asian Age	33	37	36
Median Black Age	36	35	35
Median Hispanic Age	29	26	28
Median Multiple Races Age	28	25	25
Median Other Race Age	36	34	35
Median Pacific Islander Age	0	40	37
Median White Age	41	43	42

2025 MEDIAN AGE BY RACE



05

Company Profile

Advisor Profile



Shay Senter
President

Shay is a lifelong resident of Abilene. He attended Texas Tech University, Wylie High School, and received his real estate education from the Lubbock Academy of Real Estate. Shay is deeply involved in the community and brings history with him as a 4th generation Realtor and Abilenian. Shay is a graduate of Leadership Abilene, City University, The Dale Carnegie Training Course, the Texas Real Estate Leadership program, an Eagle Scout, and recipient of the AbileneBIZ 20 under 40 award. Shay is active around the community and has been involved and/or served on boards for various organizations such as: Abilene Chamber of Commerce, United Way, Future Fund, Habitat for Humanity, and Abilene Association of REALTORS.

Shay brings a tremendous wealth of knowledge to the BHGRE Senter, REALTORS team with over 11 years of experience as an agent, manager, and now President. In addition to his years of experience Shay has multiple prestigious designations such as GRI (Graduate REALTOR Institute), CRB (Certified Residential Broker), C2EX (Commitment to Excellence), and is one course from earning his CCIM (Certified Commercial Investment Member). New and experienced REALTORS, and any of our clients have Shay's store of knowledge and experience at your disposal to grow your business as a real estate professional or to inform your real estate purchase, selling, or investment decisions.

Outside of work you can find Shay enjoying musicals, orchestral performances, Marvel movies, board games, snow skiing, and hunting down the next great barrel-aged imperial stout. Abilene is home and Shay loves to help his employees and clients learn more about this great community we have!

Shay is committed to Abilene, supporting the community, and maintaining the professionalism and trust associated with the Senter name. If you need guidance on your real estate career, purchase decisions, investments, buying or selling any real estate, and any real estate questions you can contact him at the office (325) 695-8000 or e-mail Shay@SenterRealtors.com.