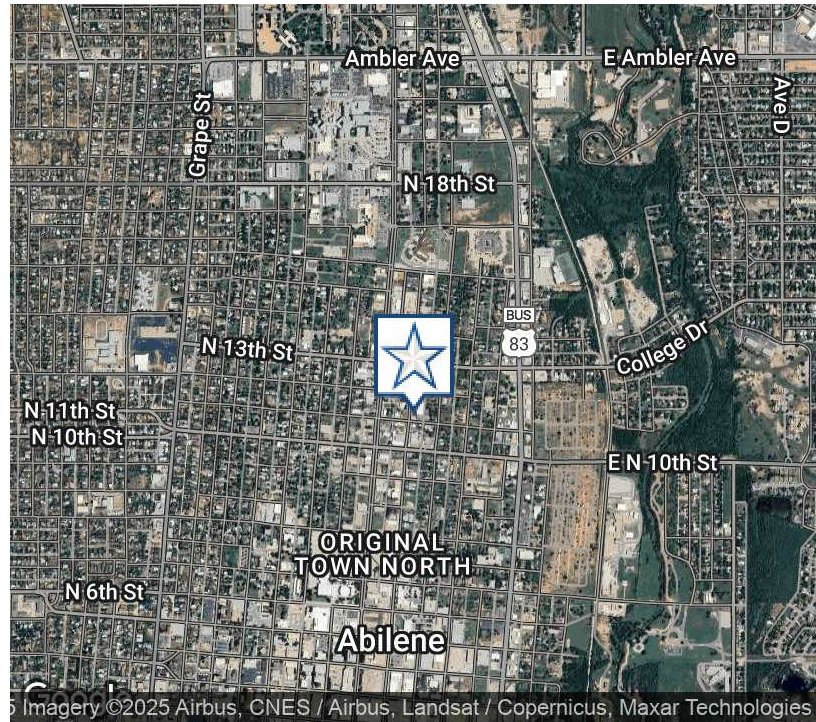


1109 WALNUT

1109 Walnut St., Abilene, TX 79601

EXECUTIVE SUMMARY



OFFERING SUMMARY

| | |
|----------------|-------------------------------|
| Available SF: | 2,900 - 7,394 SF |
| Lease Rate: | \$1,500.00 per month (NNN) |
| Lot Size: | 0.56 Acres |
| Building Size: | 7,394 SF |
| Zoning: | HC--Heavy Commercial |

PROPERTY OVERVIEW

2,900 SF Office / Kitchen, 4,494 SF Warehouse

This property has 8 individual offices with a large kitchen area and a large warehouse area with a fenced yard.

PROPERTY HIGHLIGHTS

- - Prime location close to downtown Abilene
- - Office and Warehouse / Flex Space
- - Fenced yard for storage
- - Flexible lease terms
- - Ample parking for employees and visitors
- - Easy access to major highways and transportation Dedicated loading docks and drive-in access
- - High visibility for signage and business exposure

MATTHEW MUZECHENKO

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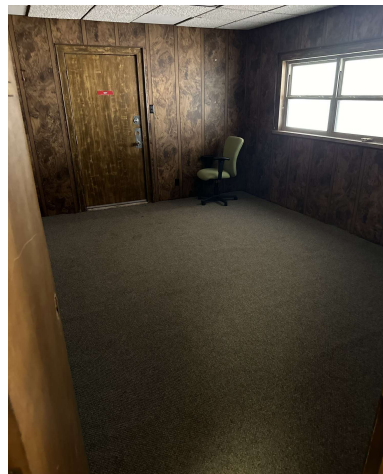
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ADDITIONAL
PHOTOS



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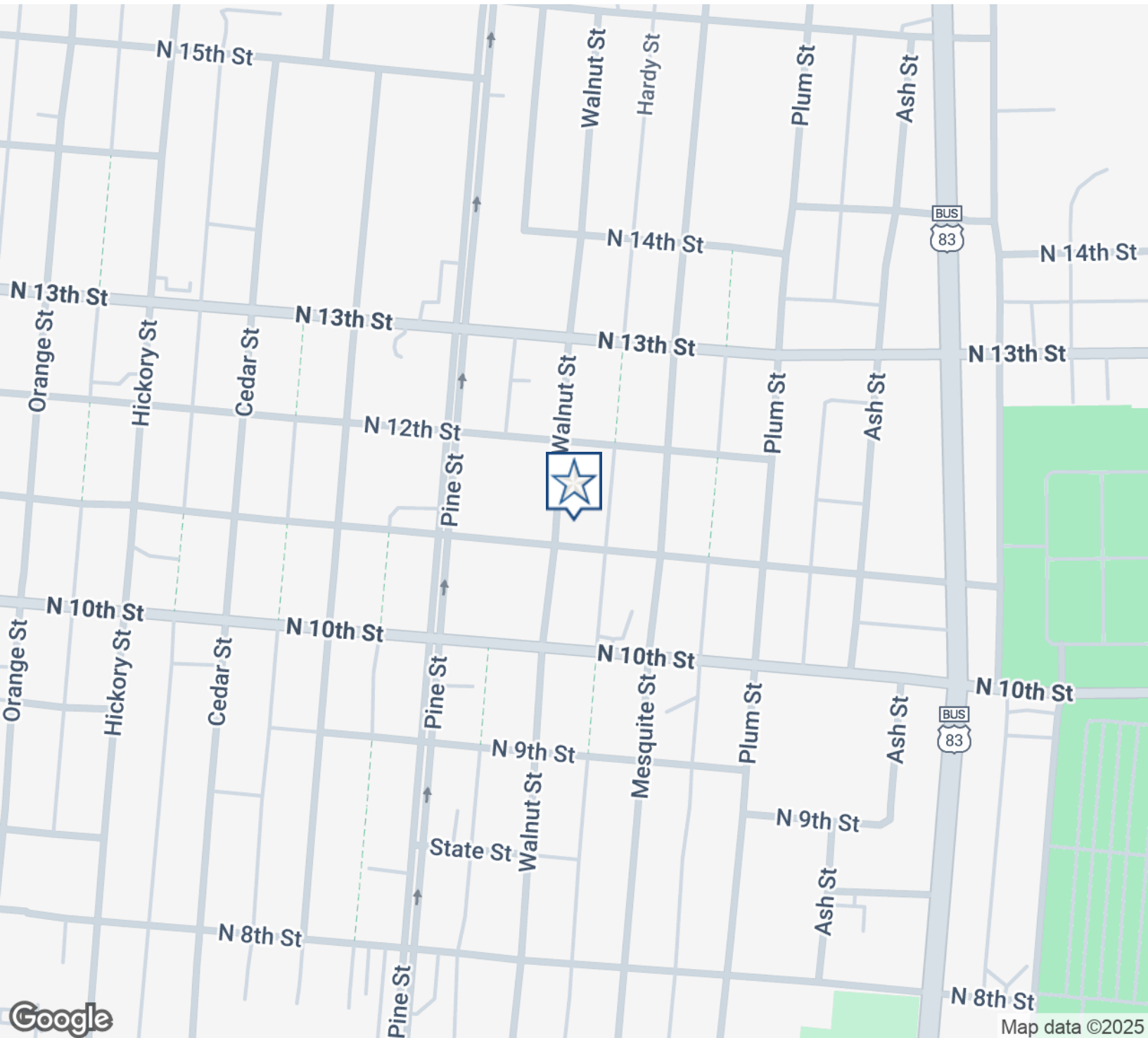
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LOCATION
MAP



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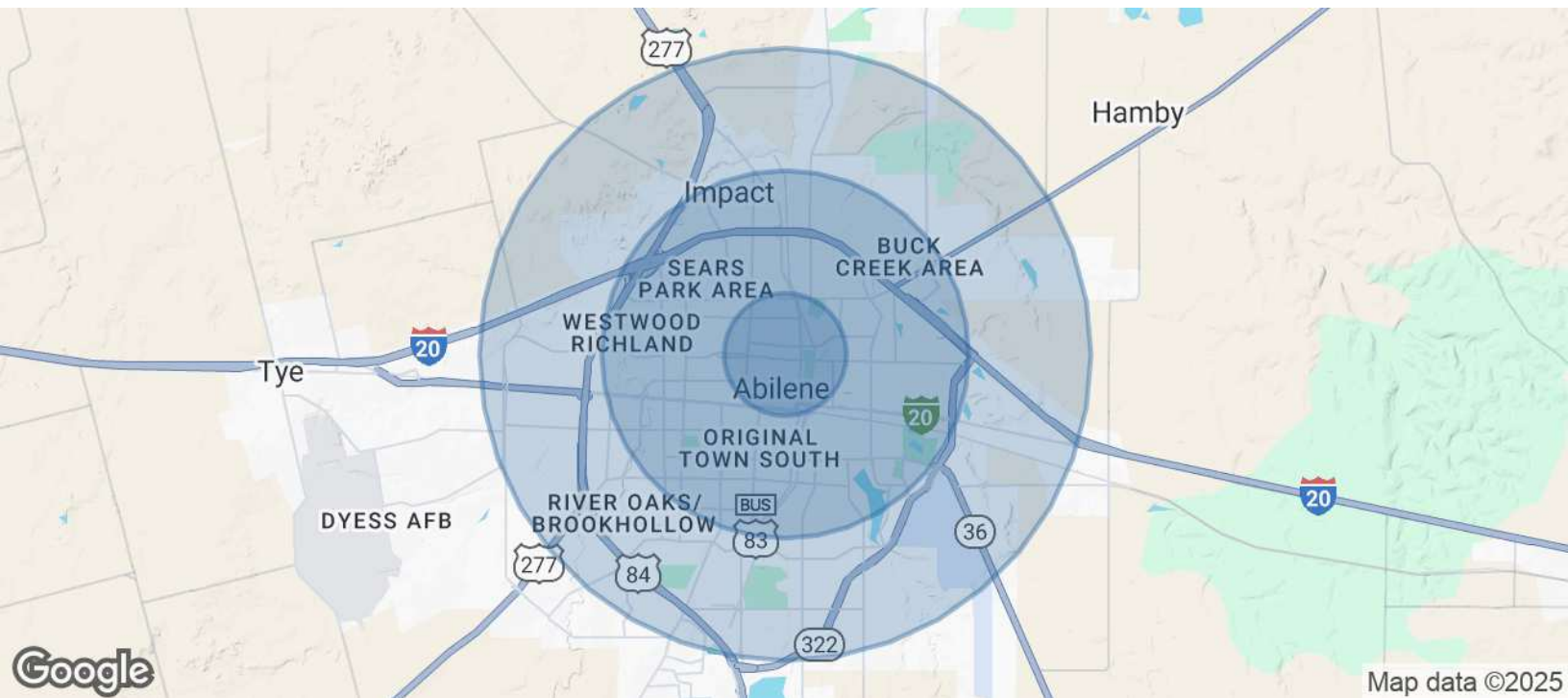
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DEMOGRAPHICS MAP & REPORT



| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 6,871 | 58,059 | 95,982 |
| Average age | 31.7 | 31.1 | 33.3 |
| Average age (Male) | 28.9 | 29.3 | 31.1 |
| Average age (Female) | 33.3 | 33.7 | 35.9 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|---------------------|----------|----------|-----------|
| Total households | 2,506 | 21,677 | 37,084 |
| # of persons per HH | 2.7 | 2.7 | 2.6 |
| Average HH income | \$39,999 | \$44,636 | \$49,220 |
| Average house value | \$59,501 | \$70,040 | \$104,572 |

* Demographic data derived from 2020 ACS - US Census

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