

# ANTILLEY RD / MEMORIAL DR

Abilene, TX 79606

EXECUTIVE  
SUMMARY



## OFFERING SUMMARY

Sale Price: \$1,260,000

Lot Size: 2.31 Acres

Zoning: GR - General Retail

Price / SF: \$12.52

## PROPERTY OVERVIEW

Prime development location on the south end of Abilene, TX. 2.311 acres located on the southwest corner of Antilley and Memorial, Seller will consider dividing. Property is one of the last hard corners available in the area. Zoned for General Retail Use. General Retail Zoning allows for a variety of users including retail, services, and office use.

## PROPERTY HIGHLIGHTS

- Hard Corner
- Zoned GR
- Divisible

ERIK PAUL JOHNSON

325.698.5661

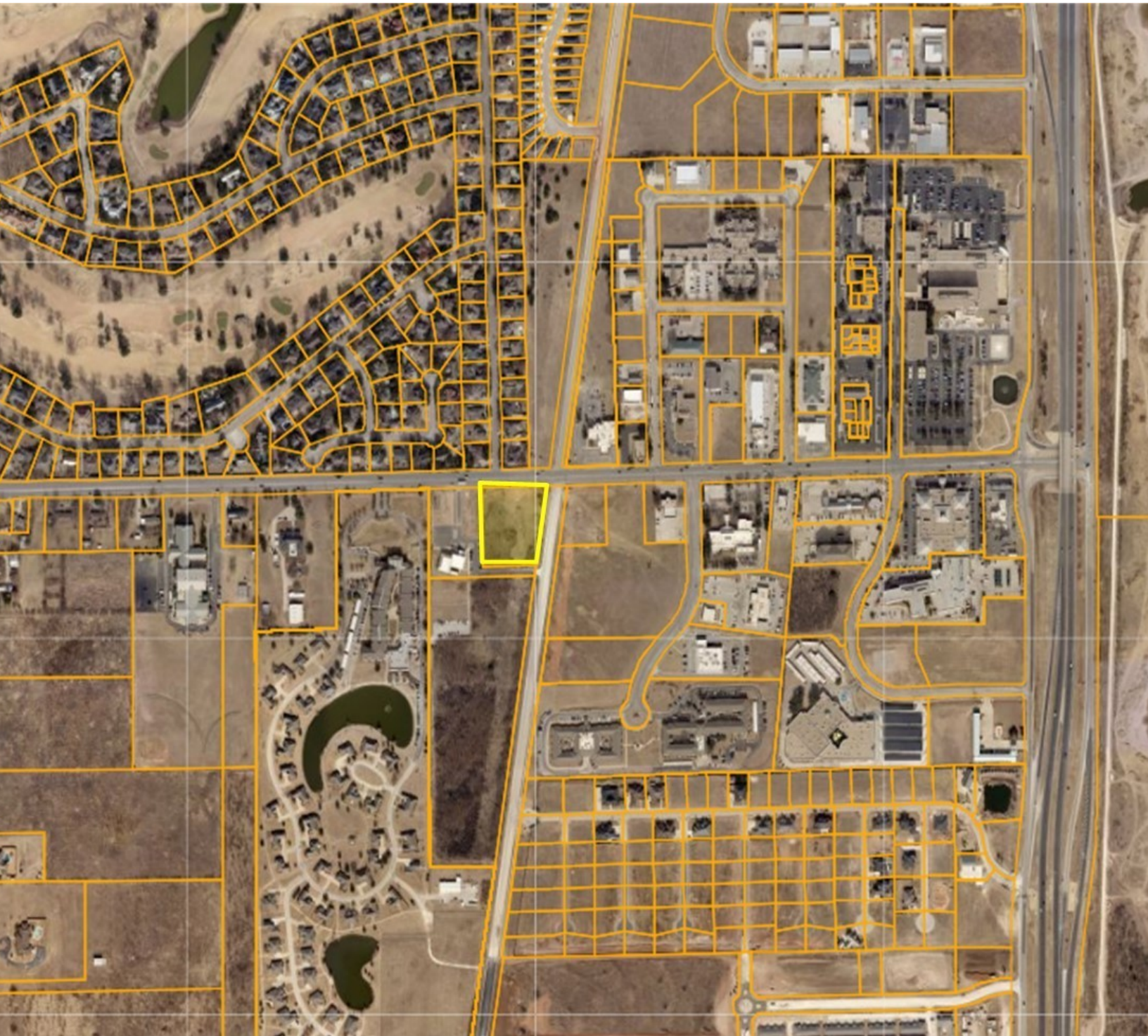
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ADDITIONAL  
PHOTOS



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

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LOCATION  
MAP



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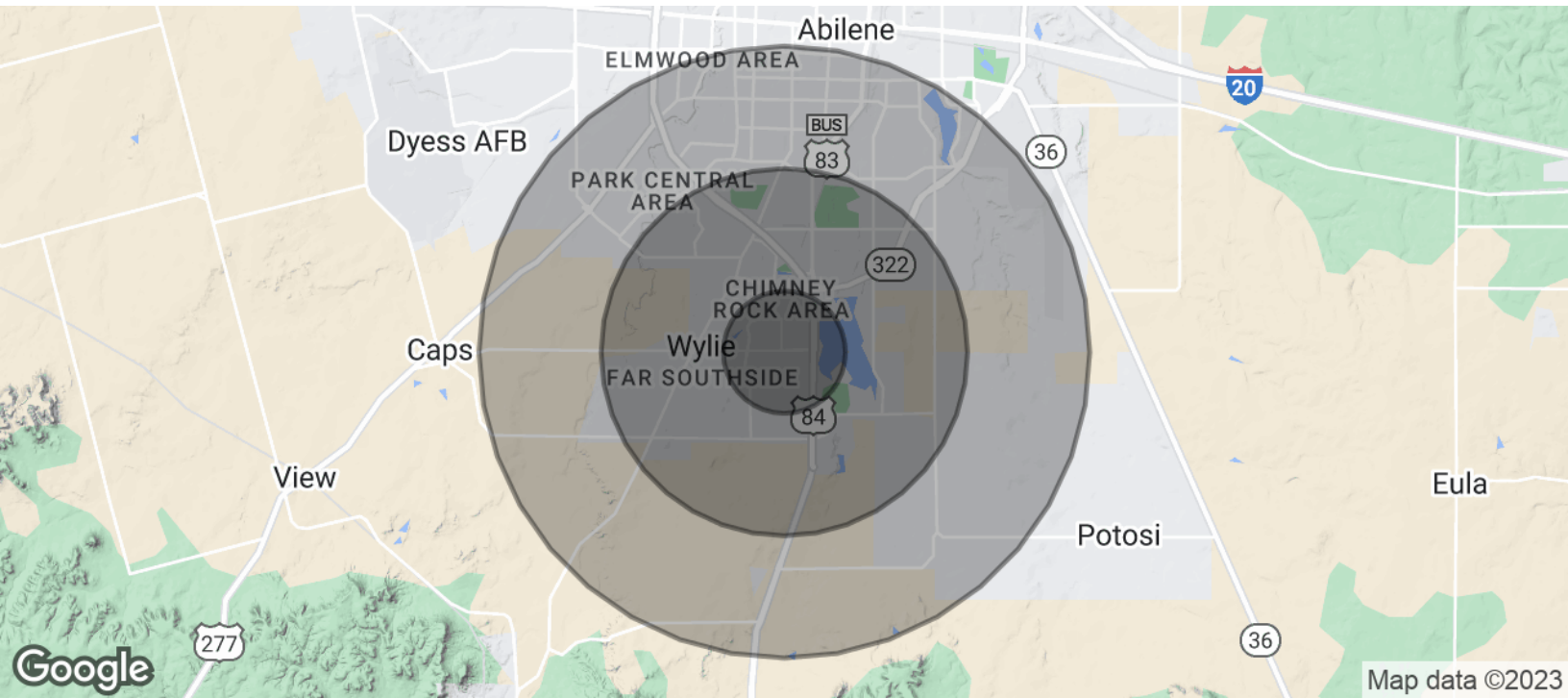
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DEMOGRAPHICS  
MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,472	27,889	65,047
Average Age	45.0	37.8	36.3
Average Age (Male)	34.8	36.2	35.0
Average Age (Female)	52.7	39.9	37.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,313	11,335	27,631
# of Persons per HH	2.6	2.5	2.4
Average HH Income	\$113,714	\$84,738	\$75,616
Average House Value	\$282,983	\$182,166	\$148,735

\* Demographic data derived from 2020 ACS - US Census

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