

ANTILLEY RD / MEMORIAL DR

Abilene, TX 79606

EXECUTIVE
SUMMARY



OFFERING SUMMARY

Sale Price: \$1,409,500

Lot Size: 2.31 Acres

Zoning: GR - General Retail

Price / SF: \$14.00

PROPERTY OVERVIEW

2.3 acres prime development opportunity on the southwest corner of Antilley and Memorial. The location offers a strategic opportunity for retail investors and developers as it is well positioned in a rapidly growing area and is one of the last remaining hard corners in the area. The location offers high visibility and traffic. It is zoned for general retail use. The seller will consider dividing.

PROPERTY HIGHLIGHTS

- Hard Corner
- Zoned GR
- Divisible

ERIK PAUL JOHNSON

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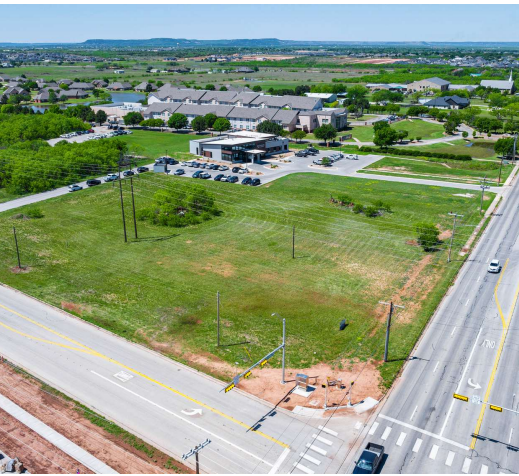
erik@pauljohnsonrealtors.com



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ADDITIONAL
PHOTOS



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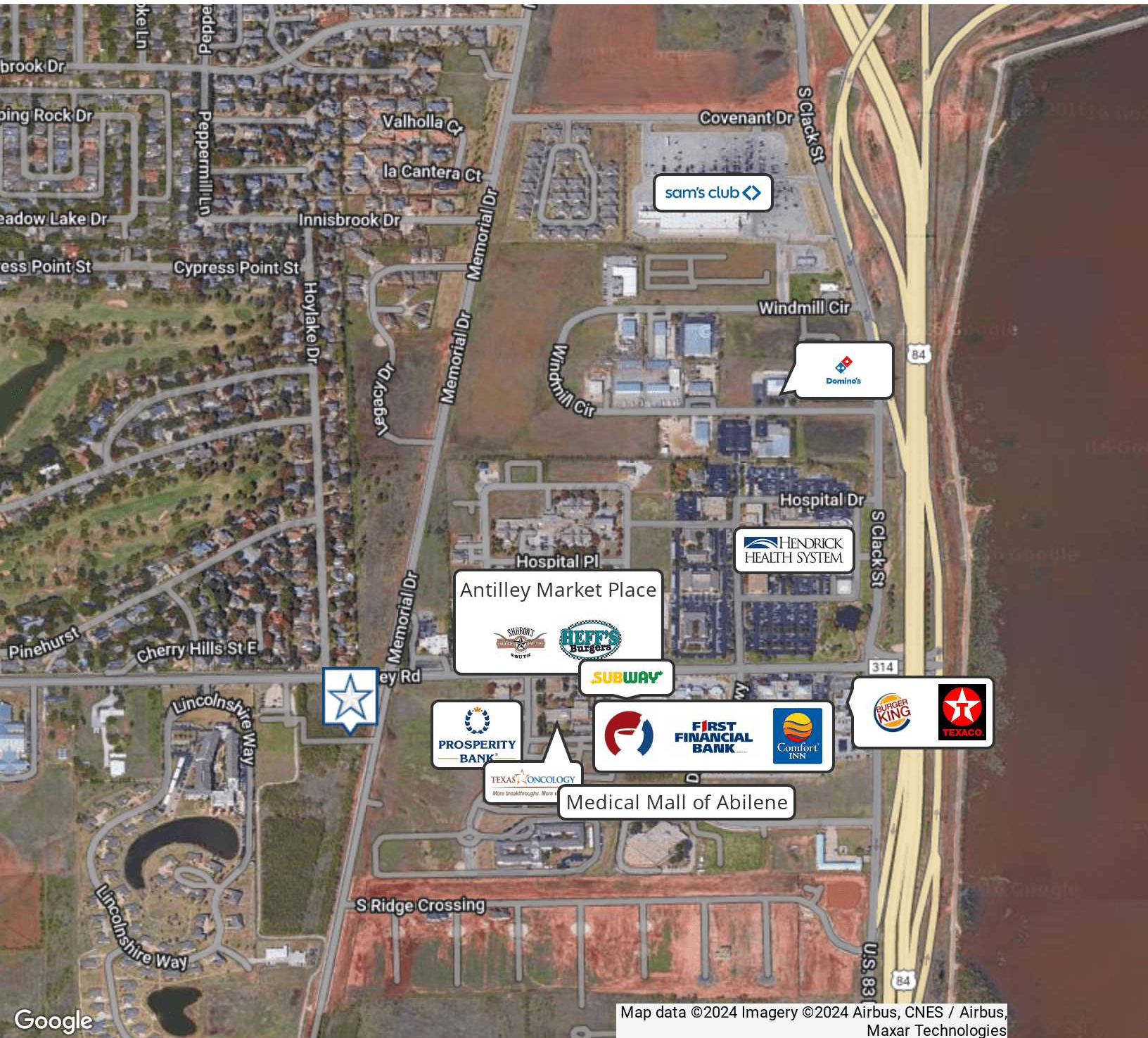
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LOCATION
MAP



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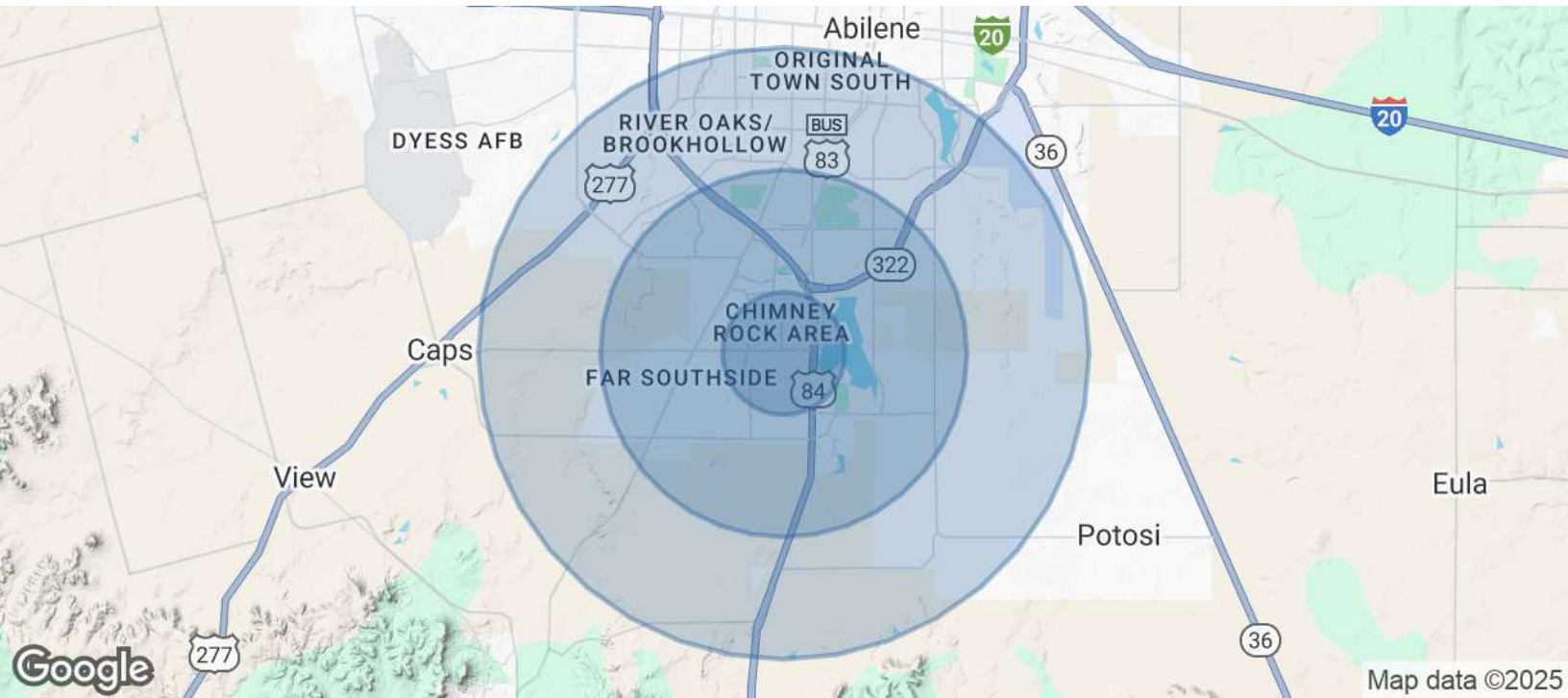
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DEMOGRAPHICS
MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	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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