

AVAILABLE



Buffalo Gap Road Pad Sites

7455 Buffalo Gap Rd. Abilene, TX

NAIWheelhouse

Property Features

- 2 commercial lots featuring prime Buffalo Gap Road Frontage in the south Abilene! These lots are in a prime location of the popular growth corridor of Buffalo Gap & Wagon Wheel and are perfect for QSR, Restaurant, or Retail users looking for space in Abilene!
- These tracts will have water and sewer taps, as well as electrical infrastructure extended to them. Construction on the 29 brand new townhomes & duplex units behind the commercial tracts is scheduled to begin soon!

Offering Summary

TRACT 1 SIZE	± 1.25 AC
TRACT 1 PRICE	Contact Broker
TRACT 2 SIZE	± 1.93 AC
TRACT 2 PRICE	Contact Broker

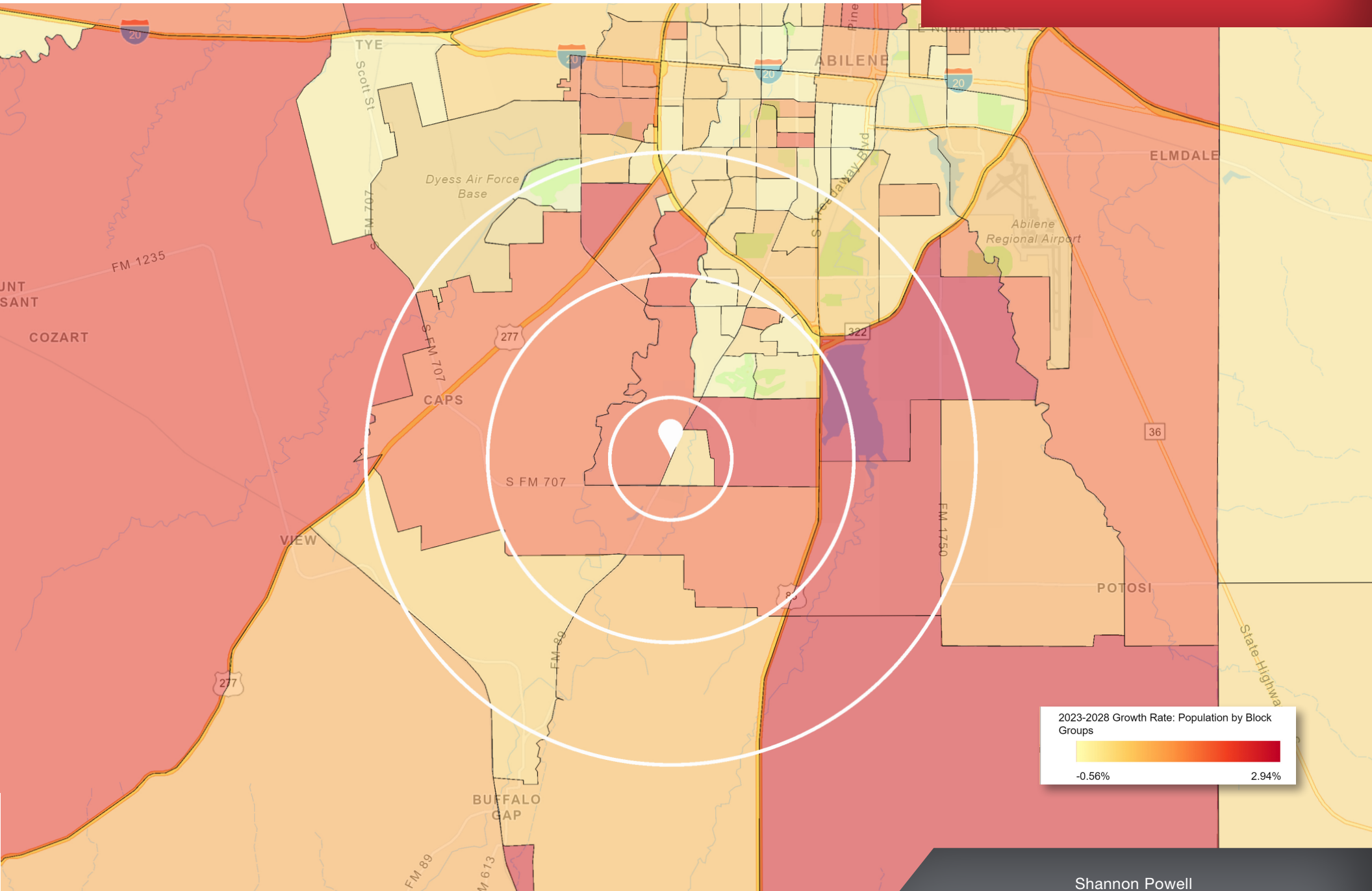
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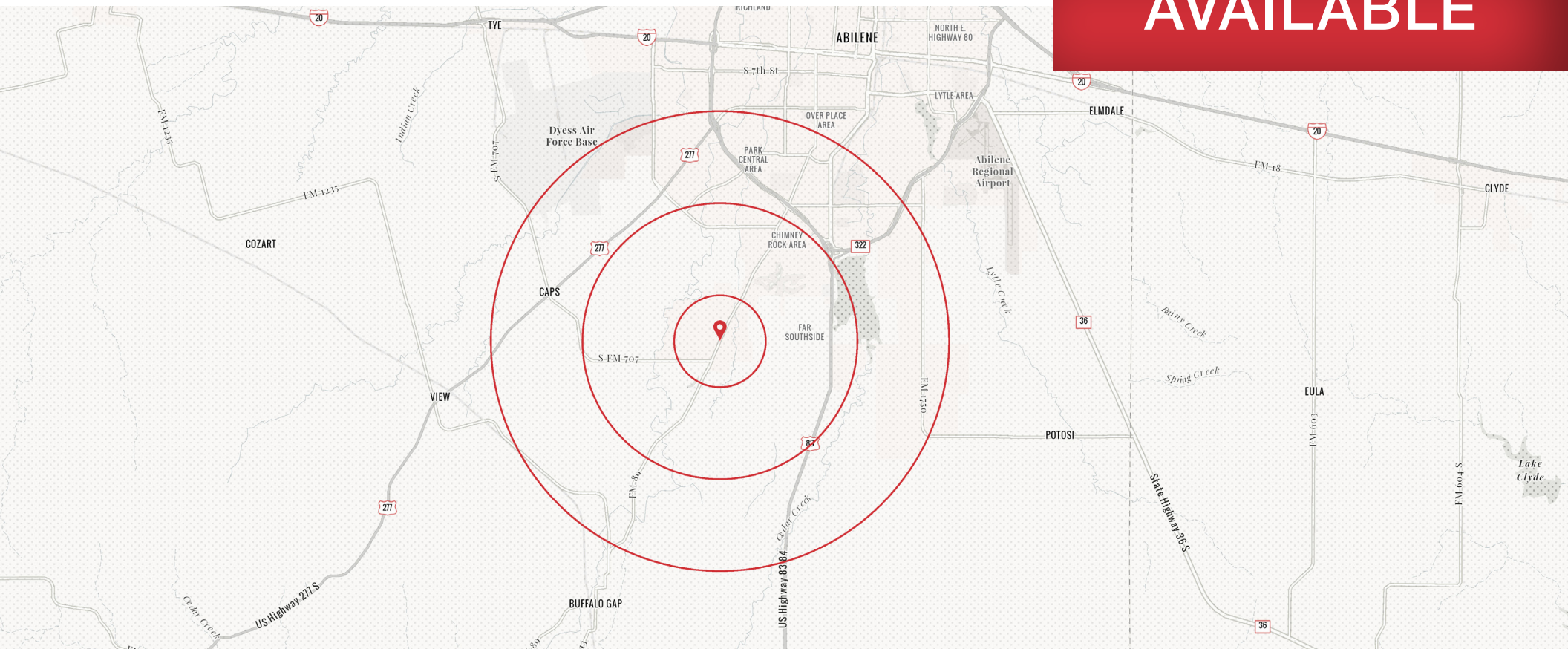
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Demographic Summary

	1 MILE	3 MILES	5 MILES
POPULATION	6,624	19,825	53,655
AVG HH INCOME	\$94,751	\$98,839	\$89,679
ANNUAL GROWTH	2.70%	1.23%	0.97%
MEDIAN AGE	37.2	43.0	36.4

Location Advantages

- Located in the fast-growing area of south Abilene, with an average of 2.70% Annual Growth in a 1-mile radius
- Located directly on Buffalo Gap Road, a major arterial road in Abilene
- Surrounded by multiple new housing developments and established neighborhoods adding to the density growth in the area