



PRICE: \$950,000.00

473 CYPRESS STREET

Abilene, TX 79601

Jack Oduro

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Property Description

Welcome to 473 Cypress Street, a historic masterpiece nestled in the heart of downtown Abilene, TX. This two-story office space, spanning 14,000 square feet on 0.15 acres of land, offers a rare opportunity to own a piece of Abilene's rich heritage while enjoying modern functionality. Built in 1954, this meticulously maintained property exudes historic charm while seamlessly accommodating contemporary business needs. The iconic terrazzo floors in the common areas provide a touch of timeless elegance.

Strategic Location: Situated on the historic Cypress Street, this property is a block away from the convention center, the First Financial building, and the newly constructed DoubleTree hotel. Enjoy unparalleled visibility and proximity to Abilene's main attractions.

Fully Leased with Value Add Potential: Currently fully leased, this office building presents a compelling investment opportunity with value-add potential. Investors looking to capitalize on Abilene's dynamic market will find this property to be an ideal addition to their portfolio.

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Property Highlights

- Fully Leased with Value Add Potential
- Strategically located in Downtown Abilene near new city improvements
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- Walking distance to DoubleTree Hotel & Convention Center
- (24) Private Offices
- (2) Conference Rooms
- (3) Classrooms | (3) Breakrooms

Location Description

Located in the heart of Abilene's historic downtown street of Cypress Street, this fully leased property has a rich history setting only a few minutes walk from the famous Abilene Convention Center. It is adjacent the first financial building and across the street from the newly completed Double Tree by Hilton hotel in Abilene. As the city plans it's expansion of Cypress Street and the main strip of downtown Abilene, this property is made even more valuable sitting on the corner of Cypress and North 5th street.

Offering Summary

Sale Price:	\$950,000.00 (\$67.86/SF)
Number of Units:	25
Lot Size:	293,115,240 SF
Building Size:	14,000 SF

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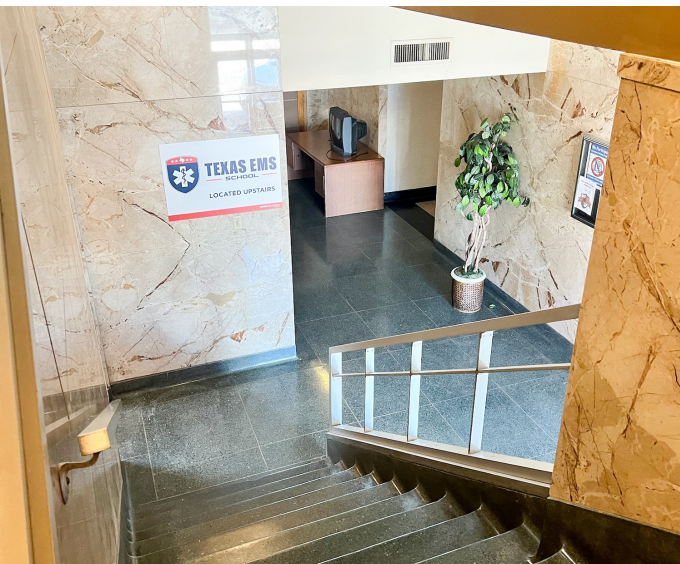
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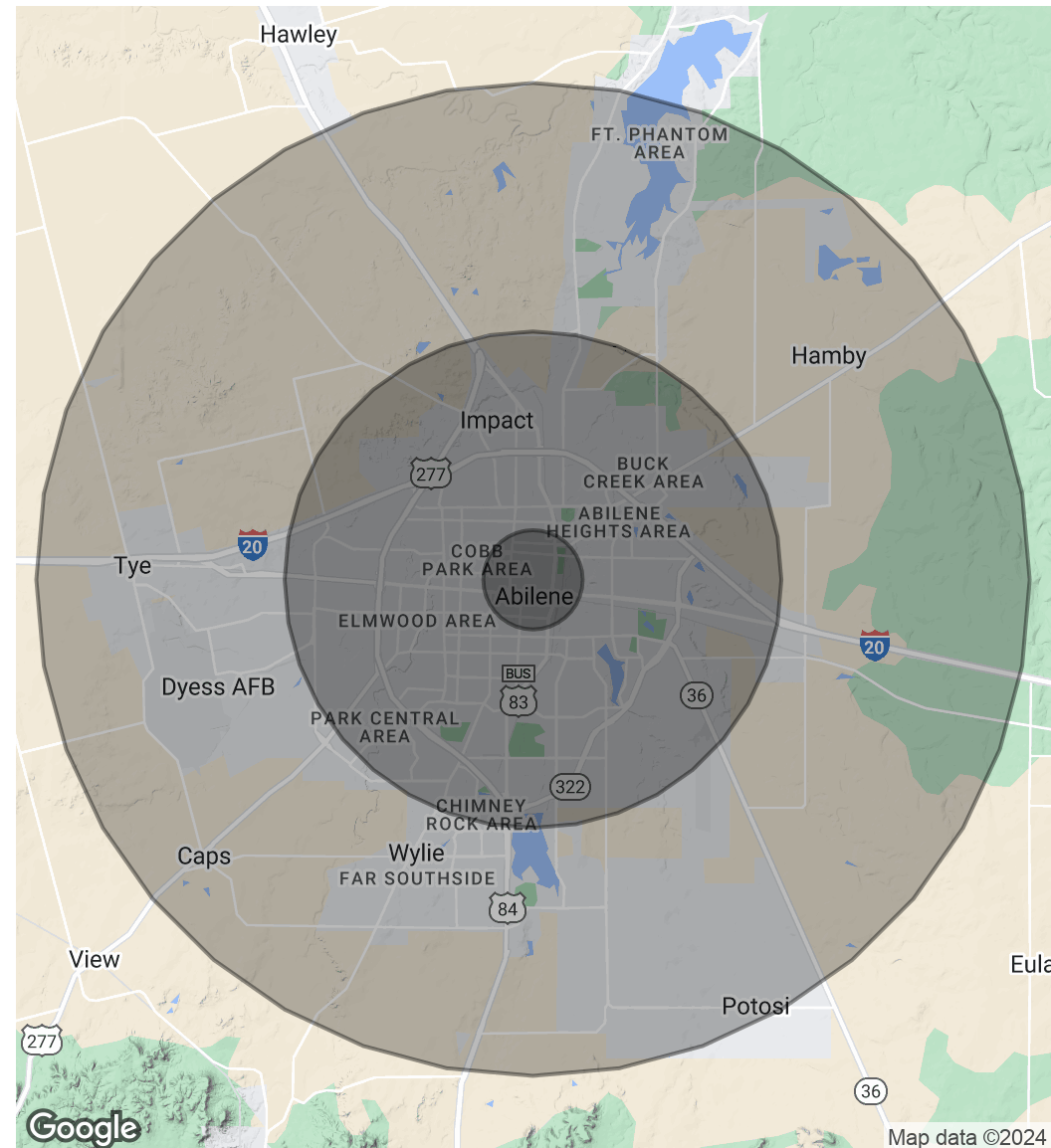
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Population	1 Mile	5 Miles	10 Miles
Total Population	5,544	97,477	133,827
Average Age	31.6	34.3	34.7
Average Age (Male)	31.2	33.6	33.9
Average Age (Female)	31.2	35.7	34.2

Households & Income	1 Mile	5 Miles	10 Miles
Total Households	2,803	42,836	53,551
# of Persons per HH	2.0	2.3	2.5
Average HH Income	\$33,362	\$57,032	\$63,568
Average House Value	\$41,454	\$110,546	\$127,852

* Demographic data derived from 2020 ACS - US Census



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