
PRICE IMPROVEMENT 9,600 SF OFFICE / WAREHOUSE ABILENE TX

4651 South Treadaway Boulevard, Abilene, TX 79602



OFFICE / WAREHOUSE BUILDING

FOR SALE

Russ Webb

Managing Partner / CCIM / Broker

O: 817.849.8282 x106

C: 817.233.7100

rwebb@silveroakcre.com

4651 South Treadaway Boulevard, Abilene, TX 79602



OFFERING SUMMARY

Sale Price:	Price Improvement \$1,425,000
Building Size:	9,600 SF
Lot Size:	1.35 Acres
Price / SF:	\$148.44
Market:	Abilene
Submarket:	Taylor County

PROPERTY OVERVIEW

Ideal 9,600 SF Office Warehouse in Abilene, TX - Treadaway Blvd frontage and minutes from downtown Abilene, just off Loop, and minutes from Abilene Regional Airport.

PROPERTY HIGHLIGHTS

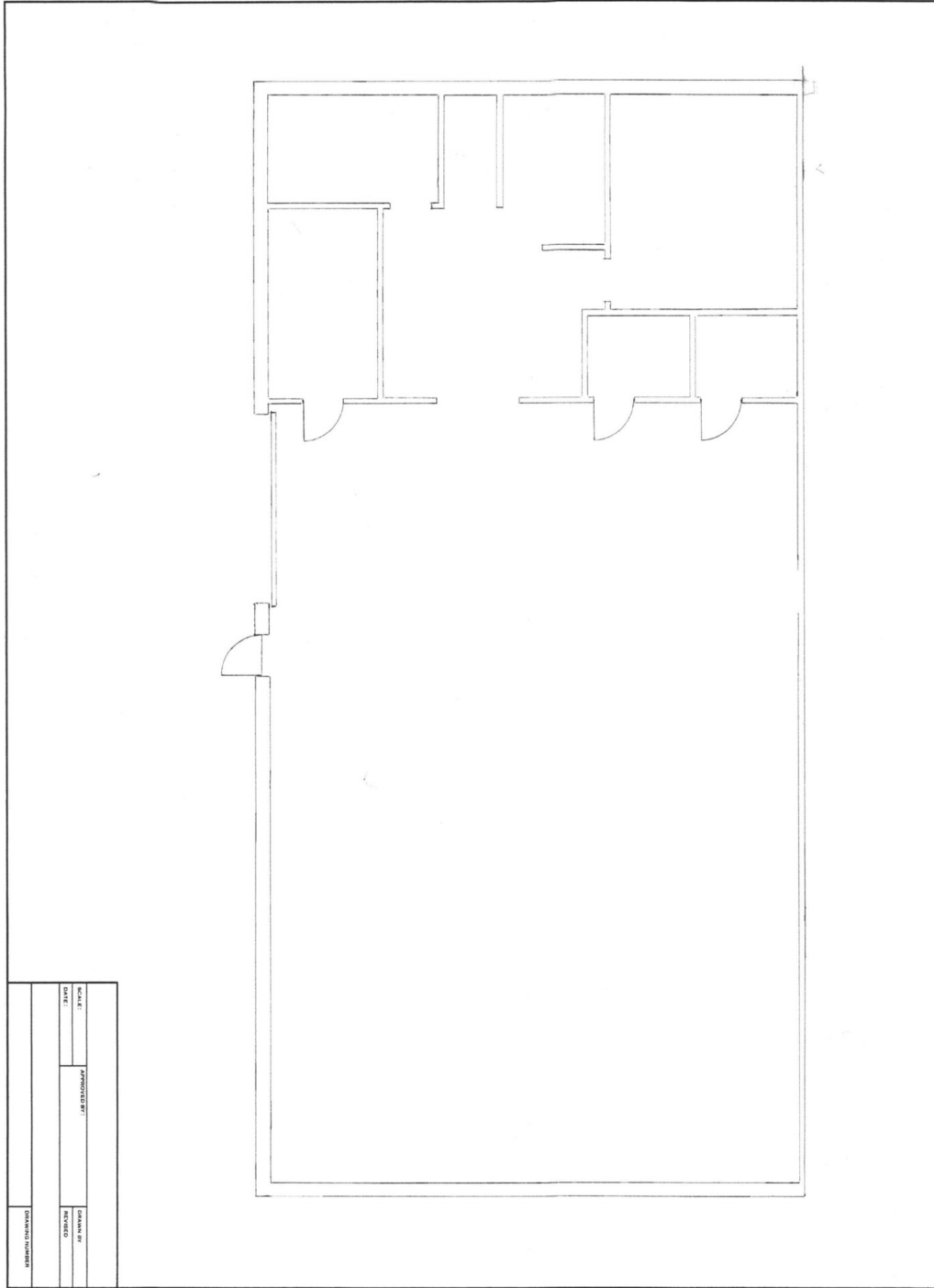
- Ideal Office showroom property with frontage on Treadaway
- Outside storage on 1.35 Acre tract
- New signal light coming June 2024
- Owner occupant type building or investment
- Overhead door
- 3 phase power
- New roof in last year
- Air conditioned warehouse
- HC zoning

Russ Webb

Managing Partner / CCIM / Broker
O: 817.849.8282 x106
C: 817.233.7100
rwebb@silveroakcre.com



4651 South Treadaway Boulevard, Abilene, TX 79602



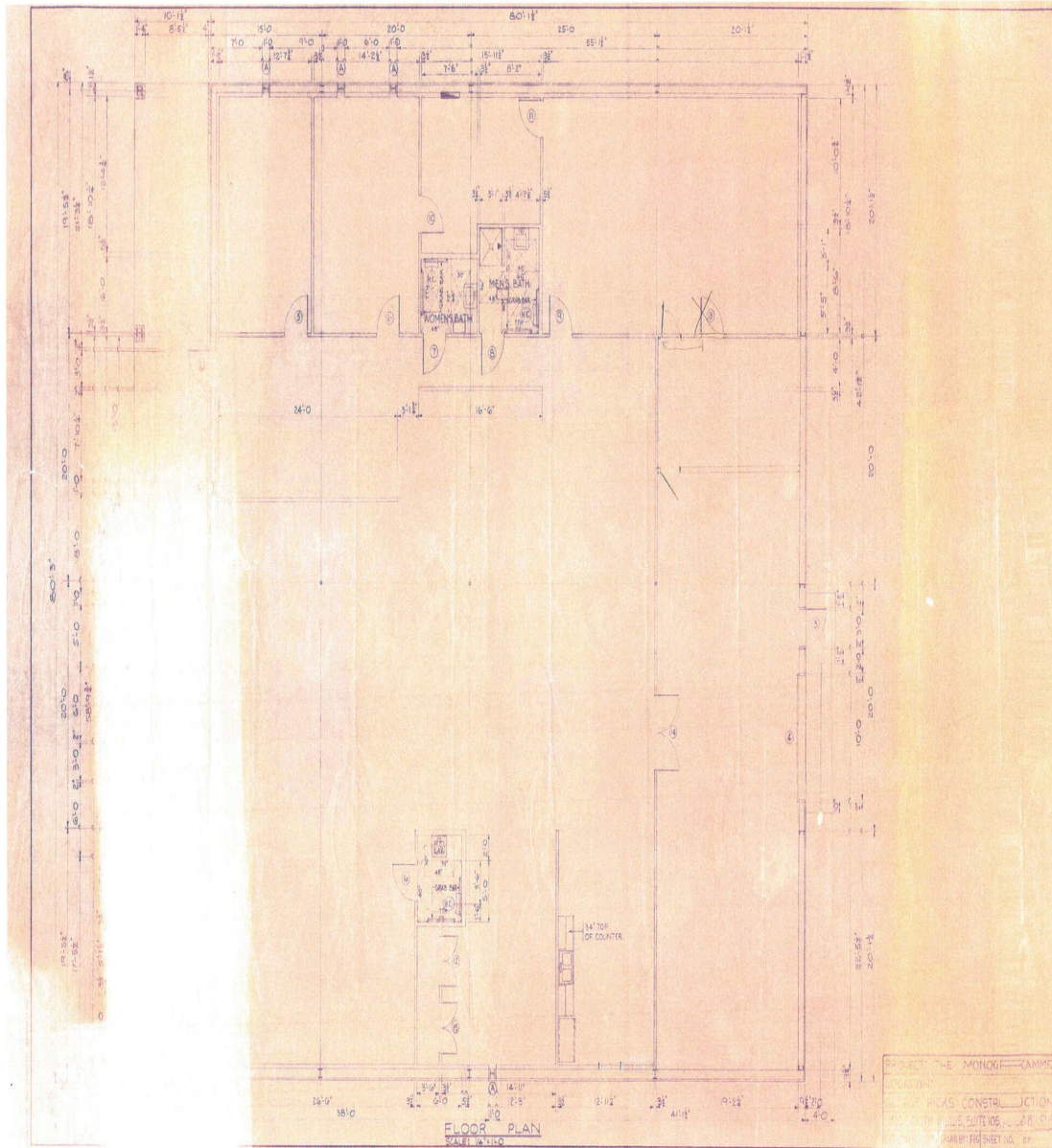
Russ Webb

Managing Partner / CCIM / Broker
O: 817.849.8282 x106
C: 817.233.7100
rwebb@silveroakcre.com



SILVER OAK
COMMERCIAL REALTY

4651 South Treadaway Boulevard, Abilene, TX 79602



Russ Webb

Managing Partner / CCIM / Broker

O: 817.849.8282 x106

C: 817.233.7100

rwebb@silveroakcre.com



SILVER OAK
COMMERCIAL REALTY



4651 South Treadaway Boulevard, Abilene, TX 79602



Russ Webb

Managing Partner / CCIM / Broker

O: 817.849.8282 x106

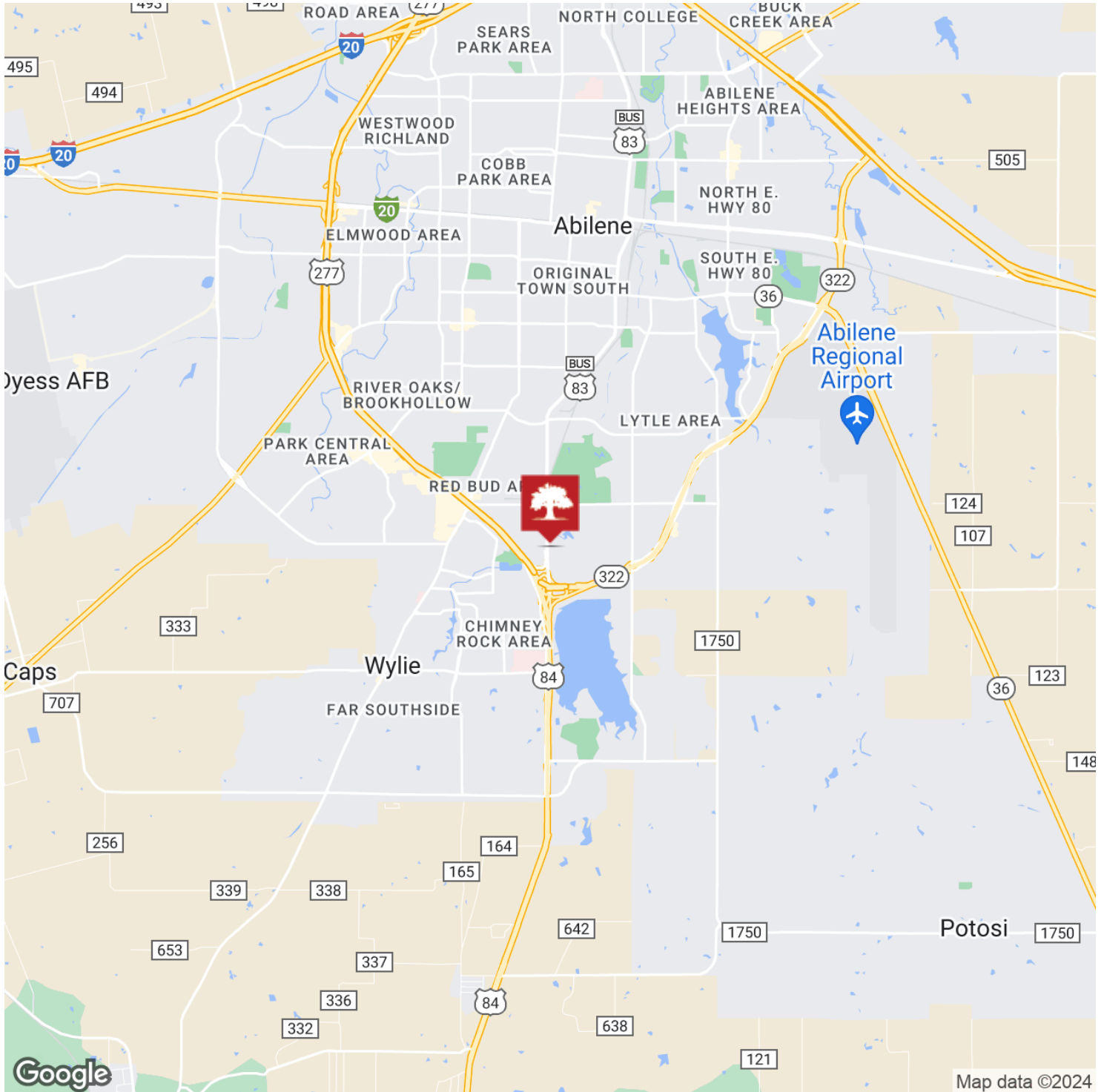
C: 817.233.7100

rwebb@silveroakcre.com



SILVER OAK
COMMERCIAL REALTY

4651 South Treadaway Boulevard, Abilene, TX 79602



Russ Webb

Managing Partner / CCIM / Broker

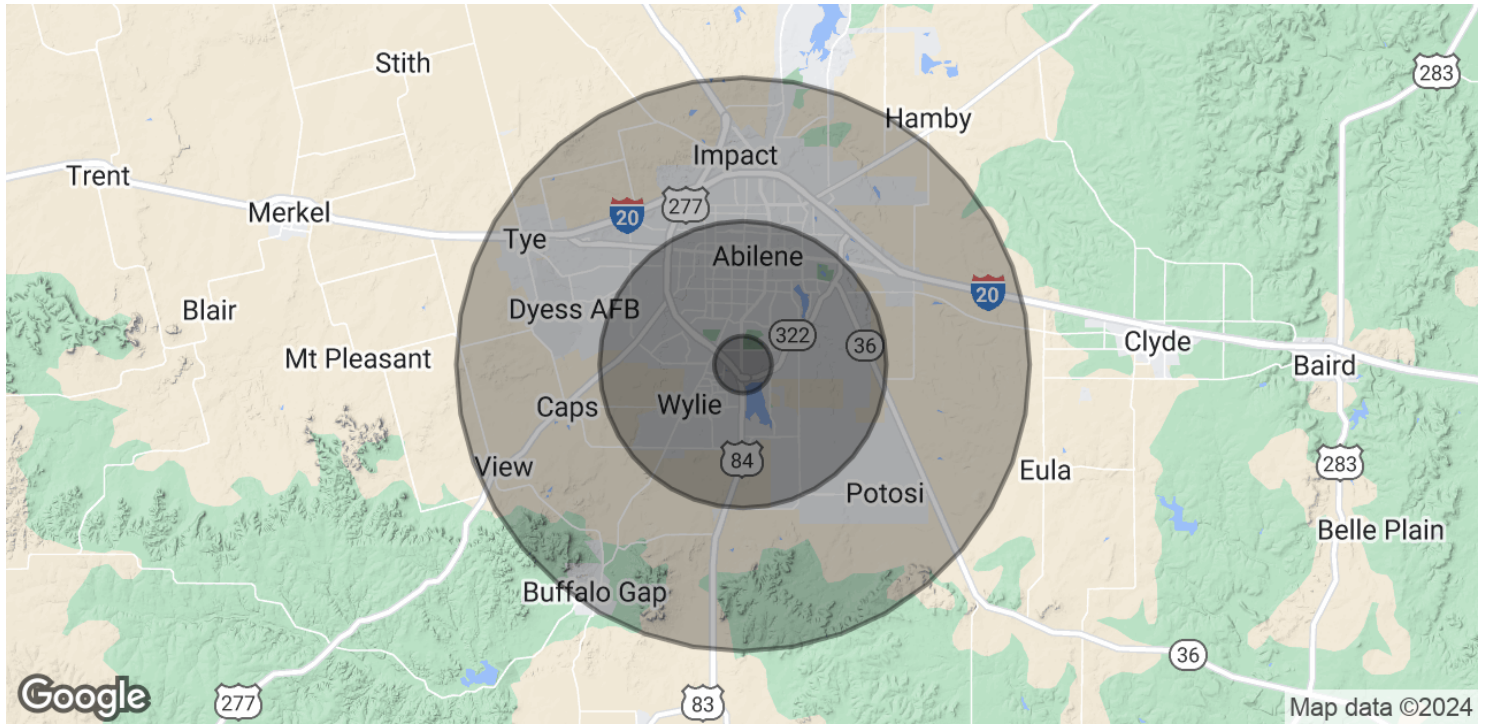
O: 817.849.8282 x106

C: 817.233.7100

rwebb@silveroakcre.com



4651 South Treadaway Boulevard, Abilene, TX 79602



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	4,200	88,552	129,780
Average Age	39.6	35.3	34.6
Average Age (Male)	37.5	33.9	33.8
Average Age (Female)	42.0	37.0	35.9
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,603	38,312	54,379
# of Persons per HH	2.6	2.3	2.4
Average HH Income	\$92,292	\$67,286	\$64,447
Average House Value	\$235,251	\$130,601	\$131,101

2020 American Community Survey (ACS)

Russ Webb

Managing Partner / CCIM / Broker
 O: 817.849.8282 x106
 C: 817.233.7100
 rwebb@silveroakcre.com





Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- # **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- # **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- # Put the interests of the client above all others, including the broker's own interests;
- # Inform the client of any material information about the property or transaction received by the broker;
- # Answer the client's questions and present any offer to or counter-offer from the client; and
- # Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- # Must treat all parties to the transaction impartially and fairly;
- # May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- # Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- # The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- # Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Silver Oak Commercial Realty	9000679	info@silveroakcre.com	(817)849-8282
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
James R. Leatherwood	493949	jleatherwood@silveroakcre.com	(817)849-8282
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Russ Webb	488983	rwebb@silveroakcre.com	(817)849.8282 x106
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0 Date