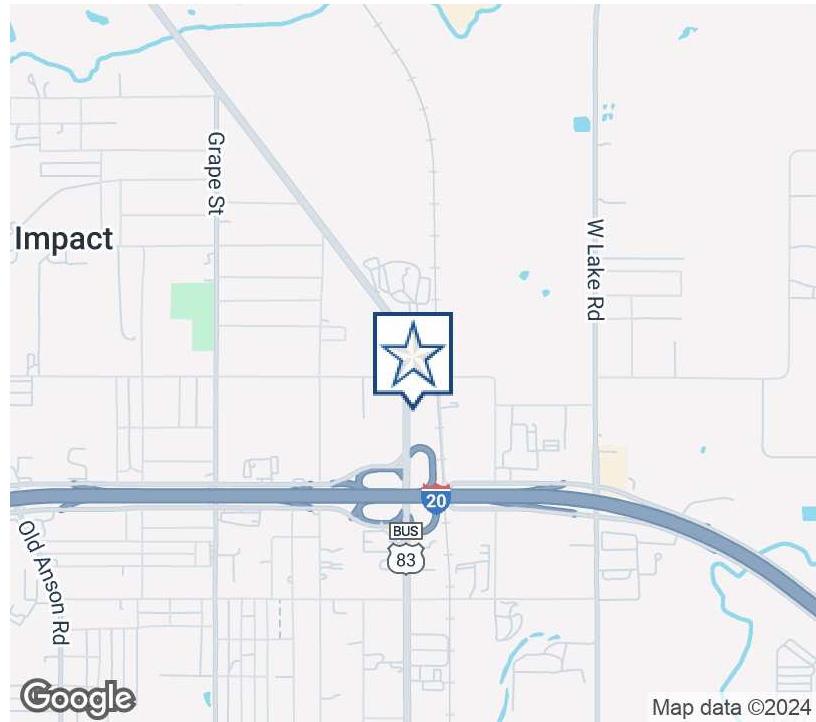


3535 PINE ST

Abilene, TX 79601

EXECUTIVE
SUMMARY



OFFERING SUMMARY

Available SF: Fully Leased

Lot Size: 4.02 Acres

Year Built: 1940

Building Size: 3,650 SF

Zoning: HI - Heavy Industrial

PROPERTY OVERVIEW

4.02 +/- ac improved yard with storage building. Available for Sale or Lease.

Note: The building does not have active utilities and will need to be wired for electricity if user intends to use the building for use other than storage.

Additional 1.15 acre available. 3643 PINE Street is north of the subject property. Price for the vacant lot is \$124,000.

PROPERTY HIGHLIGHTS

- I-20 and Bus 83 access
- Improved yard with base material, fence, and gate.
- HI Zoning

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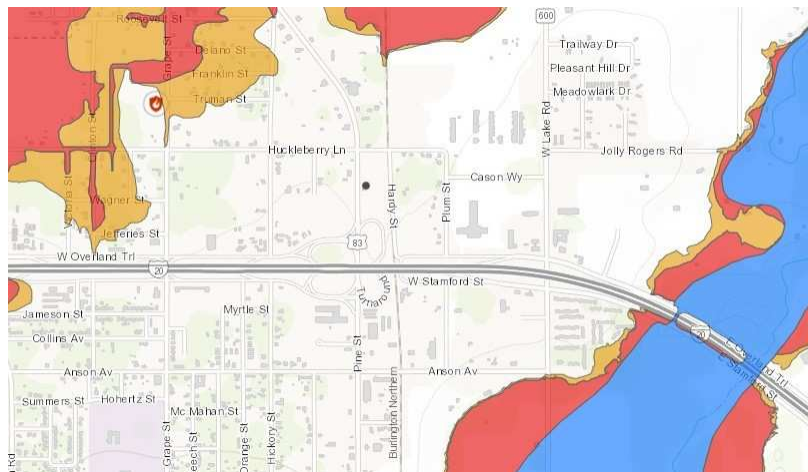
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ADDITIONAL
PHOTOS



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3535 PINE ST

Abilene, TX 79601

LOCATION
MAP



LOCATION OVERVIEW

Located on the north side of Abilene on Business 83, the southeast corner of Pine St and Huckleberry Ln, approximately 0.2 mile north of I-20.

Map data ©2024 Google Imagery ©2024 Airbus, CNES / Airbus, Landsat / Copernicus, Maxar Technologies

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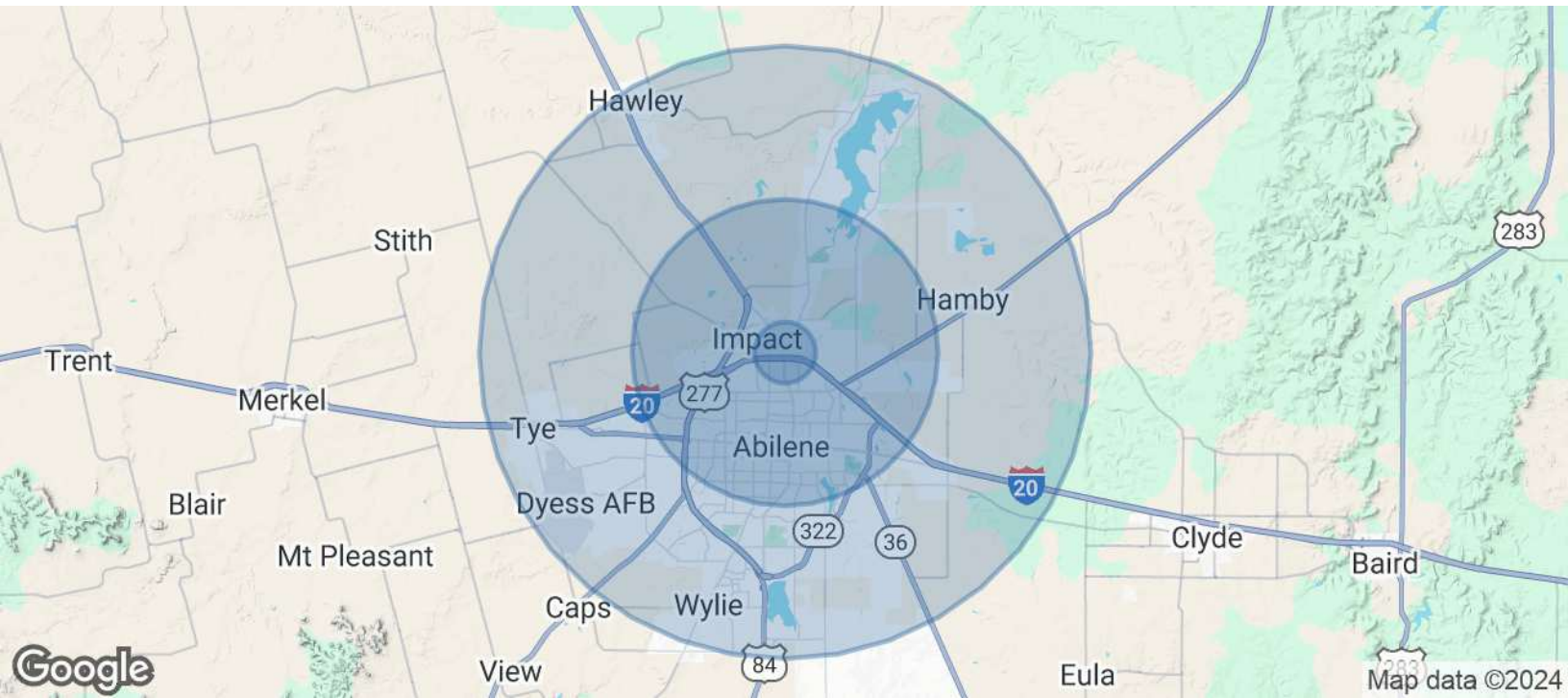
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3535 PINE ST

Abilene, TX 79601

DEMOGRAPHICS MAP & REPORT



| POPULATION | 1 MILE | 5 MILES | 10 MILES |
|----------------------|--------|---------|----------|
| Total Population | 2,334 | 70,866 | 136,900 |
| Average Age | 21.7 | 32.1 | 33.7 |
| Average Age (Male) | 27.2 | 30.1 | 31.8 |
| Average Age (Female) | 22.2 | 34.9 | 34.0 |

| HOUSEHOLDS & INCOME | 1 MILE | 5 MILES | 10 MILES |
|---------------------|----------|----------|-----------|
| Total Households | 615 | 27,170 | 50,780 |
| # of Persons per HH | 3.8 | 2.6 | 2.7 |
| Average HH Income | \$37,727 | \$45,375 | \$53,308 |
| Average House Value | \$98,077 | \$78,728 | \$123,262 |

* Demographic data derived from 2020 ACS - US Census

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