

# 425 FULWILER RD

425 Fulwiler Rd, Abilene, TX 79603

EXECUTIVE  
SUMMARY



## OFFERING SUMMARY

Available SF:	5,400 SF
Lease Rate:	Negotiable
Lot Size:	2.00 Acres
Year Built:	1986
Building Size:	5,400 SF
Zoning:	HI (Heavy Industrial)

## PROPERTY OVERVIEW

Former Schwan's Facility / Office / Warehouse / Cold Storage  
5,400 SF / 2.00 ACRES  
(4) Grade Level Overhead Doors  
(1) Dock Door  
1,600 SF / Cold Storage  
13+ Electrical Hookups

## PROPERTY HIGHLIGHTS

- Office
- Warehouse
- Cold Storage
- Located south of I-20

MATTHEW MUZECHENKO

325.439.1420

[matt@pauljohnsonrealtors.com](mailto:matt@pauljohnsonrealtors.com)



4633 South 14th Street | Abilene, TX 79605 | 325.698.5661

Brokerage makes no representation as to accuracy of all data presented.

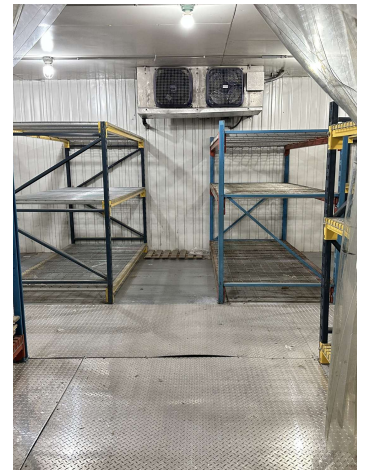
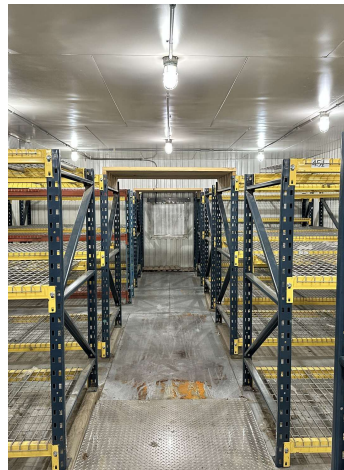
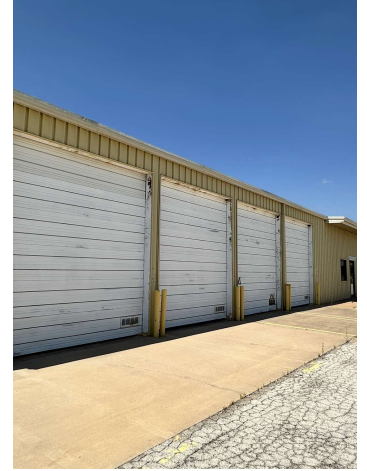
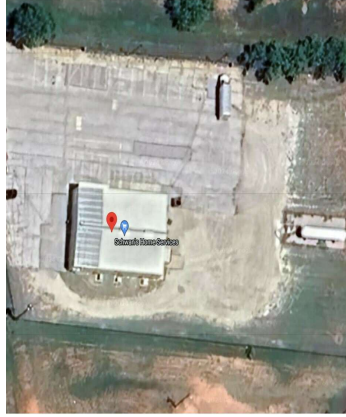
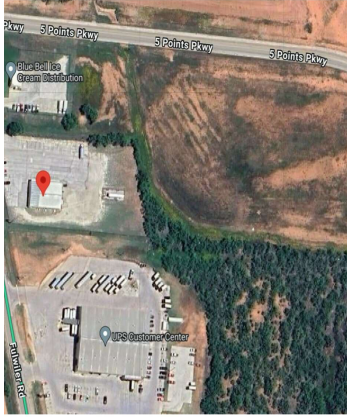
PAULJOHNSONREALTORS.COM



# 425 FULWILER RD

425 Fulwiler Rd, Abilene, TX 79603

ADDITIONAL  
PHOTOS



MATTHEW MUZECHENKO

325.439.1420

[matt@pauljohnsonrealtors.com](mailto:matt@pauljohnsonrealtors.com)



4633 South 14th Street | Abilene, TX 79605 | 325.698.5661

Brokerage makes no representation as to accuracy of all data presented.

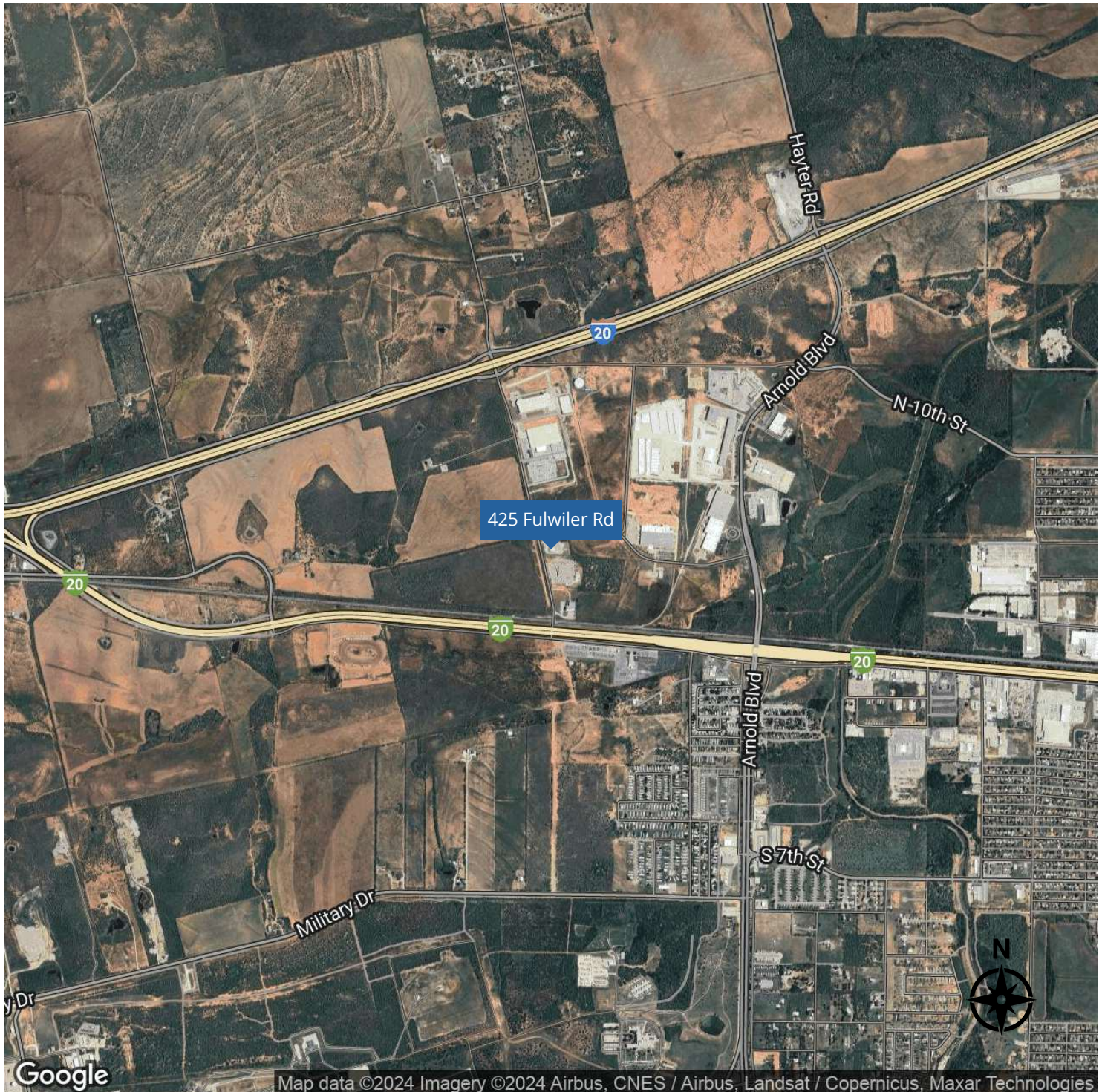
[PAULJOHNSONREALTORS.COM](http://PAULJOHNSONREALTORS.COM)



# 425 FULWILER RD

425 Fulwiler Rd, Abilene, TX 79603

LOCATION  
MAP



MATTHEW MUZECHENKO

325.439.1420

[matt@pauljohnsonrealtors.com](mailto:matt@pauljohnsonrealtors.com)



4633 South 14th Street | Abilene, TX 79605 | 325.698.5661

Brokerage makes no representation as to accuracy of all data presented.

[PAULJOHNSONREALTORS.COM](http://PAULJOHNSONREALTORS.COM)



# 425 FULWILER RD

425 Fulwiler Rd, Abilene, TX 79603

DEMOGRAPHICS  
MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	7	76	1,103
Average Age	36	36	35
Average Age (Male)	34	34	34
Average Age (Female)	38	38	36

## TRAFFIC COUNTS

/day

Demographics data derived from AlphaMap

MATTHEW MUZECHENKO

325.439.1420

matt@pauljohnsonrealtors.com



# 425 FULWILER RD

425 Fulwiler Rd, Abilene, TX 79603

MEET  
THE  
TEAM



## MATTHEW MUZECHENKO

Commercial Agent - Administrator

**Cell:** 325.439.1420

[matt@pauljohnsonrealtors.com](mailto:matt@pauljohnsonrealtors.com)



TX #570282

## MATTHEW MUZECHENKO

325.439.1420

[matt@pauljohnsonrealtors.com](mailto:matt@pauljohnsonrealtors.com)



4633 South 14th Street | Abilene, TX 79605 | 325.698.5661

Brokerage makes no representation as to accuracy of all data presented.

PAULJOHNSONREALTORS.COM