

# 1109 WALNUT

1109 Walnut St., Abilene, TX 79601

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Available SF:	2,900 - 7,394 SF
Lot Size:	0.56 Acres
Building Size:	7,394 SF
Zoning:	HC--Heavy Commercial

### PROPERTY OVERVIEW

2,900 SF Office / Kitchen, 4,494 SF Warehouse

This property has 8 individual offices with a large kitchen area and a large warehouse area with a fenced yard attached to the property.

### PROPERTY HIGHLIGHTS

- Office
- Warehouse
- Fenced Yard
- \$ 299,000.00 \$ 37.69 PSF
- \$ 2,883.00 + NNN's

MATTHEW MUZECHENKO

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matt@pauljohnsonrealtors.com



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

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

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ADDITIONAL  
PHOTOS



MATTHEW MUZECHENKO

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COMPLETE  
HIGHLIGHTS



## PROPERTY HIGHLIGHTS

- Offices
- Warehouse
- Break Room
- Additional Parking
- Fenced Yard
- Large Storage Rooms
- Close to Downtown
- Close to Restaurants
- Close to Downtown

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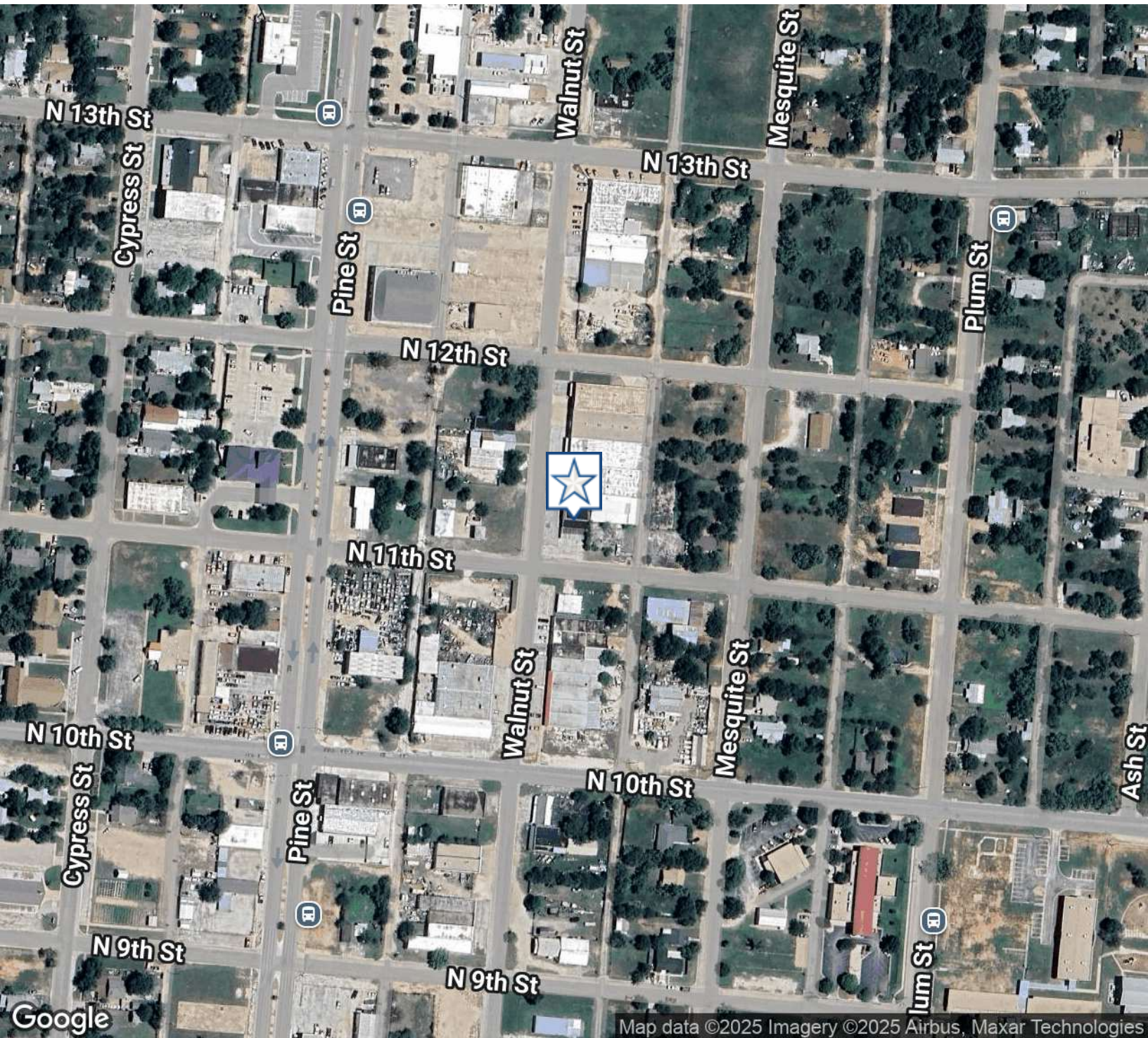
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LOCATION  
MAP



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## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,871	58,059	95,982
Average Age	31.7	31.1	33.3
Average Age (Male)	28.9	29.3	31.1
Average Age (Female)	33.3	33.7	35.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,506	21,677	37,084
# of Persons per HH	2.7	2.7	2.6
Average HH Income	\$39,999	\$44,636	\$49,220
Average House Value	\$59,501	\$70,040	\$104,572

2020 American Community Survey (ACS)

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