

441 LONE STAR DR

441 Lone Star Dr, Abilene, TX 79602

EXECUTIVE
SUMMARY



OFFERING SUMMARY

Building SF: 3,540 SF

Lot Size: 0.52 Acre

Year Built: 2005

Property Use: Office

PROPERTY OVERVIEW

441 Lone Star Drive has approximately 2,740 sf and it is a stand alone building with additional 800 sf storage/garage with outside entrance door and garage access. The layout consists of (2) large offices, conference room or additional large office, reception area and break area. (3) custom storage closets and additional private storage and sink located in the garage. The facility land size is over half acre with 18+ parking spaces and it is professionally landscaped with prestigious front curb appeal. The property is located adjacent to the Lone Star subdivision and within one block of the Copper Creek Restaurant and the Lone Star Outposts strip center with retail and upscale offices and across the street from Cook's Children's Medical. Great fit for an upscale office user as well as Medical or Retail with visibility from Loop 322.

PROPERTY HIGHLIGHTS

- For Sale \$589,100.00 \$215.00 PSF
- For Lease \$3,500 Per Month + NNN's
- Professional Offices / SE Abilene / Loop 322

MATTHEW MUZECHENKO

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

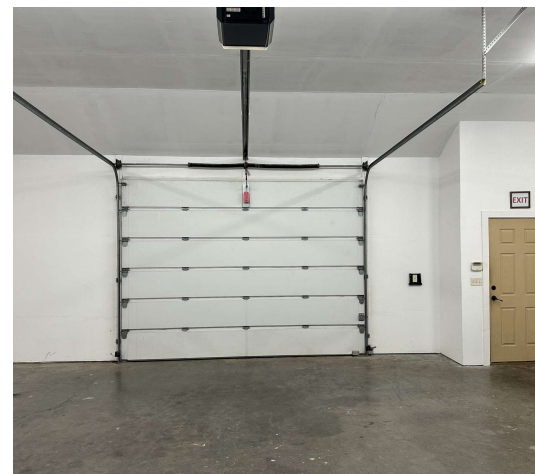
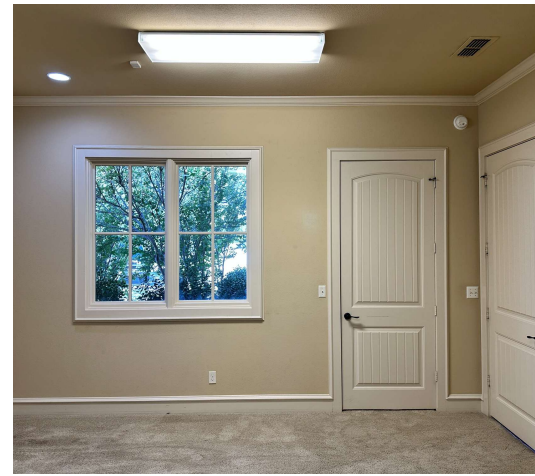
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ADDITIONAL
PHOTOS



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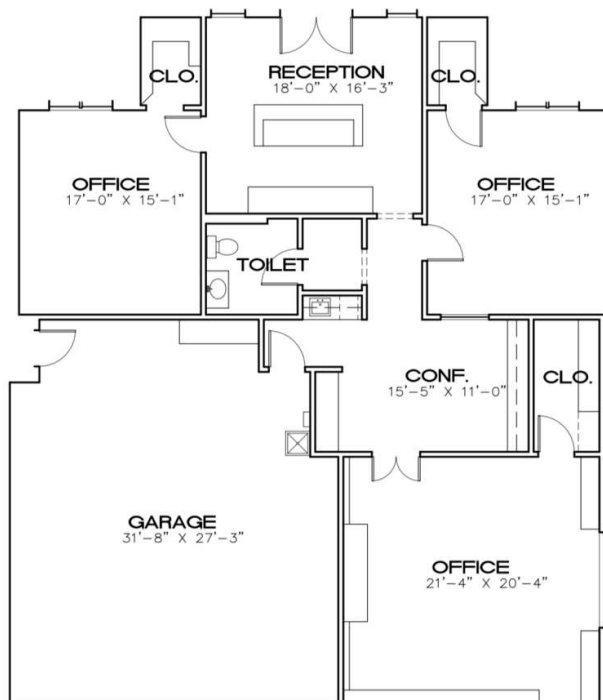
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FLOOR
PLANS



INTERIOR FLOOR PLAN
1/8" = 1'-0"

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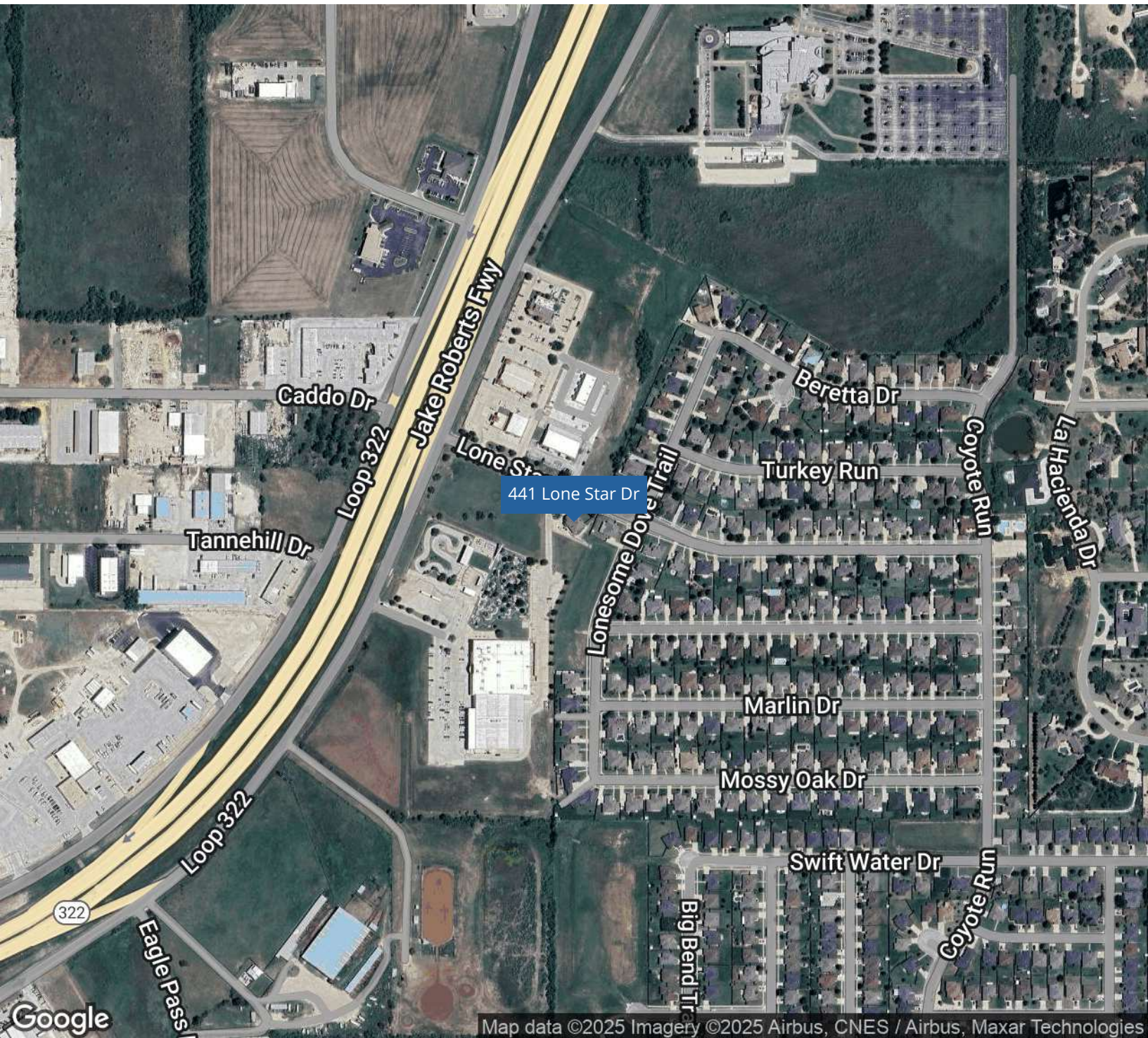
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LOCATION
MAP



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DEMOGRAPHICS
MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	686	1,534	3,782
Average Age	32	32	33
Average Age (Male)	32	32	32
Average Age (Female)	32	32	33

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	233	520	1,368
# of Persons per HH	2.9	3	2.8
Average HH Income	\$117,814	\$117,801	\$112,666
Average House Value	\$349,643	\$349,559	\$319,433

Demographics data derived from AlphaMap

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