

# 1 ABRACON BUILDING



## PROPERTY DESCRIPTION

Beautiful High-end Class "A" office building For sale - This 2-story office building built in 2008 offers many custom features including pavers in the parking lot, covered parking, a lab, grade-level door to an HVAC warehouse, a kitchen area on each floor, high-end interior finishes, stained wood baseboards and view for miles. The 3.54 acres allow for an additional 16,000 sqft building.

## PROPERTY HIGHLIGHTS

- 15,717 sqft Class "A" Office Building
- High-end finishes
- Built 2008
- Lab
- Grade-level door to HVAC warehouse
- Parking lot pavers
- Hill Country Views

## OFFERING SUMMARY

Sale Price:	\$4,200,000
Lot Size:	3.54 Acres
Building Size:	15,717 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	270	2,657	11,472
Total Population	795	6,619	25,283
Average HH Income	\$202,230	\$187,754	\$150,207

**GAYLE BERKBIGLER, CCIM**

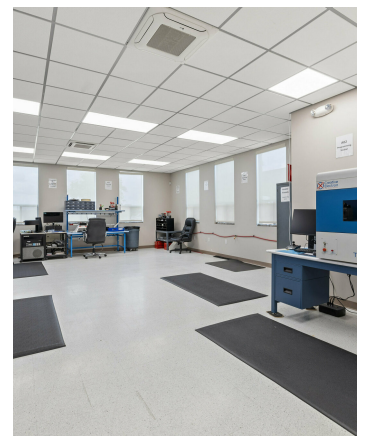
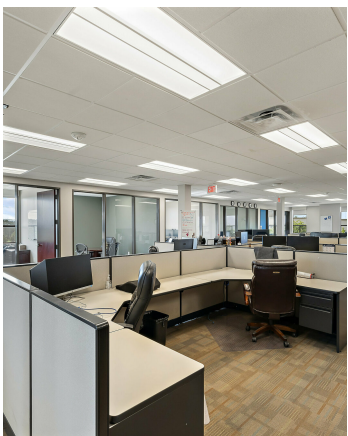
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**COMPASS COMMERCIAL**





# 2 PHOTOS



**GAYLE BERKBIGLER, CCIM**

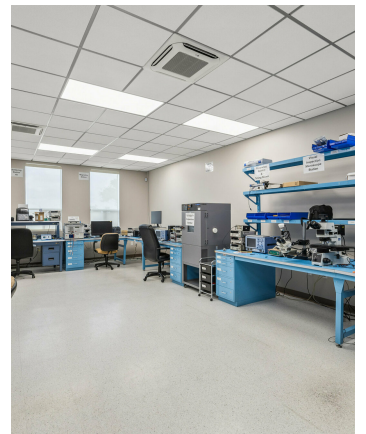
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# 3 ADDITIONAL PHOTOS



**GAYLE BERKBIGLER, CCIM**

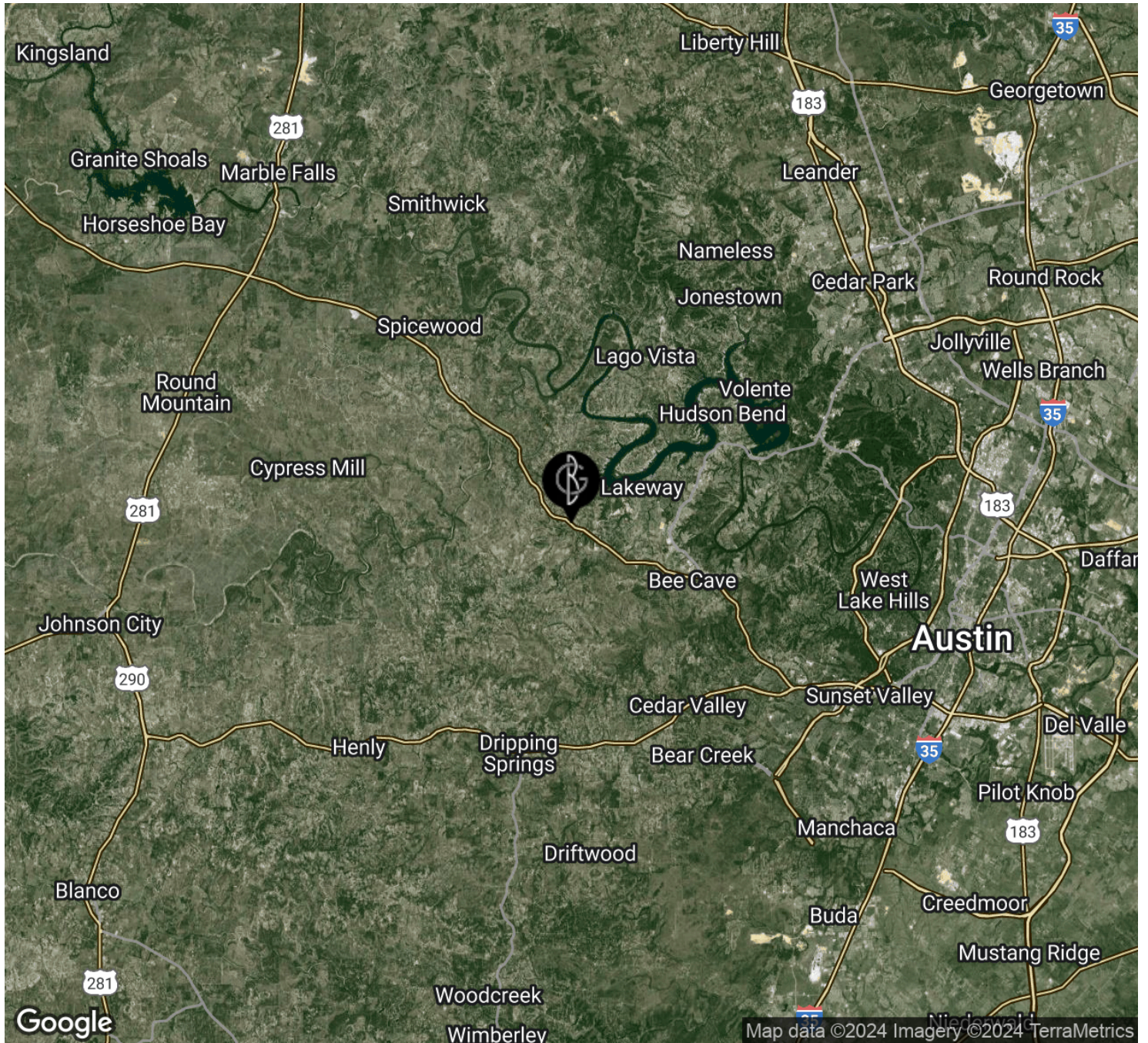
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# 4 LOCATION MAP



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# 5 LOCATION MAP



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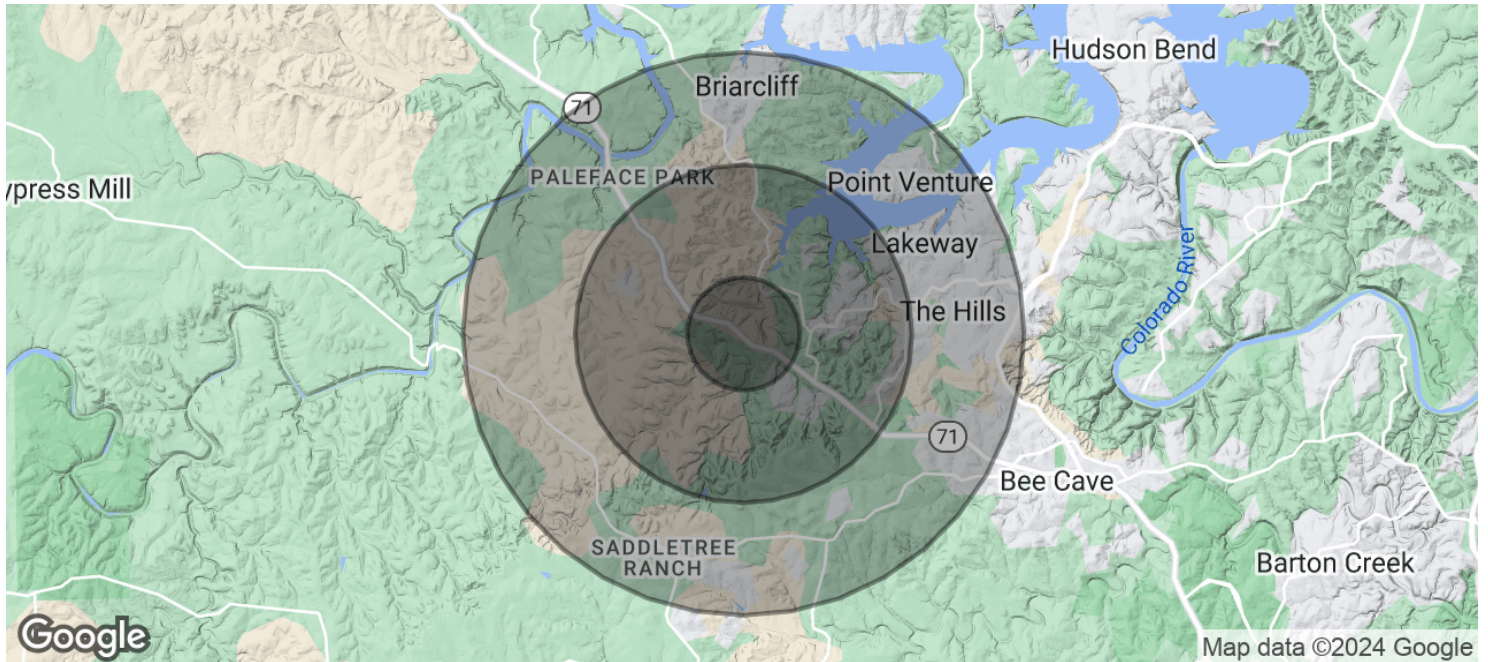
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# 6 DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	795	6,619	25,283
Average Age	43.1	41.1	46.4
Average Age (Male)	47.7	43.2	46.5
Average Age (Female)	35.3	39.0	46.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	270	2,657	11,472
# of Persons per HH	2.9	2.5	2.2
Average HH Income	\$202,230	\$187,754	\$150,207
Average House Value	\$624,165	\$613,980	\$519,470

2020 American Community Survey (ACS)

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