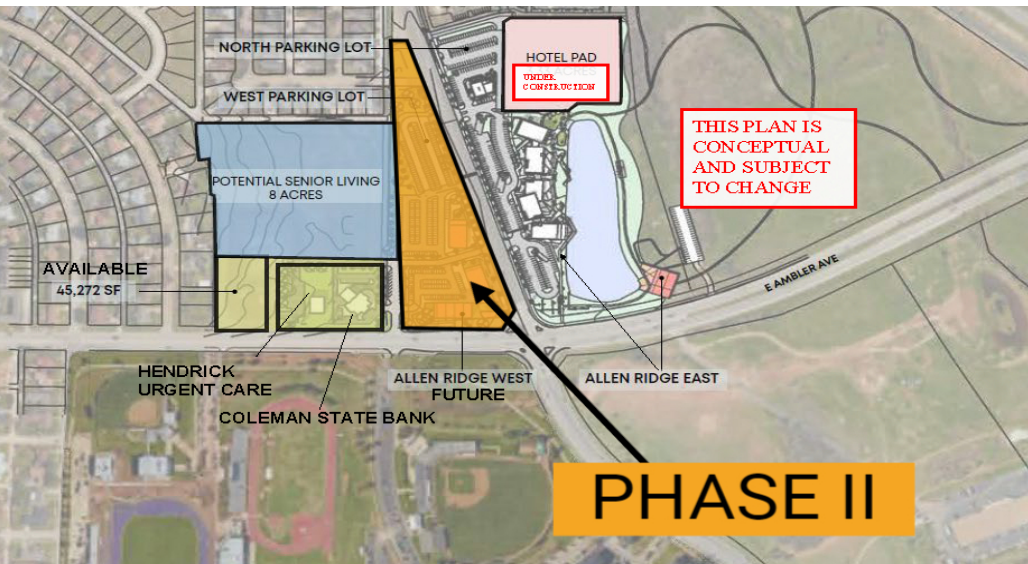


THE BOARDWALK AT ALLEN RIDGE

I-20 & Hwy 351, Abilene, TX 79601



Property Description

The Boardwalk at Allen Ridge serves as Abilene's premier dining, retail and entertainment space. Centered on a lake, Allen Ridge spans nearly 100 Acres and offers 30,000 square feet of dining, retail and entertainment space. Phase II is set to begin construction and now leasing.

Location Description

Allen Ridge is positioned next to Abilene Christian University. Located directly off I-20, at the corner of Ambler and Judge Eli.

Offering Summary

Lease Rate:	Starting at \$32.00/SF
Total Available SF:	14,000 SF
Unit Sizes (Range):	1,500-5,000 SF

Phase I Highlights

- All Retail Development
- Frontage on Ambler Ave
- Tenant Improvement (TI) offered - \$40/SF
- * Spring 2025 Delivery

Phase II Highlights

- Lofts at Allen Ridge (Apartment Complex) | SpringHill Suites By Marriott (Lodging)
- Allen Ridge Fire Pit | Boardwalk and Lake | Event Lawn | Playground | .5 Mile Paved Walking Trail | Painted Murals | Fun Sculptures throughout the Property
- *Current Tenants: Bahama Bucks, Apricot Lane, Abilene Nail Bar, The Biscuit Bar, Cork-And-Pig, Fuzzy's Taco, HOTWORX, Phoenix Pho, Summer Moon Oak Roasted Coffee, Twisted Root, Coleman County State Bank, Hendrick Urgent Care*

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THE BOARDWALK AT ALLEN RIDGE | TENANT DIRECTORY | PHASE I

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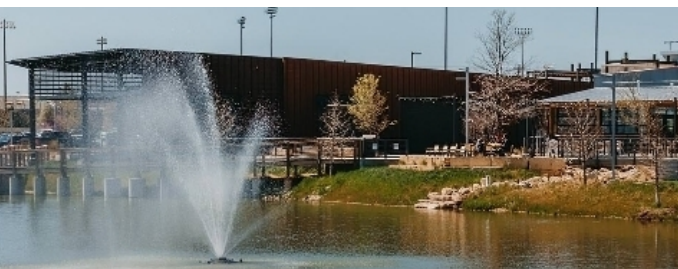
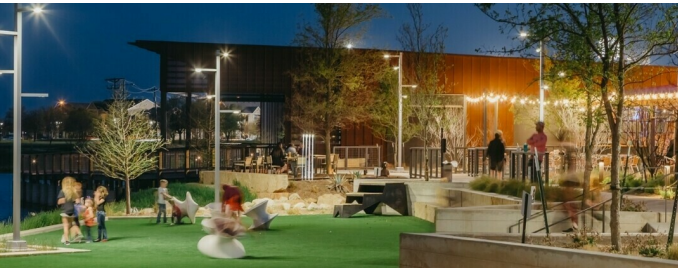
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PHASE I PHOTOS

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