

PRICE: \$18,000,000.00

SIZE: Building: ±12,366 SF
Land: ±12.56 AC

ZONING: C-2 Commercial

RETAIL OPERATIONS:

Burger King ±2,463 SF
Little Caesars ±925 SF
C-Store Travel Center ±5,678 SF
IHOP ±3,300 SF
Total SF ±12,366 SF

FUEL: Truck Diesel Pumps (7)
Auto Gasoline Pumps (14) (fuels 28 autos)
Fuel Branding Independent

CHARGING: Tesla Terminals (20)

MISC: RV Parking Spaces (27)
Truck Automated Wash (1)
Showers (3)
Coin Laundry (6)

ACCESS: I-20 & N Hays Rd
Two (2)-Way Traffic on North & South Frontage Roads

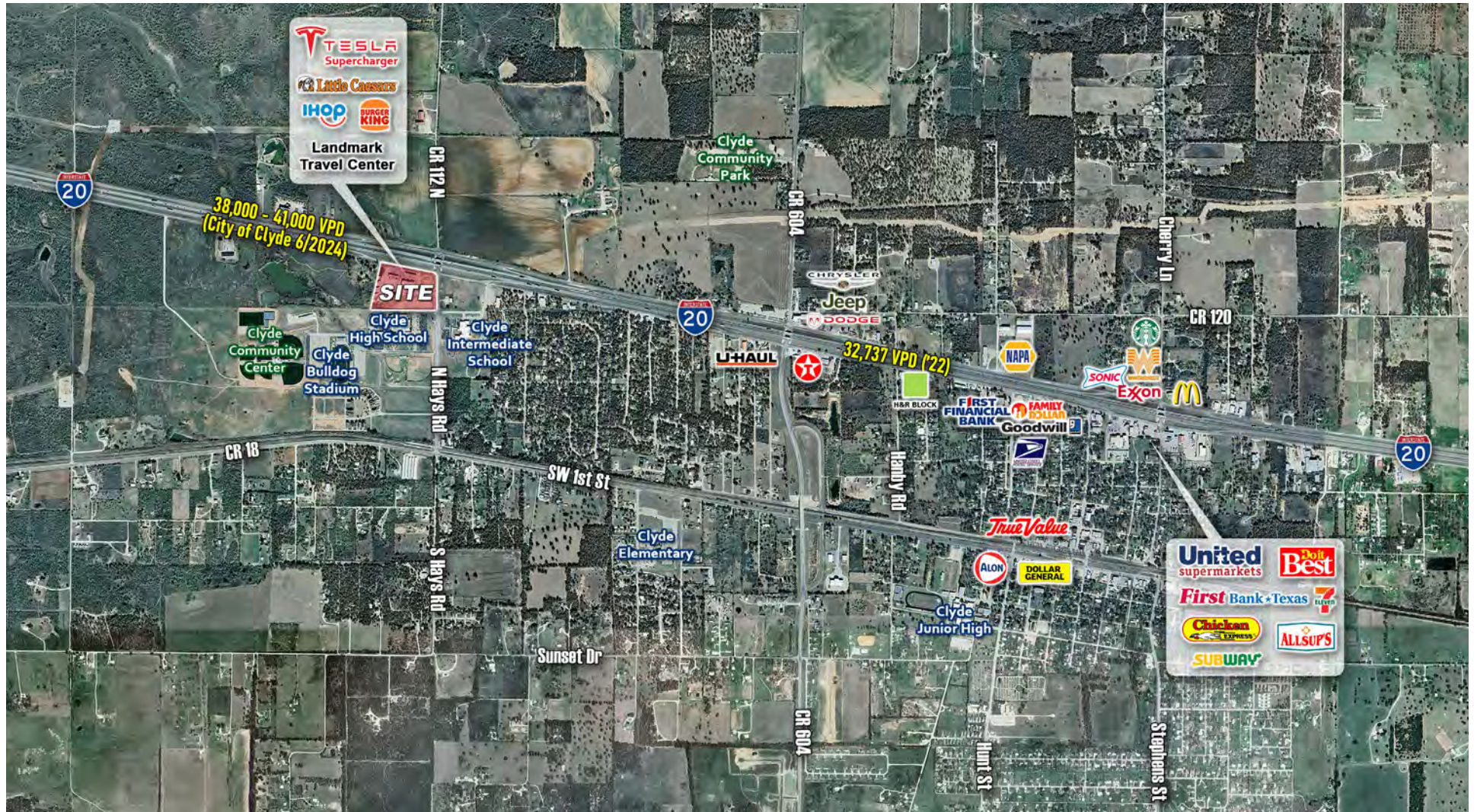
PAD SITE: Hard Corner Dog Park Relocation and convert to Ground Lease or Sale

OPENED: April 2022



DEMOGRAPHICS

	2 Miles	3 Miles	5 Miles	10 Miles
2023 Population	2,011	5,285	7,725	16,205
Daytime Population	1,740	4,281	5,907	14,067
Average HH Income	\$72,519	\$72,345	\$74,366	\$81,199

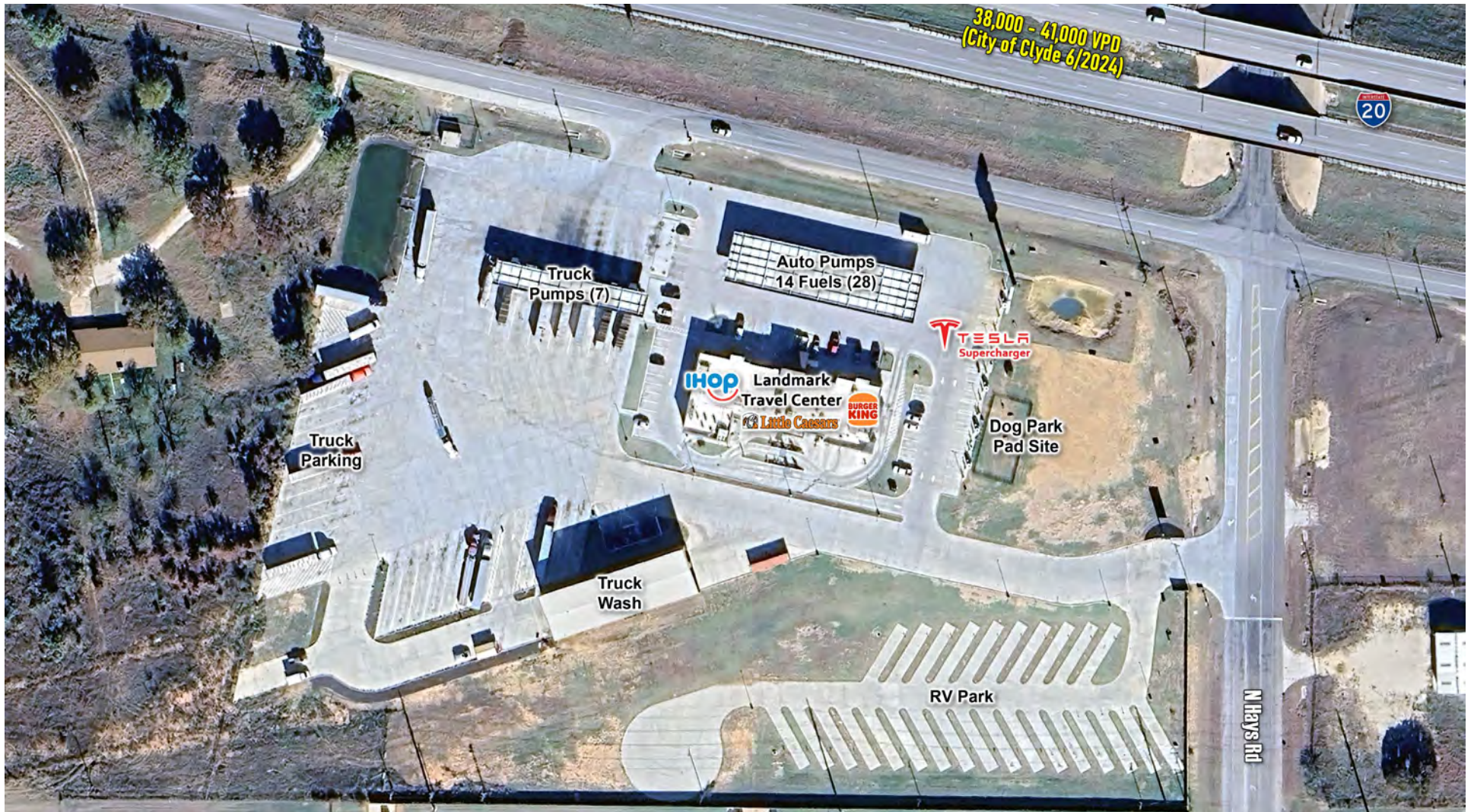


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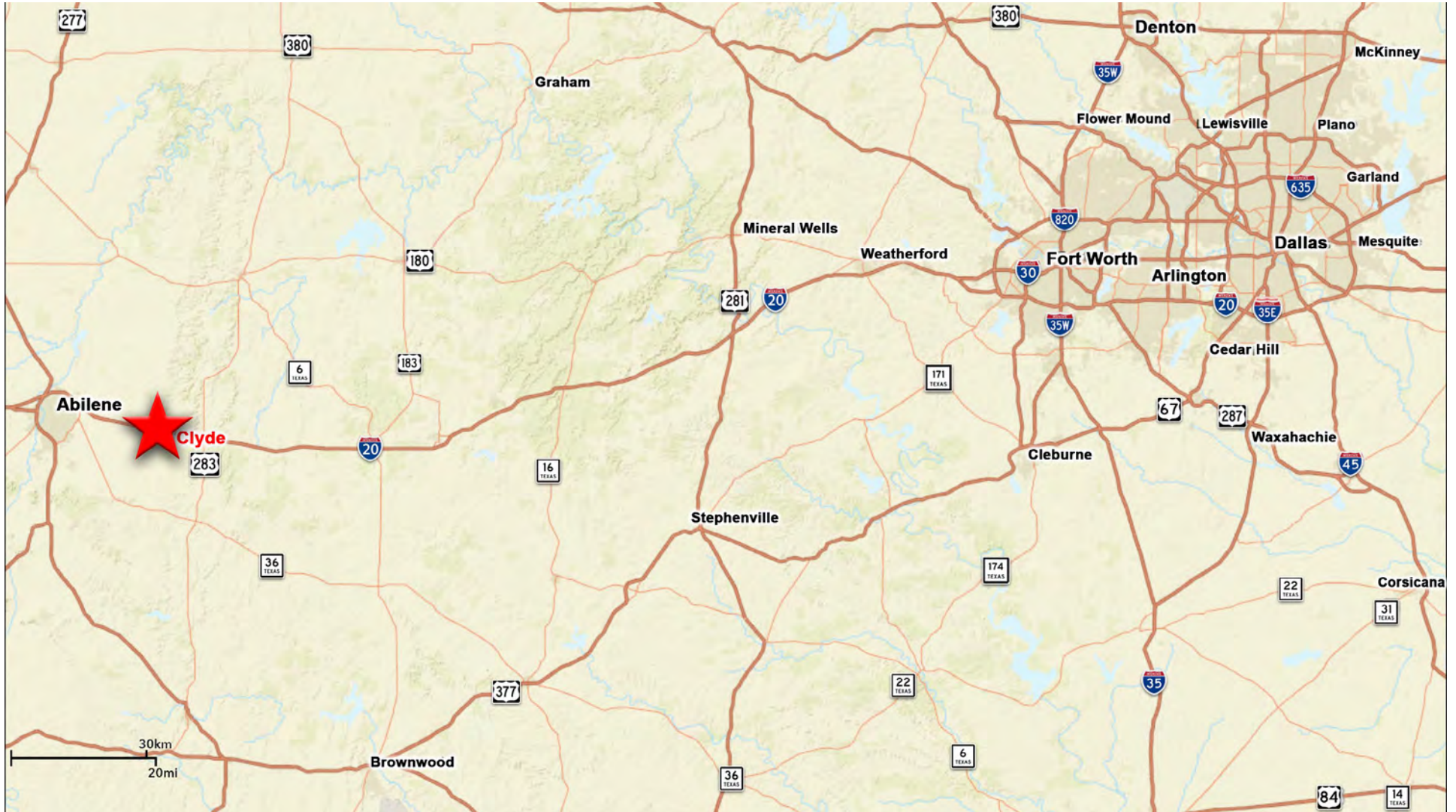


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**CITY OF ABILENE & CLYDE, TX
CITY ATTRIBUTES**

DEMOGRAPHICS

	3 Miles	5 Miles	10 Miles	25 Miles	50 Miles
2024 Population	68,338	106,294	139,868	173,461	222,612
Daytime Population	74,905	116,155	143,528	168,939	215,088
Average HH Income	\$71,643	\$78,313	\$84,919	\$86,403	\$84,654

SURROUNDING COMMUNITIES – COMMUTER COMMUNITIES: Anson, Baird, Buffalo Gap, Cisco, Clyde, Cross Plains, Eastland, Haskell, Snyder, Stamford

TOP EMPLOYERS :

Dyess Air Force Base	8,906 (military and civilians)
Hendrick Health	5,301
Abilene ISD	2,500
City of Abilene	1,583
Texas Department of Criminal Justice	1,187
Blue Cross Blue Shield Of Texas	1,109
Abilene State Supported Living Center	1,055
Abilene Christian University	850
Wylie ISD	800
Taylor County	570

ABILENE – THE HIGHER EDUCATION TOWN – HOME TO SIX (6) INSTITUTIONS:

- Abilene Christian University
- Cisco College
- Hardin-Simmons University
- McMurray University
- Texas State Technical College
- Texas Tech University Health Sciences Center at Abilene

INTERSECTION: SWC I-20/N Hays Rd: 38,000 - 41,000 VPD

CLYDE ISD:

Texas Education Agency School Overall Report Cards as of 2022:	
High School, grades 9-12	92 out of 100
Jr High, grades 6-8	87 out of 100
Intermediate, grades 3-5	80 out of 100
Elementary, grades K-2	80 out of 100

COMMUTER CITY: Clyde can be considered a commuter city, as many of its citizens commute to the City of Abilene, approximately seven (7) miles to the west, for employment.

Source: Abilene Community Guide & Directory (Zachry Publishing)

CLYDE

Established in 1881 and incorporated in 1907, Clyde is eight miles east of Abilene in northwestern Callahan County, located on the Callahan Divide between the Brazos and Colorado rivers. Clyde's early beginnings were tied to the Texas and Pacific Railroad. It's said that the City's name came from Robert Clyde's camp for railroad workers, established in 1880.

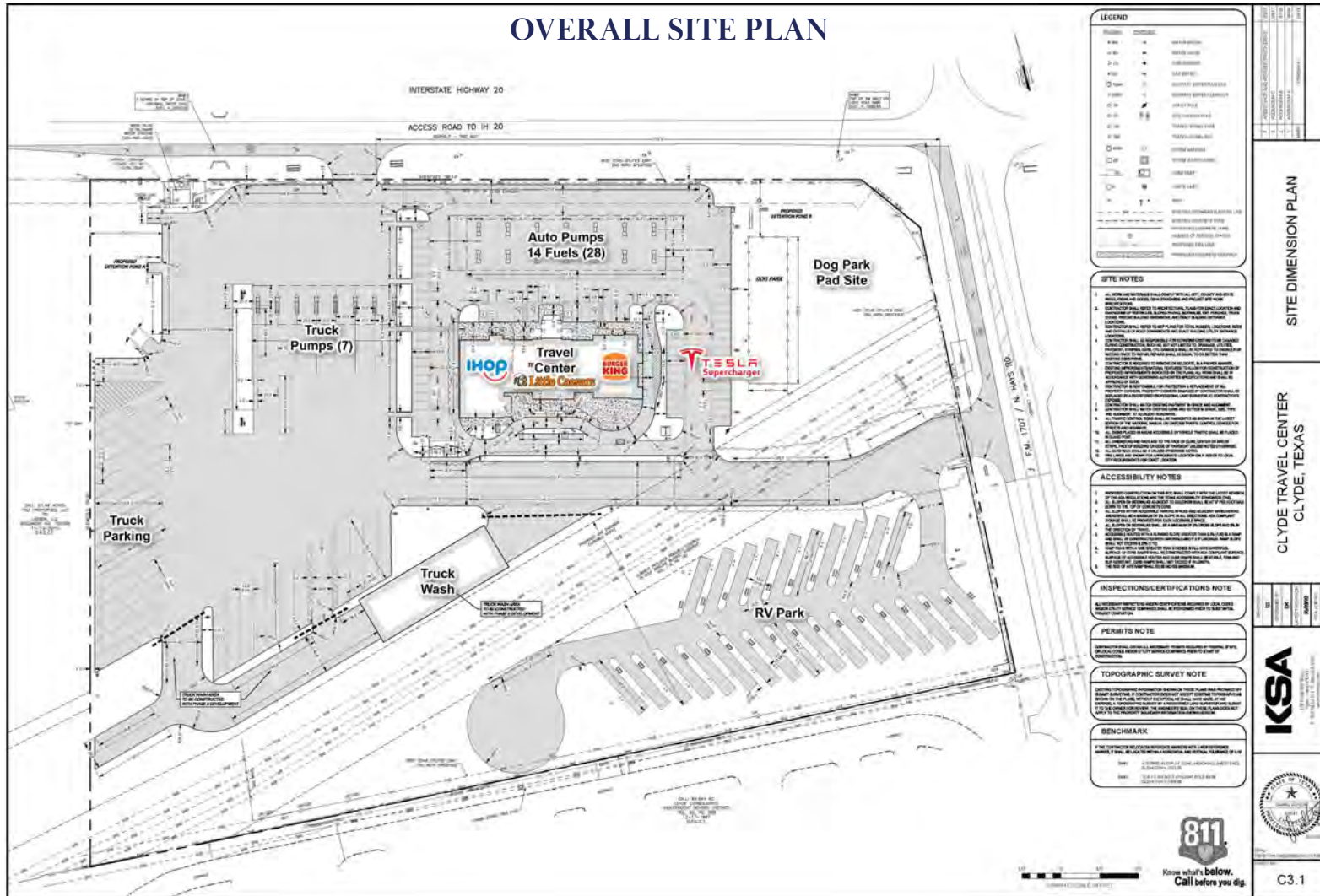
Clyde is a vibrant community located along Interstate 20. The City has invested more than \$33 million in infrastructure improvements, modernizing its water and sewer systems, solid waste management, and city parks, including new splash pads and rental cabins, RV parks, and campsites at Clyde Lake. Clyde is also within 10 miles of the Abilene Regional Airport, 146 miles from the Dallas Fort Worth International Airport, and 10 miles from commercial rail access.

The Clyde Independent School District is accredited with an A Superior rating. The City of Clyde and Clyde ISD have opened the Hanner Sports Complex, which consists of two championship baseball fields, a little league field, three championship softball fields, a soccer field, four pickleball courts, four tennis courts, two sand volleyball courts, a playground, splash pad, and concession facilities.

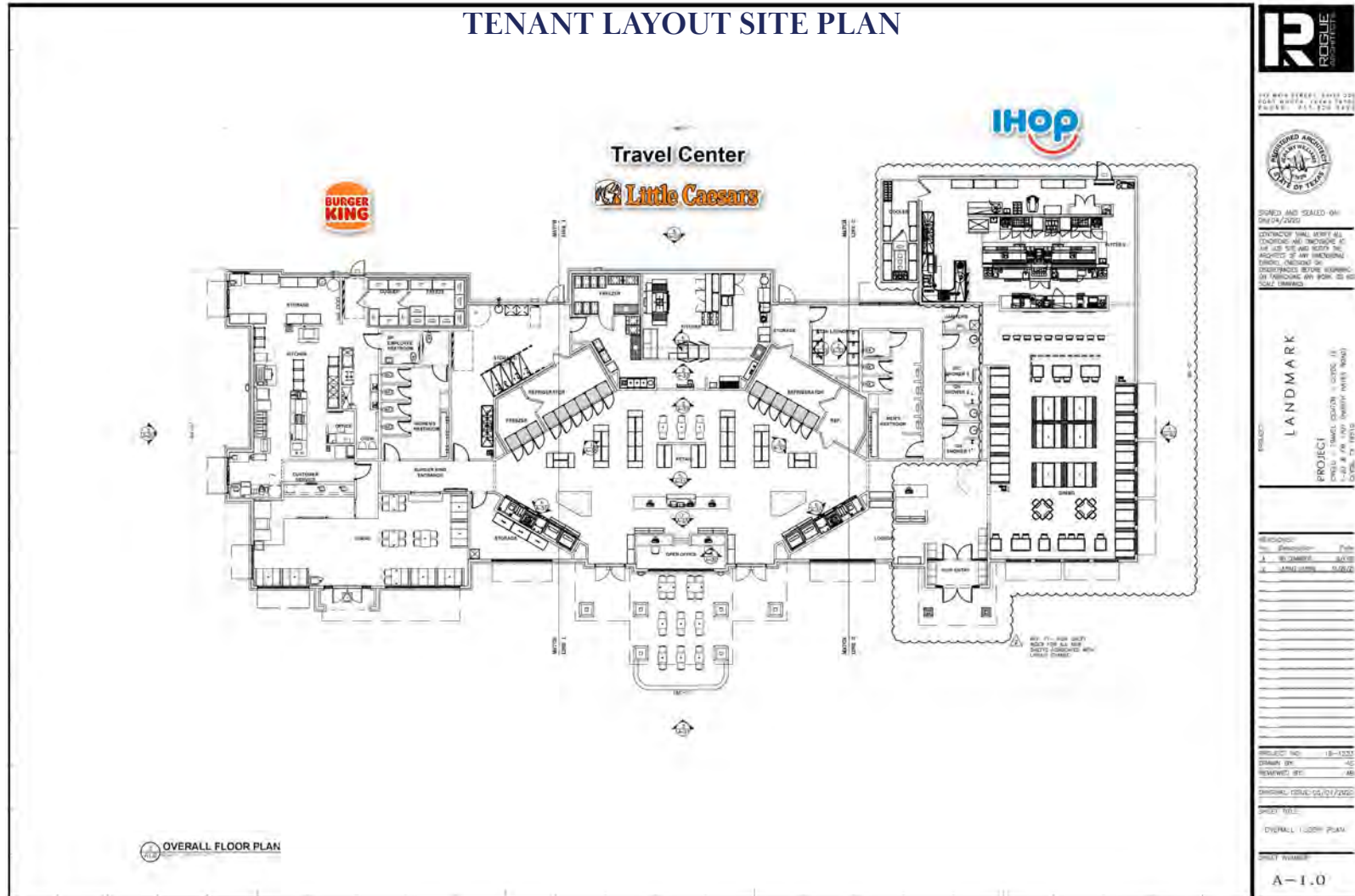
Annual events include the Fourth of July Festival at the lake, Pecan Fest, Oktoberfest, and the Christmas Parade.

Source: *Abilene Community Guide & Directory* (Zachry Publishing)





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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker. A
- **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Marshall Ballard IV	0469886	mballard@ballardbrokerage.com	214-695-6214
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

Regulated by the Texas Real Estate Commission Information available at www.trec.texas.gov