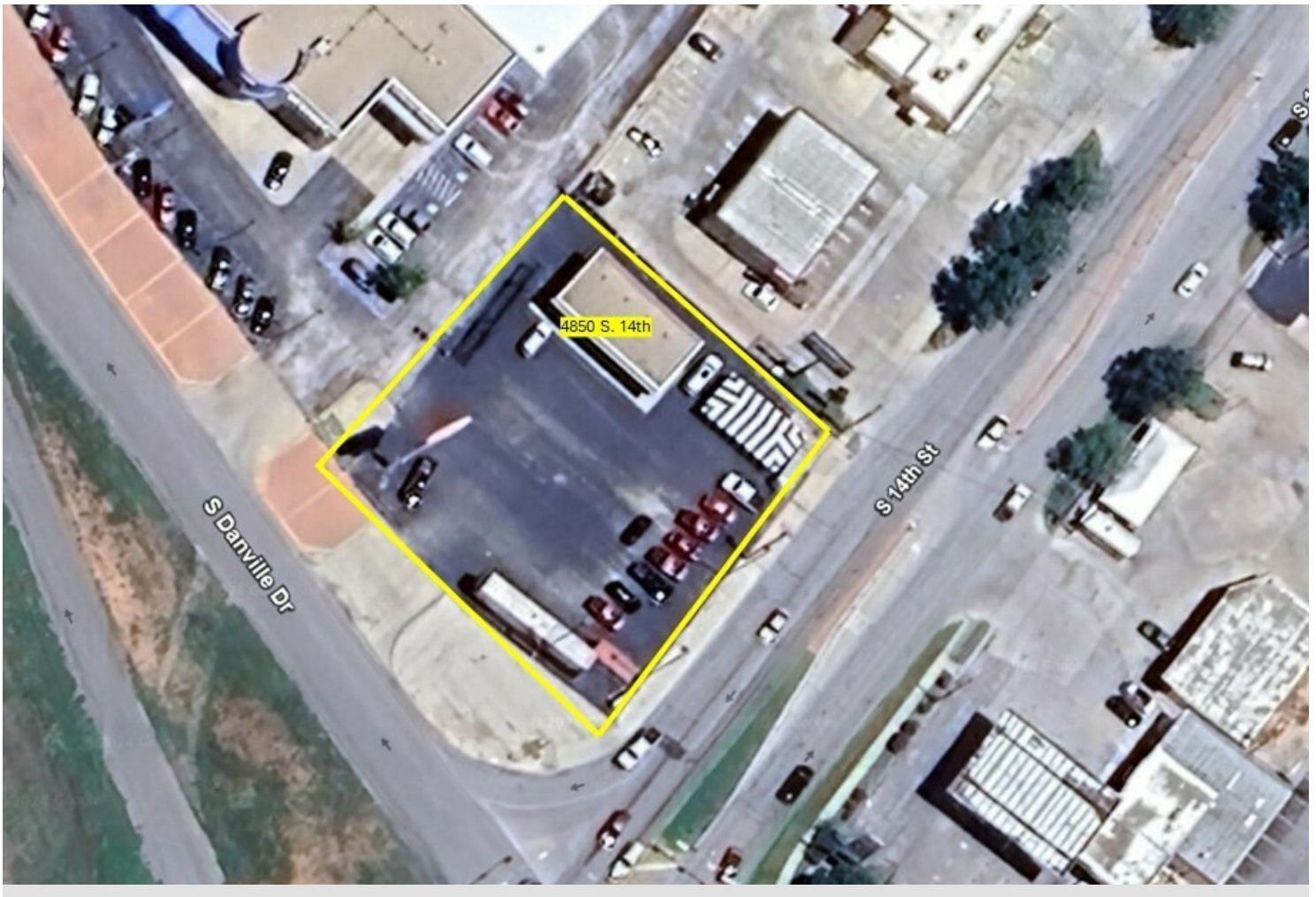


HARD CORNER FOR SALE OR LEASE

4850 S 14th St, Abilene, TX 79605



RETAIL PROPERTY

FOR SALE

Russ Webb

Managing Partner / CCIM / Broker

O: 817.849.8282 x106

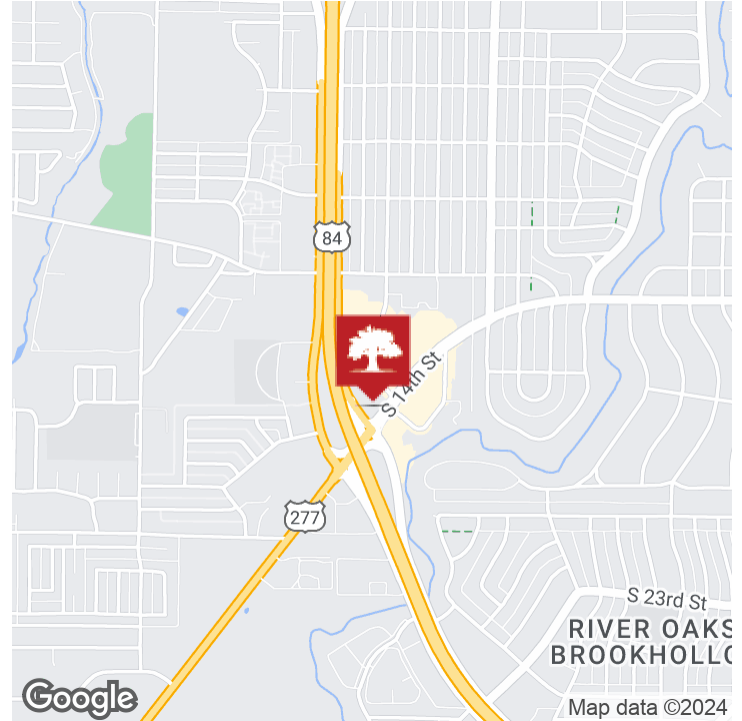
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rwebb@silveroakcre.com

HARD CORNER FOR SALE OR LEASE

RETAIL PROPERTY FOR SALE

4850 S 14th St, Abilene, TX 79605



OFFERING SUMMARY

Sale Price:	\$1,100,000
Available SF:	1,344 SF
Lot Size:	0.52 Acres
Year Built:	1999
Zoning:	General Commercial
Market:	Abilene

PROPERTY OVERVIEW

Great location in Abilene - ideal for retail use ; car lot, merchandising, or coffee shop.

PROPERTY HIGHLIGHTS

- 1,344 stand alone building on 1/2 AC lot
- Ideal hard corner of South 14th and Winters Fwy in Abilene (Northeast Corner)
- Available for Sale or ground Lease
- Busy intersection with freeway and south 14th location
- Great Traffic Counts
- Taylor County - 18,000 cars per day

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HARD CORNER FOR SALE OR LEASE

RETAIL PROPERTY FOR SALE

4850 S 14th St, Abilene, TX 79605



Executive Summary

4850 S 14th St, Abilene, Texas, 79605 2
 4850 S 14th St, Abilene, Texas, 79605
 Rings: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 32.42838
 Longitude: -99.78517

	1 mile	3 miles	5 miles
Population			
2010 Population	11,070	60,494	98,283
2020 Population	10,869	61,557	103,152
2023 Population	11,231	61,872	104,405
2028 Population	11,245	61,669	104,762
2010-2020 Annual Rate	-0.18%	0.17%	0.48%
2020-2023 Annual Rate	1.01%	0.16%	0.37%
2023-2028 Annual Rate	0.02%	-0.07%	0.07%
2020 Male Population	49.6%	49.0%	48.9%
2020 Female Population	50.4%	51.0%	51.1%
2020 Median Age	32.2	33.5	34.0
2023 Male Population	49.4%	49.3%	49.3%
2023 Female Population	50.6%	50.7%	50.7%
2023 Median Age	32.6	34.3	34.8

In the identified area, the current year population is 104,405. In 2020, the Census count in the area was 103,152. The rate of change since 2020 was 0.37% annually. The five-year projection for the population in the area is 104,762 representing a change of 0.07% annually from 2023 to 2028. Currently, the population is 49.3% male and 50.7% female.

Median Age

The median age in this area is 34.8, compared to U.S. median age of 39.1.

Race and Ethnicity

2023 White Alone	65.5%	63.2%	63.9%
2023 Black Alone	11.5%	10.4%	10.1%
2023 American Indian/Alaska Native Alone	0.8%	1.0%	1.0%
2023 Asian Alone	3.4%	2.6%	2.4%
2023 Pacific Islander Alone	0.2%	0.2%	0.1%
2023 Other Race	6.6%	8.7%	8.9%
2023 Two or More Races	12.2%	14.0%	13.6%
2023 Hispanic Origin (Any Race)	22.6%	28.3%	28.8%

Persons of Hispanic origin represent 28.8% of the population in the identified area compared to 19.4% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 73.7 in the identified area, compared to 72.1 for the U.S. as a whole.

Households

2023 Wealth Index	68	51	57
2010 Households	4,723	24,350	38,161
2020 Households	4,790	24,779	39,876
2023 Households	4,864	25,070	40,617
2028 Households	4,910	25,185	41,064
2010-2020 Annual Rate	0.14%	0.17%	0.44%
2020-2023 Annual Rate	0.47%	0.36%	0.57%
2023-2028 Annual Rate	0.19%	0.09%	0.22%
2023 Average Household Size	2.31	2.43	2.46

The household count in this area has changed from 39,876 in 2020 to 40,617 in the current year, a change of 0.57% annually. The five-year projection of households is 41,064, a change of 0.22% annually from the current year total. Average household size is currently 2.46, compared to 2.47 in the year 2020. The number of families in the current year is 25,230 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.
Source: U.S. Census Bureau. Esri forecasts for 2023 and 2028. Esri converted Census 2010 into 2020 geography and Census 2020 data.

June 04, 2024

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HARD CORNER FOR SALE OR LEASE

RETAIL PROPERTY FOR SALE

4850 S 14th St, Abilene, TX 79605



Executive Summary

4850 S 14th St, Abilene, Texas, 79605 2
 4850 S 14th St, Abilene, Texas, 79605
 Rings: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 32.42838
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	1 mile	3 miles	5 miles
Mortgage Income			
2023 Percent of Income for Mortgage	19.8%	17.1%	18.2%
Median Household Income			
2023 Median Household Income	\$54,599	\$51,930	\$53,018
2028 Median Household Income	\$57,440	\$55,188	\$56,504
2023-2028 Annual Rate	1.02%	1.22%	1.28%
Average Household Income			
2023 Average Household Income	\$75,355	\$68,154	\$71,580
2028 Average Household Income	\$82,836	\$76,187	\$80,081
2023-2028 Annual Rate	1.91%	2.25%	2.27%
Per Capita Income			
2023 Per Capita Income	\$32,724	\$27,595	\$27,923
2028 Per Capita Income	\$36,269	\$31,087	\$31,452
2023-2028 Annual Rate	2.08%	2.41%	2.41%
GINI Index			
2023 Gini Index	39.6	40.0	41.1

Households by Income

Current median household income is \$53,018 in the area, compared to \$72,603 for all U.S. households. Median household income is projected to be \$56,504 in five years, compared to \$82,410 for all U.S. households

Current average household income is \$71,580 in this area, compared to \$107,008 for all U.S. households. Average household income is projected to be \$80,081 in five years, compared to \$122,048 for all U.S. households

Current per capita income is \$27,923 in the area, compared to the U.S. per capita income of \$41,310. The per capita income is projected to be \$31,452 in five years, compared to \$47,525 for all U.S. households

Housing

2023 Housing Affordability Index	114	131	122
2010 Total Housing Units	5,073	26,467	41,609
2010 Owner Occupied Housing Units	2,180	13,259	21,854
2010 Renter Occupied Housing Units	2,543	11,091	16,307
2010 Vacant Housing Units	350	2,117	3,448
2020 Total Housing Units	5,202	27,308	44,351
2020 Owner Occupied Housing Units	2,185	12,663	21,821
2020 Renter Occupied Housing Units	2,605	12,116	18,055
2020 Vacant Housing Units	425	2,588	4,517
2023 Total Housing Units	5,308	27,767	45,489
2023 Owner Occupied Housing Units	2,169	12,350	21,500
2023 Renter Occupied Housing Units	2,695	12,720	19,117
2023 Vacant Housing Units	444	2,697	4,872
2028 Total Housing Units	5,369	27,983	46,070
2028 Owner Occupied Housing Units	2,216	12,587	21,988
2028 Renter Occupied Housing Units	2,694	12,598	19,076
2028 Vacant Housing Units	459	2,798	5,006

Socioeconomic Status Index

2023 Socioeconomic Status Index	49.5	47.9	47.4
---------------------------------	------	------	------

Currently, 47.3% of the 45,489 housing units in the area are owner occupied; 42.0%, renter occupied; and 10.7% are vacant. Currently, in the U.S., 58.5% of the housing units in the area are owner occupied; 31.7% are renter occupied; and 9.8% are vacant. In 2020, there were 44,351 housing units in the area and 10.2% vacant housing units. The annual rate of change in housing units since 2020 is 0.78%. Median home value in the area is \$160,984, compared to a median home value of \$308,943 for the U.S. In five years, median value is projected to change by 6.69% annually to \$222,571.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.
Source: U.S. Census Bureau. Esri forecasts for 2023 and 2028. Esri converted Census 2010 into 2020 geography and Census 2020 data.

June 04, 2024

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SILVER OAK
COMMERCIAL REALTY

HARD CORNER FOR SALE OR LEASE

RETAIL PROPERTY FOR SALE

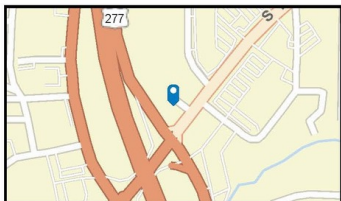
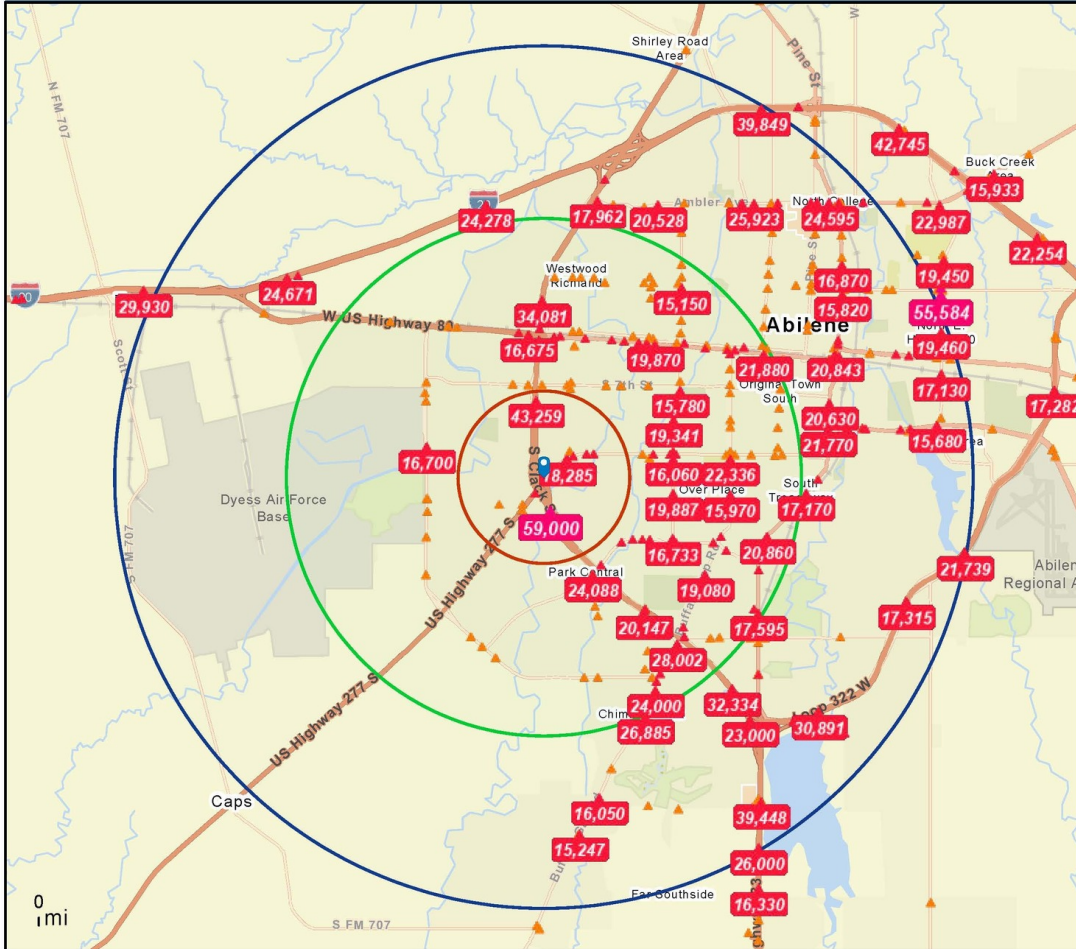
4850 S 14th St, Abilene, TX 79605



Traffic Count Map

4850 S 14th St, Abilene, Texas, 79605 2
 4850 S 14th St, Abilene, Texas, 79605
 Rings: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 32.42838
 Longitude: -99.78517



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: ©2023 Kalibrate Technologies (Q4 2023).

June 04, 2024

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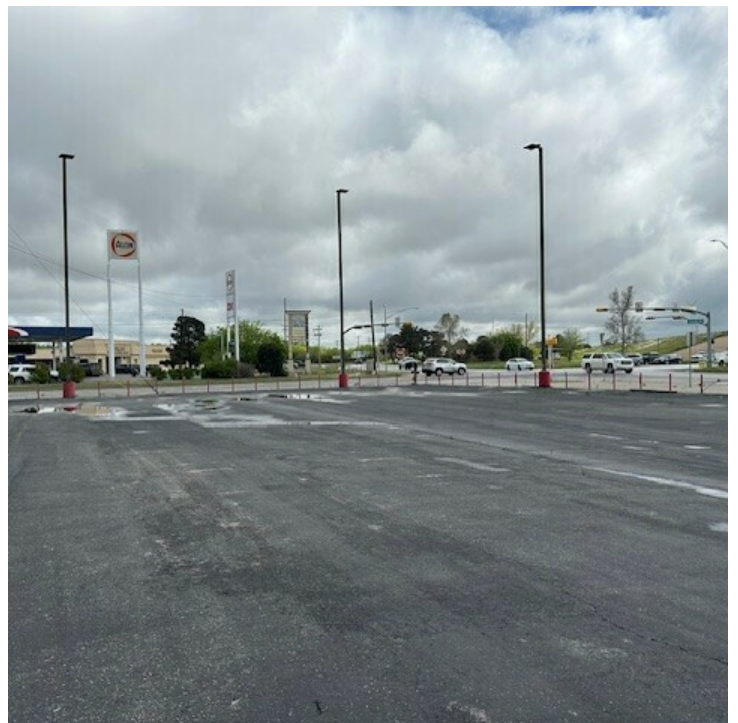
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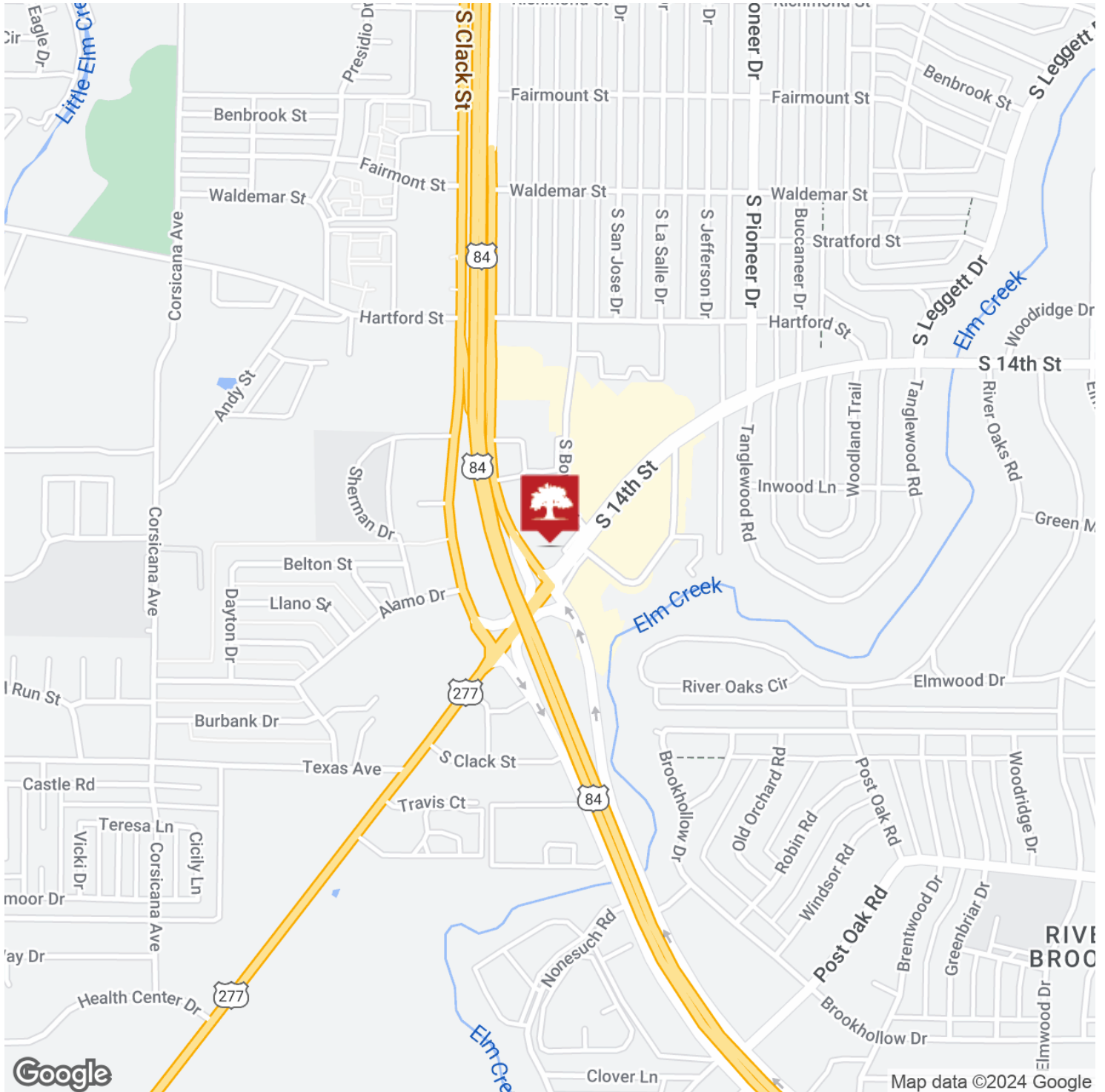
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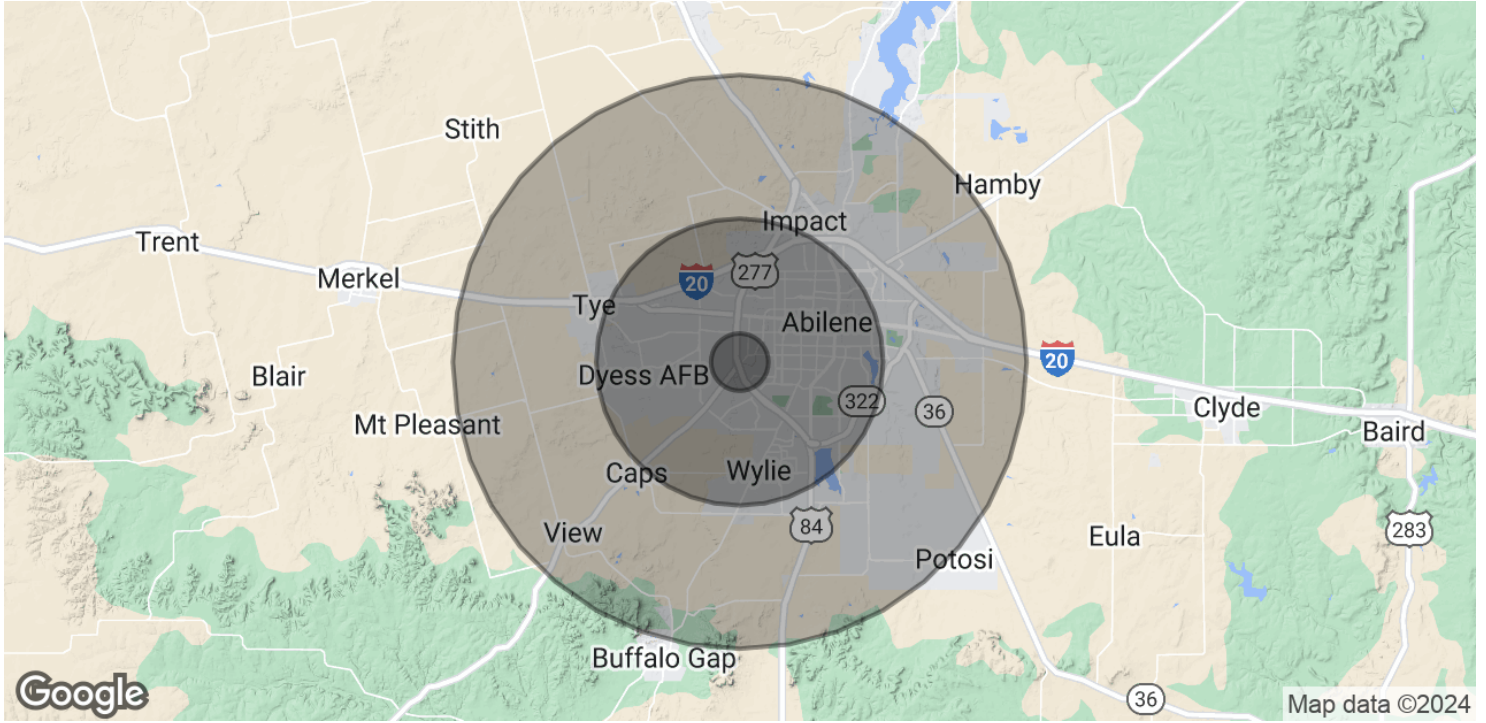


SILVER OAK
COMMERCIAL REALTY

HARD CORNER FOR SALE OR LEASE

RETAIL PROPERTY FOR SALE

4850 S 14th St, Abilene, TX 79605



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	10,814	99,529	135,374
Average Age	37	38	38
Average Age (Male)	35	37	37
Average Age (Female)	38	39	39
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	4,770	38,333	51,009
# of Persons per HH	2.3	2.6	2.7
Average HH Income	\$79,085	\$73,890	\$78,609
Average House Value	\$205,345	\$192,719	\$210,717

Demographics data derived from AlphaMap

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Information About Brokerage Services

Texas law requires all real estate licensees 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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

Silver Oak Commercial Realty	9000679	info@silveroakcre.com	(817)849-8282
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
James R. Leatherwood	493949	jleatherwood@silveroakcre.com	(817)849-8282
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Russ Webb	488983	rwebb@silveroakcre.com	(817)849.8282 x106
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

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IABS 1-0 Date