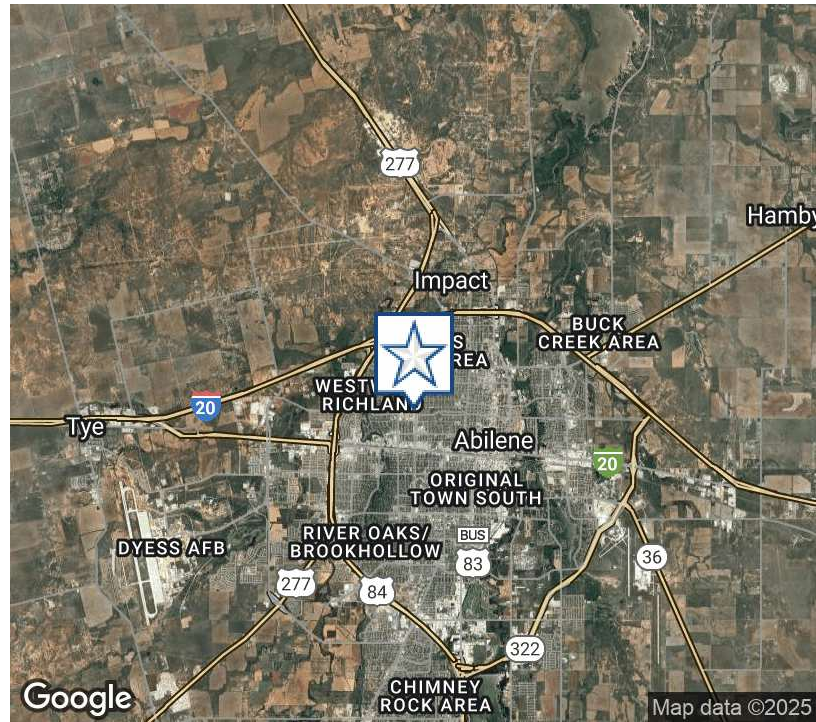


1002 N MOCKINGBIRD LN

1002 North Mockingbird Lane, Abilene, TX 79601

EXECUTIVE
SUMMARY



OFFERING SUMMARY

Sale Price:	\$369,000
Available SF:	2,400
Lot Size:	0.36 Acres
Year Built:	1979
Building Size:	2,400 SF
Zoning:	GC
Price / SF:	\$153.75

PROPERTY OVERVIEW

Former Allsup's C-Store located at the northwest corner of N.10th & Mockingbird Ln.

PROPERTY HIGHLIGHTS

- NW CORNER
- FORMER C-STORE
- EXCELLENT VISIBILITY & ACCESS

MATTHEW MUZECHENKO

325.439.1420

matt@pauljohnsonrealtors.com



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

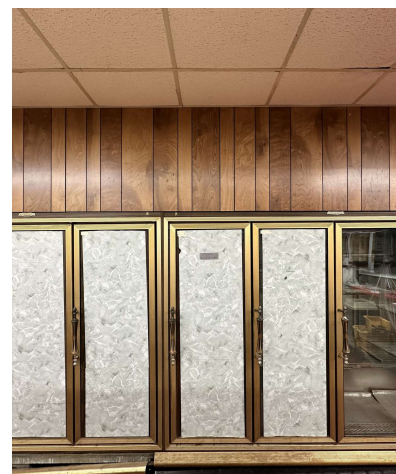
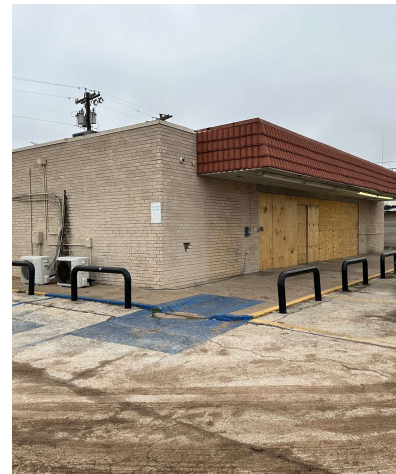
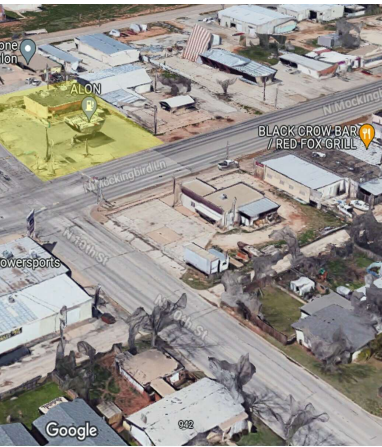
Brokerage makes no representation as to accuracy of all data presented.

PAULJOHNSONREALTORS.COM

1002 N MOCKINGBIRD LN

1002 North Mockingbird Lane, Abilene, TX 79601

ADDITIONAL
PHOTOS



MATTHEW MUZECHENKO

325.439.1420

matt@pauljohnsonrealtors.com

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

Brokerage makes no representation as to accuracy of all data presented.



PAULJOHNSONREALTORS.COM

1002 N MOCKINGBIRD LN

1002 North Mockingbird Lane, Abilene, TX 79601

LOCATION
MAP



Map data ©2025 Imagery ©2025 Airbus, Maxar Technologies

MATTHEW MUZECHENKO

325.439.1420

matt@pauljohnsonrealtors.com



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

Brokerage makes no representation as to accuracy of all data presented.

PAULJOHNSONREALTORS.COM

1002 N MOCKINGBIRD LN

1002 North Mockingbird Lane, Abilene, TX 79601

DEMOGRAPHICS
MAP & REPORT



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	943	3,678	13,481
Average Age	29.7	30.5	32.7
Average Age (Male)	28.0	29.2	31.7
Average Age (Female)	36.1	36.2	35.9

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	352	1,397	5,404
# of Persons per HH	2.7	2.6	2.5
Average HH Income	\$57,760	\$55,830	\$50,440
Average House Value	\$102,829	\$102,892	\$90,733

2020 American Community Survey (ACS)

MATTHEW MUZECHENKO

325.439.1420

matt@pauljohnsonrealtors.com



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

Brokerage makes no representation as to accuracy of all data presented.

PAULJOHNSONREALTORS.COM