



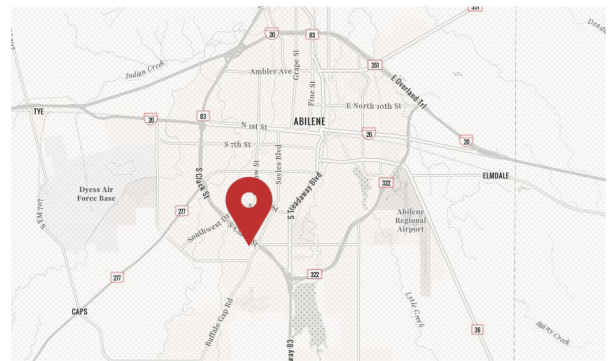
Mall of Abilene Pad Sites

4310 Buffalo Gap Rd, Abilene, TX 79606

Property Features

- The Mall of Abilene is the premier shopping, dining and community destination in the area! With a diverse mix of 40 national and local retailers, this mall provides an excellent opportunity for retail pad users.
- The site has excellent visibility and access to the over 50,000 combined vehicles driving past the mall daily on HWY 84 & Buffalo Gap Road.

Area Retailers & Businesses:



BUILDING SIZE	Up to 5,000 SF
GROUND LEASE RATE	Contact Broker
PURCHASE PRICE	\$900,000 - \$1,200,000
DATE AVAILABLE	Now

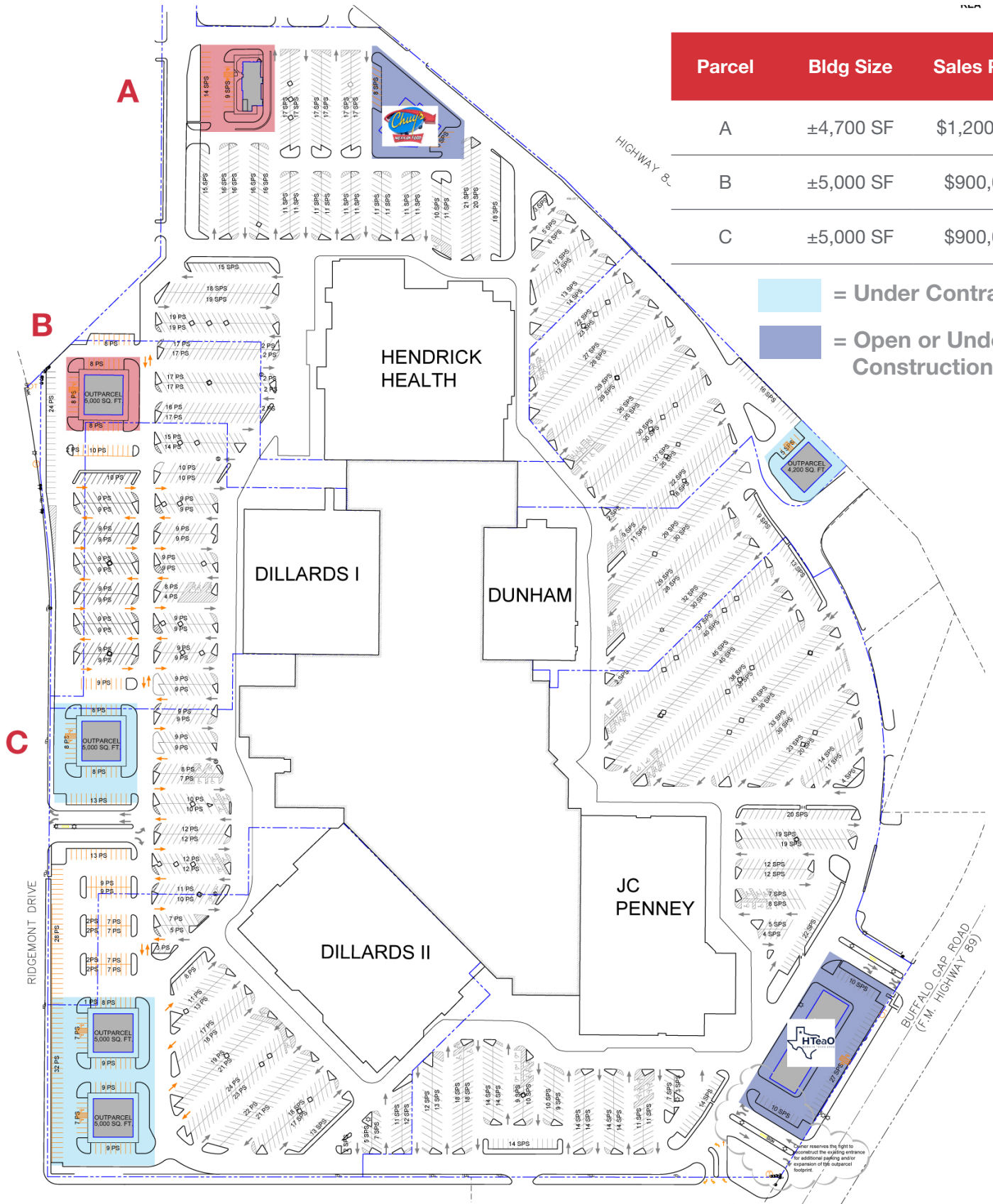
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THE SITE

FOR SALE OR GROUND LEASE



Parcel	Bldg Size	Sales Price
A	±4,700 SF	\$1,200,000
B	±5,000 SF	\$900,000
C	±5,000 SF	\$900,000

= Under Contract
 = Open or Under Construction

HIGHWAY 89

BUFFALO GAP ROAD (F.M. HIGHWAY 89)

RIDGEMONT DRIVE

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FOR SALE OR GROUND LEASE

THE SITE

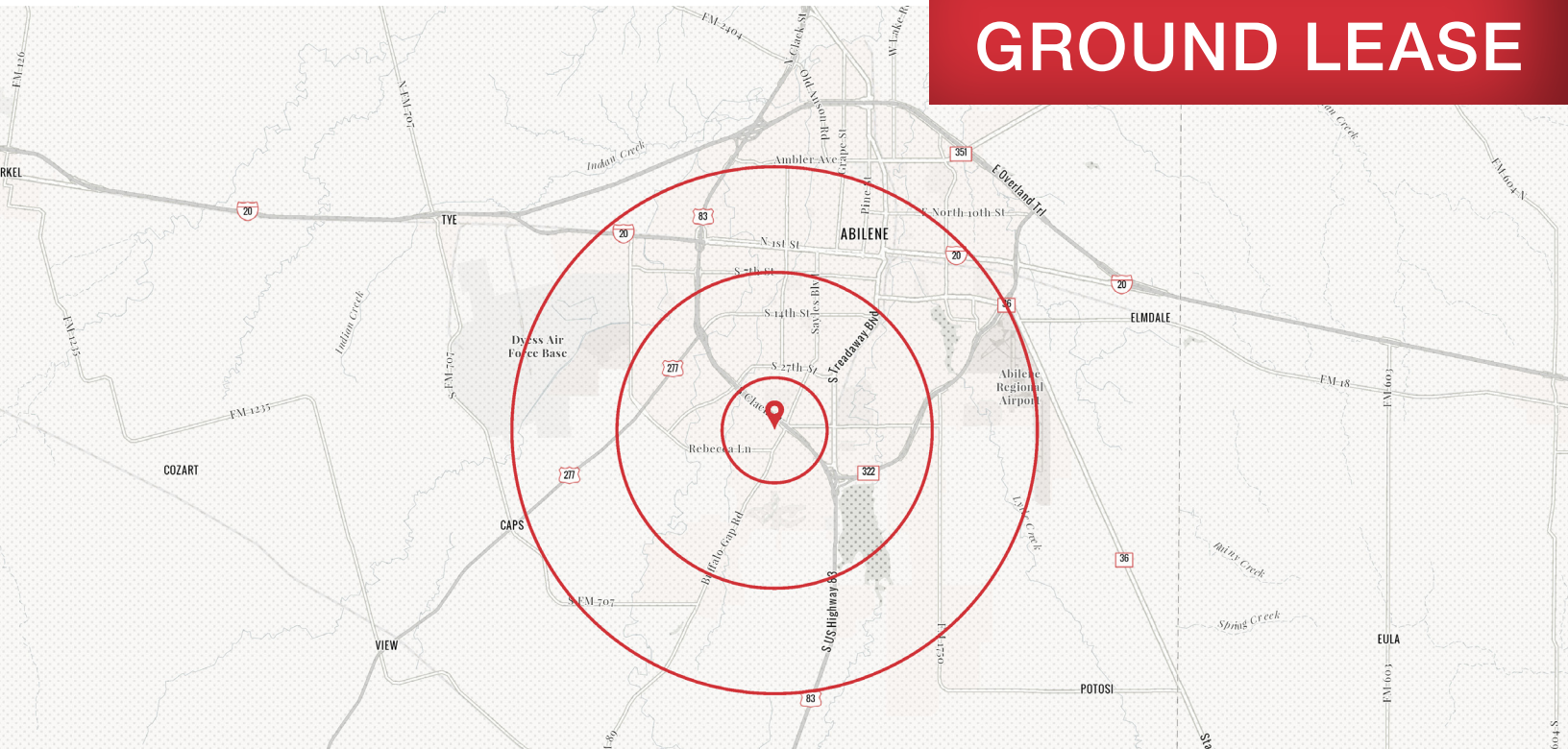


Parcel	Bldg Size
A	±4,700 SF
B	±5,000 SF
C	±5,000 SF

THE AREA



FOR SALE OR GROUND LEASE



Demographic Summary:

	1 MILE	3 MILES	5 MILES
POPULATION	9,557	51,870	103,115
AVG HH INCOME	\$76,104	\$79,139	\$77,172
HOUSEHOLDS	4,415	21,062	40,454
MEDIAN AGE	38.6	37.2	35.6

Location Advantages

- Located on the corner of HWY 84 & Buffalo Gap Road, The Mall of Abilene has excellent visibility and access to the entire region.
- The site is located in the prime retail area of Abilene, with plenty of traffic and energy driving past the site daily
- This site is in close proximity to Dyess Air Force Base (13,000+ military & employees) and Abilene Christian University (5,000+ students) and is now home to Hendrick Service Center with over 400 employees on the property daily