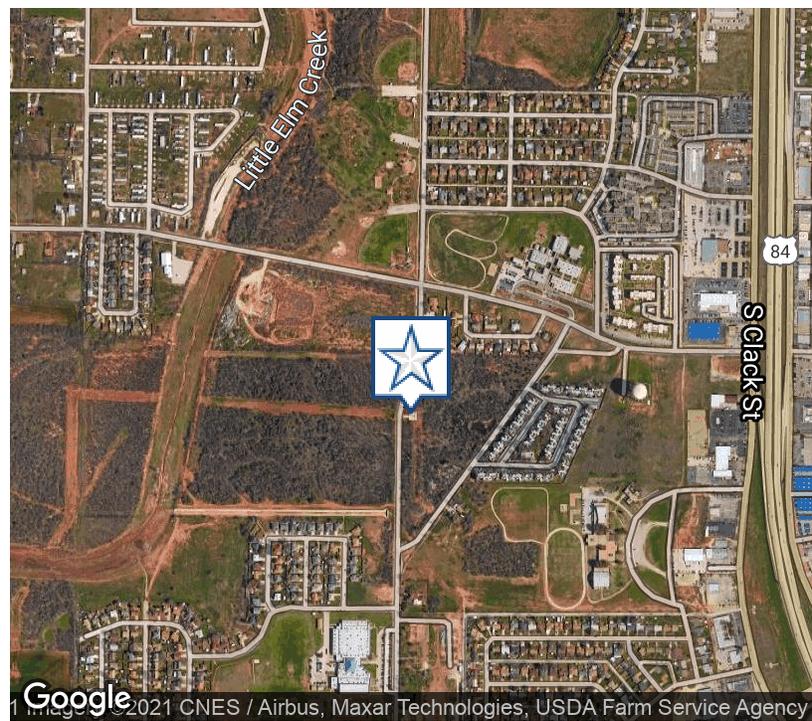
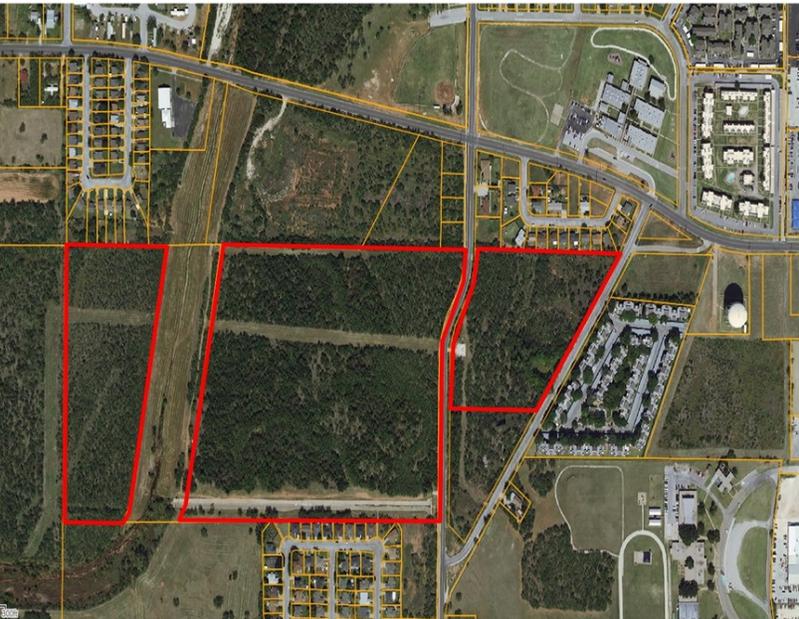


1373 CORSICANA AVE

Abilene, TX 79605

EXECUTIVE
SUMMARY



OFFERING SUMMARY

Sale Price:	\$1,000,000
Available SF:	
Lot Size:	55.11 Acres
Zoning:	AO
Price / SF:	\$0.42

PROPERTY OVERVIEW

Great access to Clack Middle School and Dyess AFB.

The land can be developed as Multifamily Housing or Apartment Complex or a Sports Area with lots of potential for this area.

Property ID's # 114086, 206060 & 975031.

For more information on these properties, please call Tami Shifflett at 325-370-1915 or 325-698-5661.

Email: tami@pauljohnsonrealtors.com

PROPERTY HIGHLIGHTS

PAUL A. JOHNSON

325.698.5661

paul@pauljohnsonrealtors.com

MATTHEW MUZECHENKO

325.439.1420

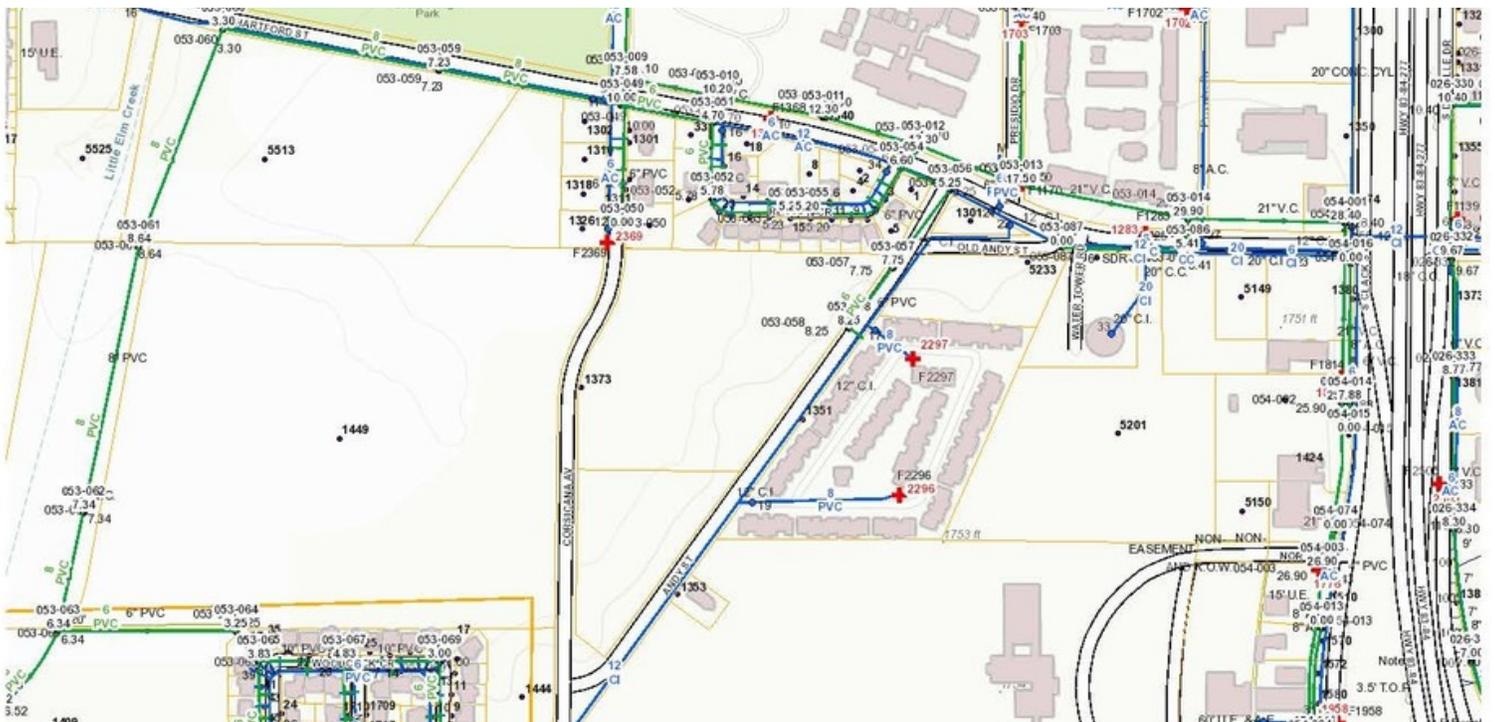
matt@pauljohnsonrealtors.com



1373 CORSICANA AVE

Abilene, TX 79605

ADDITIONAL
PHOTOS



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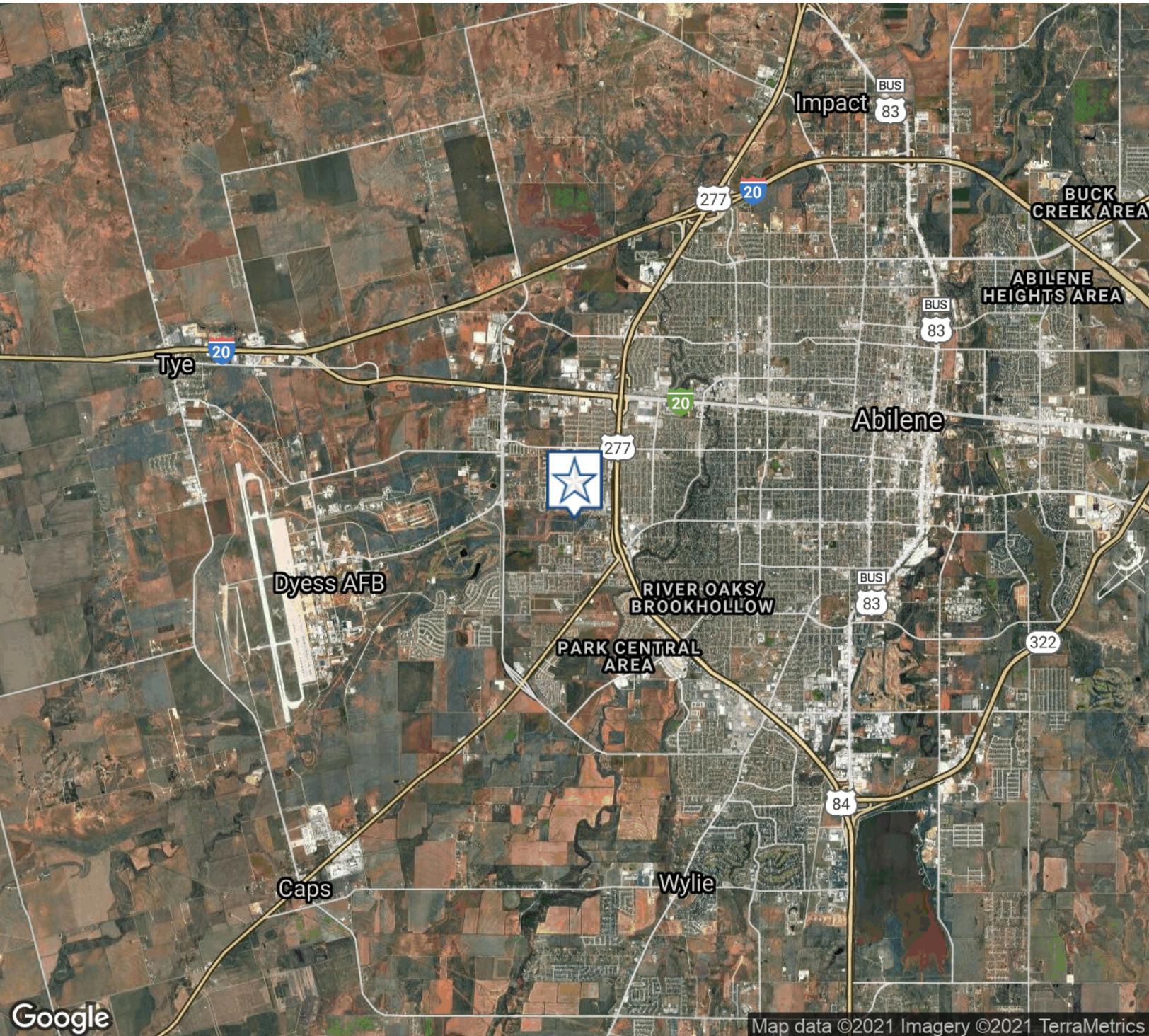
matt@pauljohnsonrealtors.com



1373 CORSICANA AVE

Abilene, TX 79605

LOCATION
MAP



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

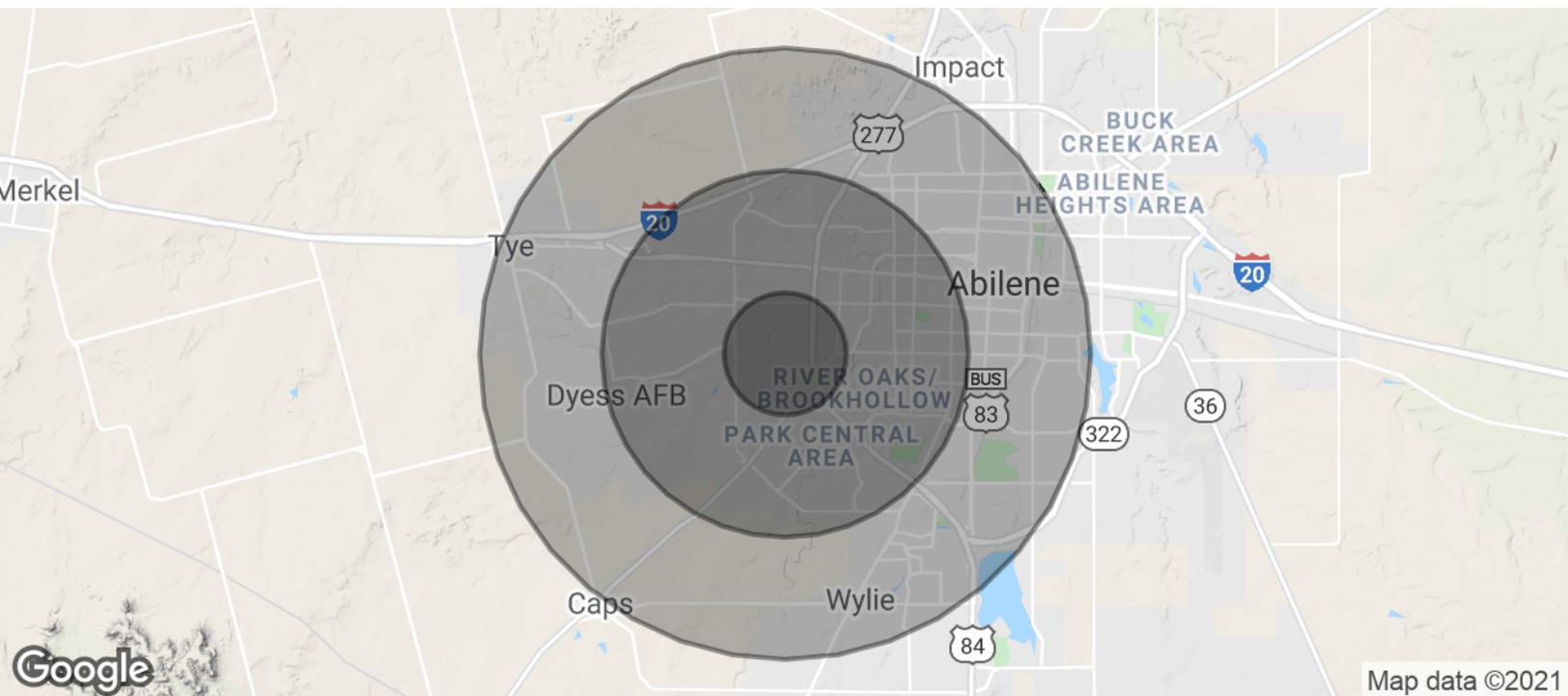
Brokerage makes no representation as to accuracy of all data presented.

PAULJOHNSONREALTORS.COM

1373 CORSICANA AVE

Abilene, TX 79605

DEMOGRAPHICS
MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,652	48,749	98,289
Average age	31.6	34.3	34.7
Average age (Male)	30.4	32.1	32.4
Average age (Female)	33.8	36.4	36.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,405	20,175	39,002
# of persons per HH	2.4	2.4	2.5
Average HH income	\$47,826	\$50,840	\$51,765
Average house value	\$118,910	\$116,282	\$116,816

* Demographic data derived from 2010 US Census

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SURVEYED FOR: CORSICANA AVENUE
 ABILENE, TEXAS 79605
 GF#ABL2109807

THIS LOT LIES IN THE FLOODWAY, ZONE AE AND X AS PER FIRM COMMUNITY # 49441C 0210F, 1-6-2012

THERE ARE NO VISIBLE PROTRUSIONS UPON THIS LOT OTHER THAN SHOWN. FENCES ARE NOT ENTIRELY UPON PROPERTY LINES.
 BEARINGS BASED ON NORTH WITH GPS, WGS 84.

EASEMENT NOTES:
 V-2187, P-194 LOCATION ON PLAT V-2182, P-802 LOCATION ON PLAT V-2183, P-152 LOCATION ON PLAT V-2184, P-761 LOCATION ON PLAT V-577, P-489 BLAKET EASEMENT POSSIBLE LOCATION UNDERGROUND PIPELINE
 V-945, P-653 LOCATION ON PLAT V-988, P-330 LOCATION ON PLAT V-1136, P-322 LOCATION ON PLAT V-1481, P-588, 591, 594, ON PLAT CHANEL EASEMENT.

CR	CURVE TABLE
C1	N16°20'37"E 197.92' RADIUS: 370.0 DELTA: 31°01'40"
C2	N16°35'21"E 226.36' RADIUS: 430.0 DELTA: 30°31'18"
C3	S16°36'10"W 194.61' RADIUS: 370.0 DELTA: 30°29'41"
C4	S16°19'56"W 230.08' RADIUS: 430.0 DELTA: 31°02'07"
C5	N16°18'25"E 129.58' RADIUS: 705.0 DELTA: 10°32'46"
C6	S17°54'44"W 84.41' RADIUS: 350.73 DELTA: 13°49'25"

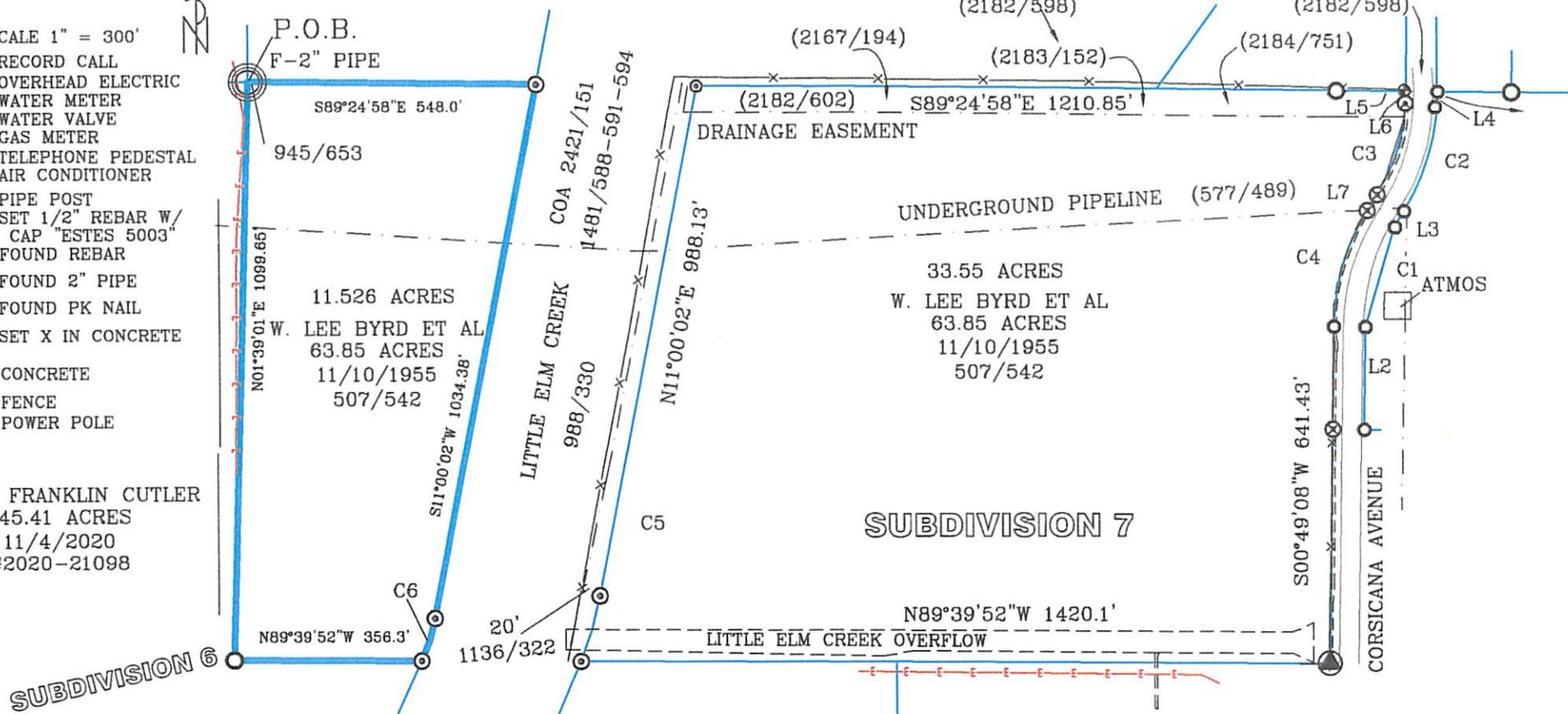
- SCALE 1" = 300'
- (*) = RECORD CALL
 - E = OVERHEAD ELECTRIC
 - WM = WATER METER
 - WV = WATER VALVE
 - GM = GAS METER
 - TP = TELEPHONE PEDESTAL
 - AC = AIR CONDITIONER
 - ⊙ = PIPE POST
 - ⊙ = SET 1/2" REBAR W/ CAP "ESTES 5003"
 - ⊙ = FOUND REBAR
 - ⊙ = FOUND 2" PIPE
 - ⊙ = FOUND PK NAIL
 - ⊙ = SET X IN CONCRETE
 - = CONCRETE
 - x— = FENCE
 - ⊙ = POWER POLE

TOMMIE FRANKLIN CUTLER
 145.41 ACRES
 11/4/2020
 #2020-21098

MEADOWS CONTINUATION #2
 CABINET-1
 SLIDE-371

CHARLES A. DOBY
 12.59 ACRES
 3/26/2001
 2577/564

G&D SUBDIVISION
 C-1, S-18



LT	LINE TABLE
L1	N33°51'18"W 36.15'
L2	N00°48'41"E 195.36'
L3	N31°50'59"E 35.61'
L4	N01°09'50"E 10.53'
L5	S89°22'58"E 132.81'
L6	S00°42'40"W 10.0'
L7	S31°50'59"W 35.61'

SURVEYED ON THE GROUND MAY 25, 2021

ESTES SURVEYING, FIRM #10064600
 DIEHL ESTES RPLS #5003
 © ALL RIGHTS RESERVED
 4194 PVT ROAD 1191, BAIRD TX, 79504
 PO BOX 1044, CLYDE TX, 79510
 (325) 893-2822
 estessurveying@outlook.com

I HEREBY CERTIFY TO SECURITY ABSTRACT & TITLE COMPANY OF ABILENE,
 THAT THIS PLAT REPRESENTS A SURVEY UPON 11.526 ACRES
 OUT OF 63.85 ACRES OF LAND OUT OF LOTS 7 AND 8, ANDERSON & BERRY SUBDIVISION
 OF THE ALEXANDER THOMPSON SURVEY NO.37, IN TAYLOR COUNTY, TEXAS.