

2400 INDUSTRIAL BLVD ABILENE TX

2400 Industrial Boulevard, Abilene, TX 79605

EXECUTIVE
SUMMARY



OFFERING SUMMARY

Sale Price:	\$1,451,000
Lot Size:	4.29 Acres
Zoning:	LI (Light Industrial)
Market:	South Abilene
Price / SF:	\$7.76

PROPERTY OVERVIEW

4.29 Acres / \$7.76 PSF
Hard Corner / Lighted Intersection
Frontage: 414 Ft
Depth: 448 Ft
Zoning: Light Industrial

PROPERTY HIGHLIGHTS

- 4.29 Acres / Land
- Excellent Location
- Hard Corner with Easy Access
- Located in South Abilene

MATTHEW MUZECHENKO

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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.

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ADDITIONAL
PHOTOS



MATTHEW MUZECHENKO

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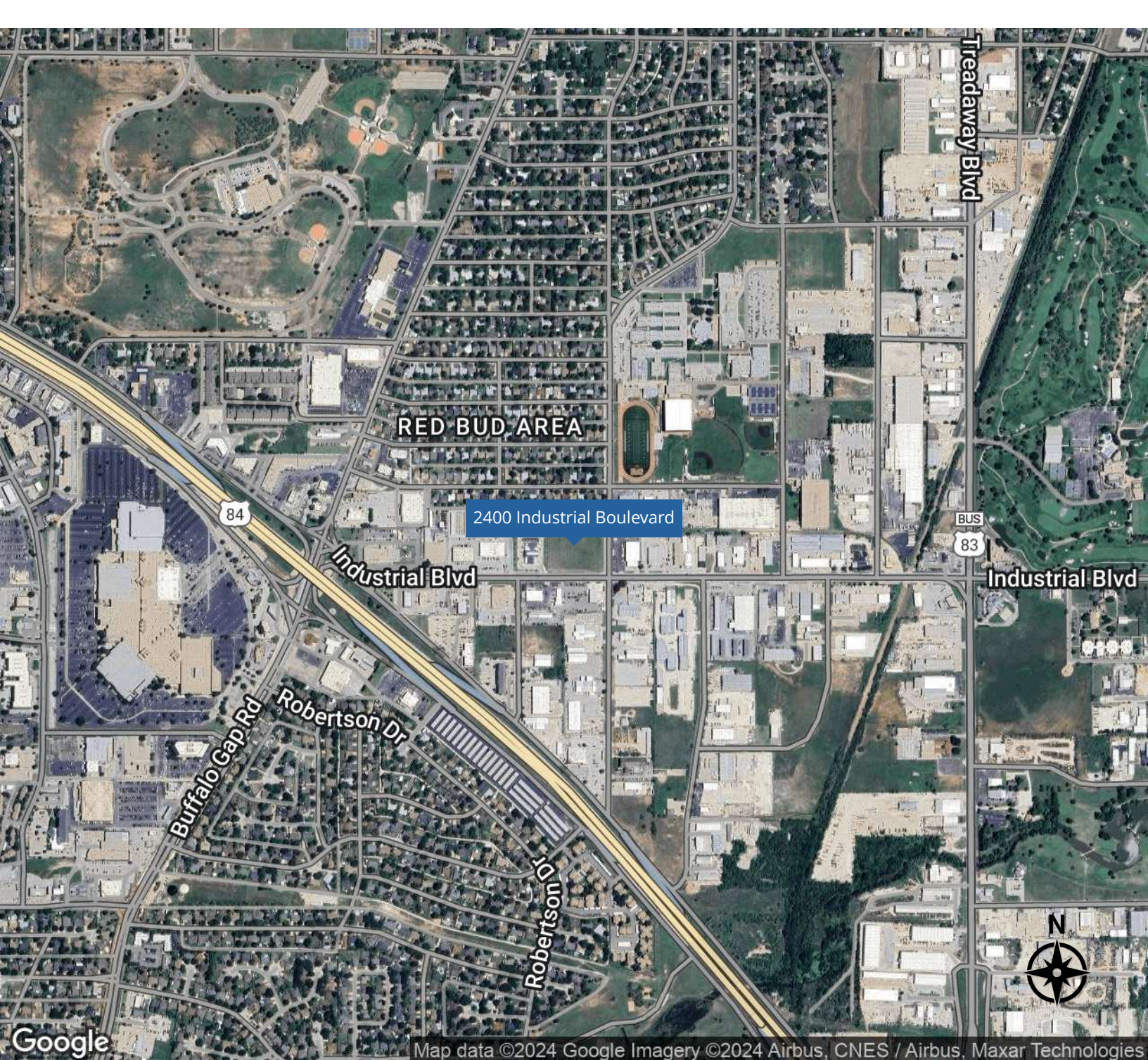
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LOCATION
MAP



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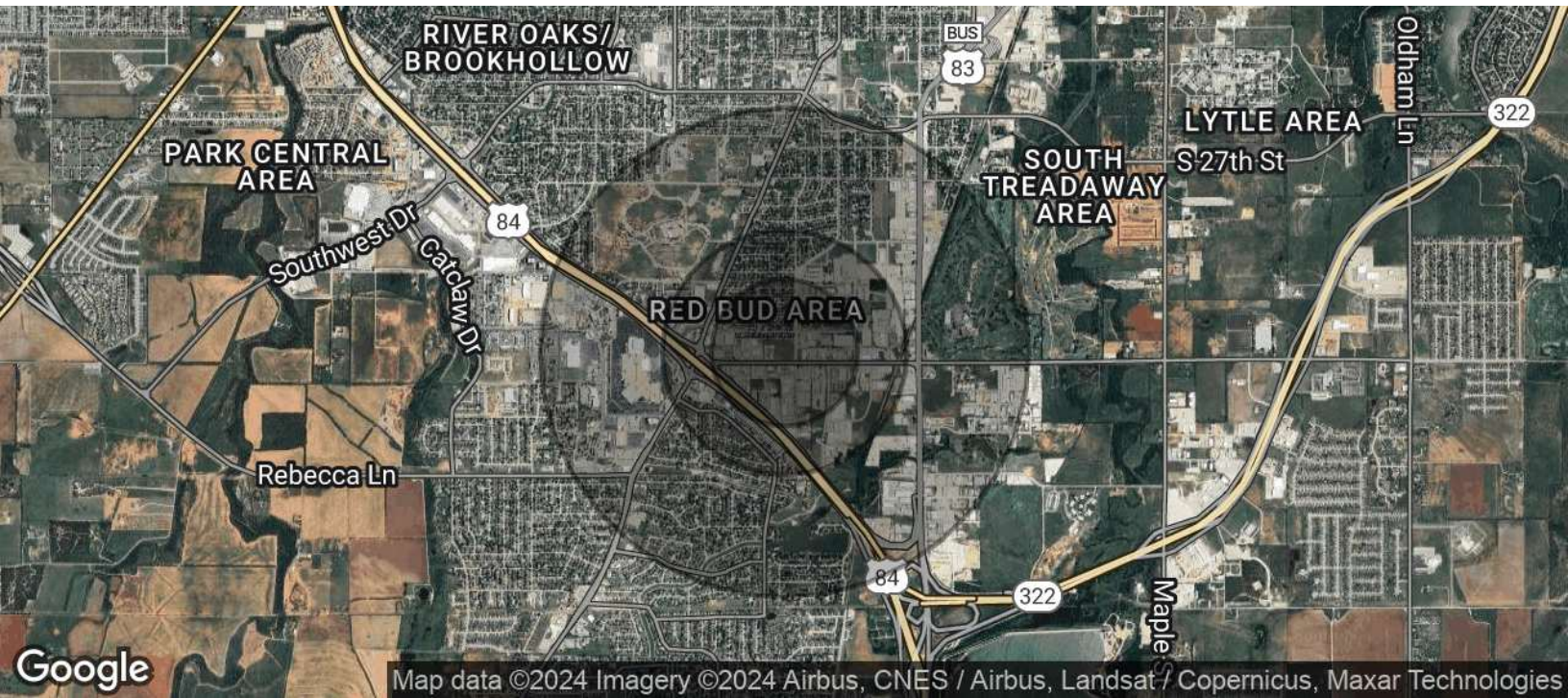
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DEMOGRAPHICS
MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	311	1,248	6,207
Average Age	40	41	41
Average Age (Male)	38	39	39
Average Age (Female)	42	43	43

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	128	511	2,606
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$70,717	\$73,176	\$76,161
Average House Value	\$162,315	\$185,000	\$247,943

Demographics data derived from AlphaMap

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