



PRICE: \$1,250,000.00 (\$45.34/SF)

1305 & 1315 S 1ST ST

Abilene, TX 79602

Jack Oduro

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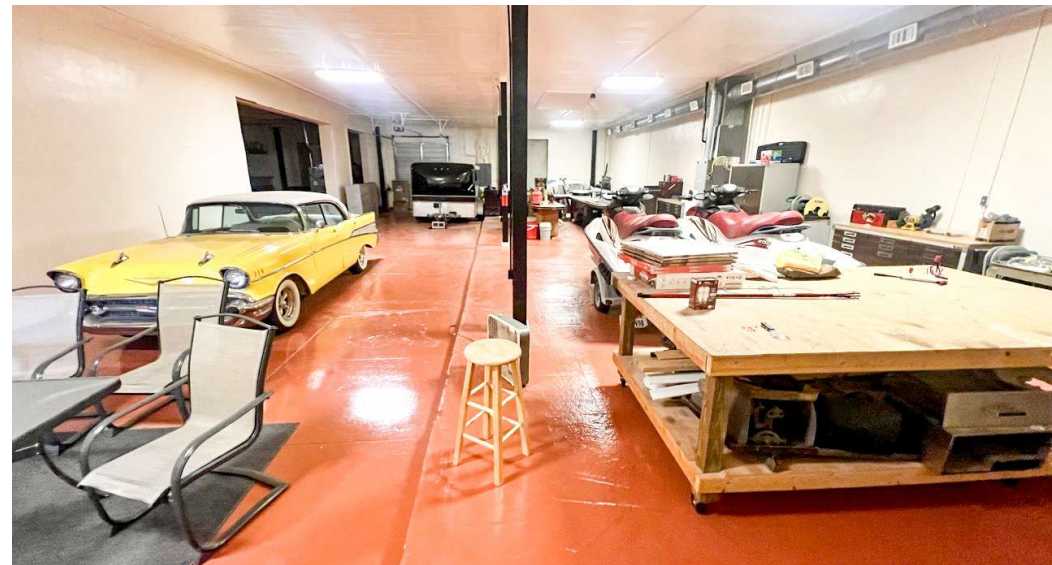
Trey Dennis

Broker
432.236.7500
trey@moriahgroup.net

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Property Description

An ideal retail investment opportunity, this 27,569 SF Commercial-zoned property in Abilene, TX offers a prime location at a busy intersection on South 1st Street and Butternut Street. With downtown views and excellent visibility, this property is perfectly positioned for retail, hotel or multifamily success.

Property Highlights

- Commercial Zoning | Located at Busy & Signaled Intersection
- Downtown Views & Excellent Visibility for Retail Success
- Close Proximity to the Abilene Zoo, Frontier Texas!, and the Downtown Area
- *1305 S. 1st Street - Considered a Historic Property, recorded by City of Abilene*

Location Description

Situated just south of downtown Abilene at the bustling intersection of Butternut Street and South 1st Street, this location offers easy access to major roadways and high visibility.

Offering Summary

Sale Price:	\$1,250,000 (\$45.34 /SF)
Lot Size:	0.37 Acres
Building Size:	27,569 SF

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MORIAH
BROKERAGE SERVICES, LLC

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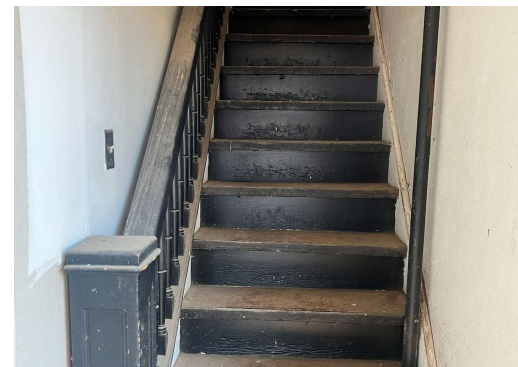
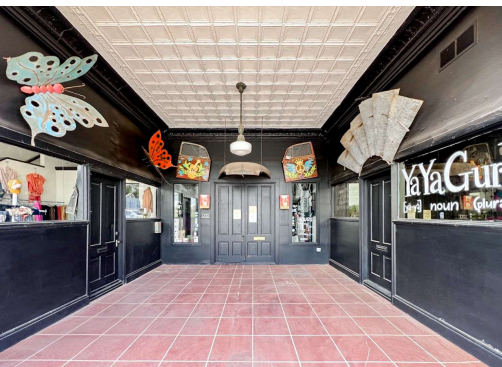
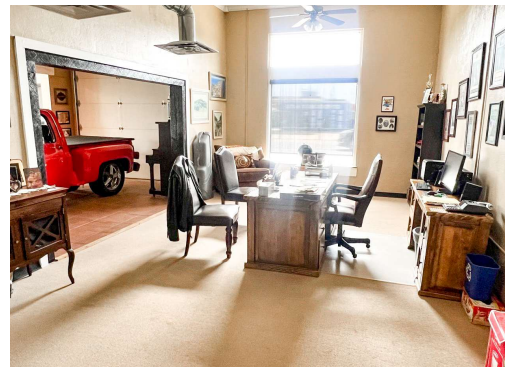
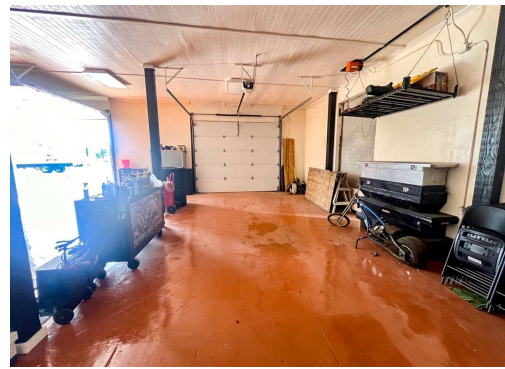
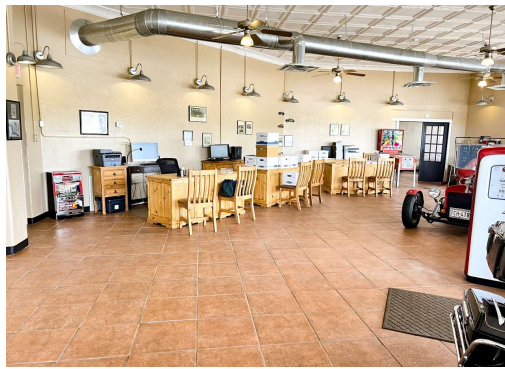
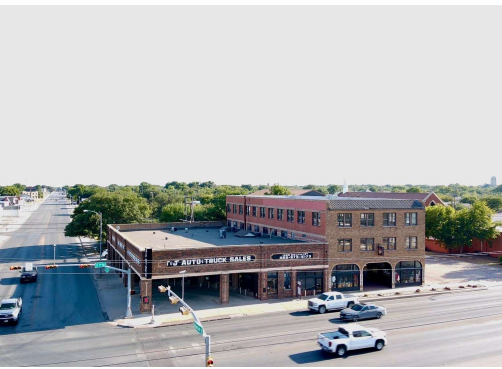
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