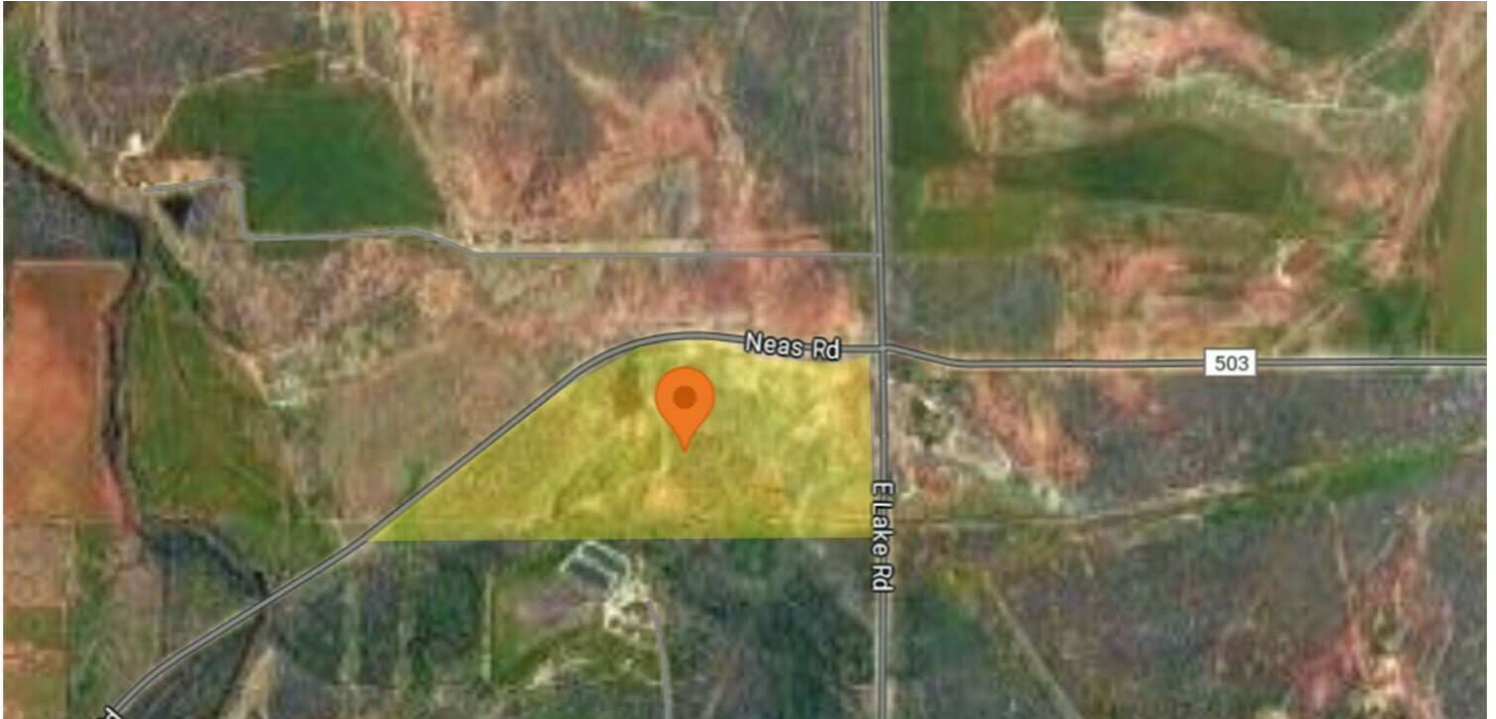


1117 NEAS RD

1117 Neas Rd, Abilene, TX 79601

EXECUTIVE
SUMMARY



OFFERING SUMMARY

Sale Price:	\$1,075,000
Available SF:	1 - 20 Acres
Lot Size:	52.5 Acres
Zoning:	AO (Open Agricultural)
Price / SF:	\$0.47

PROPERTY OVERVIEW

FOR SALE OR LEASE

52.5 Acres

Located within minutes to many retail and restaurants such as Walmart, Lowes, Chili's, Chick Fil A, Panda Express, Raising Canes, Taco Casa on Highway 351.

PROPERTY HIGHLIGHTS

- Available For Sale or Lease
- Acreage / Will Divide
- 1 - 5 Acres
- 5-10 Acres
- 10-20 Acres

MATTHEW MUZECHENKO

325.439.1420

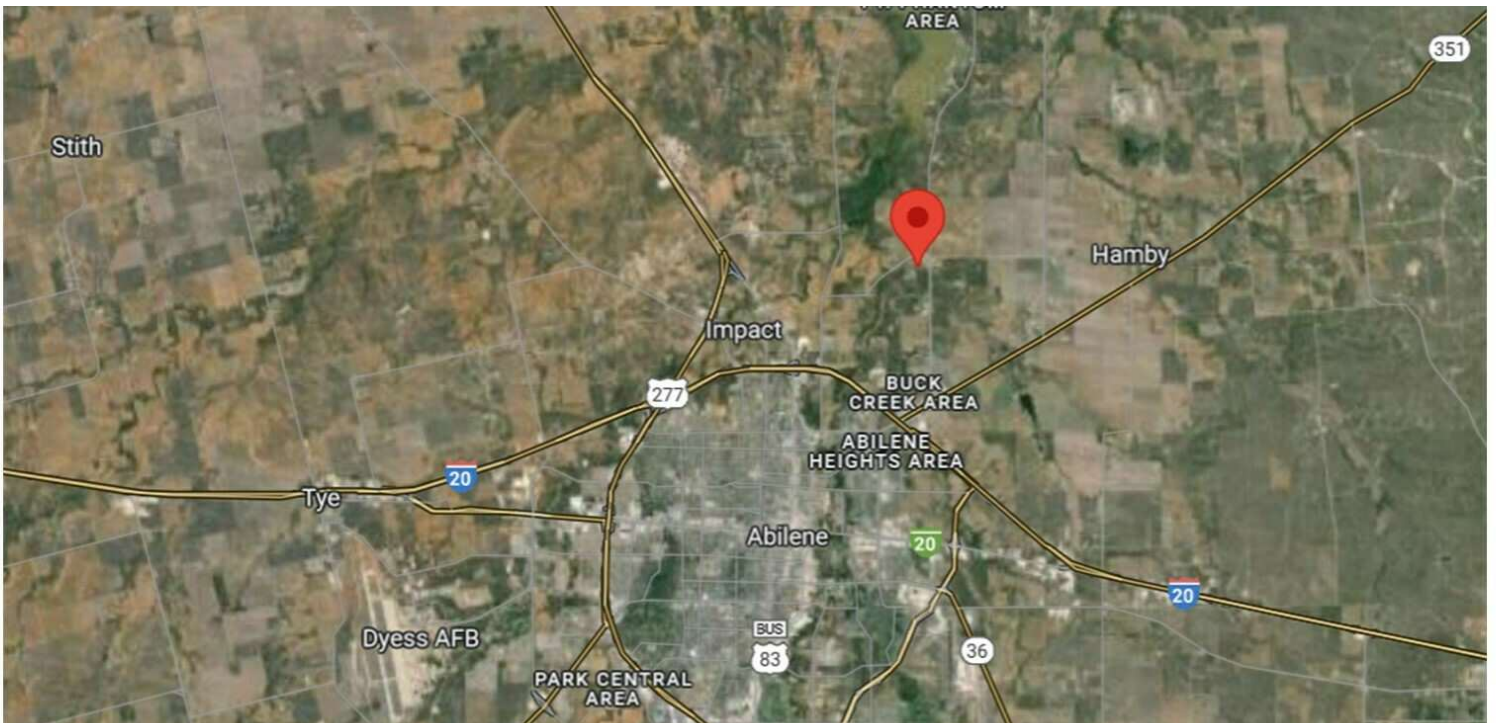
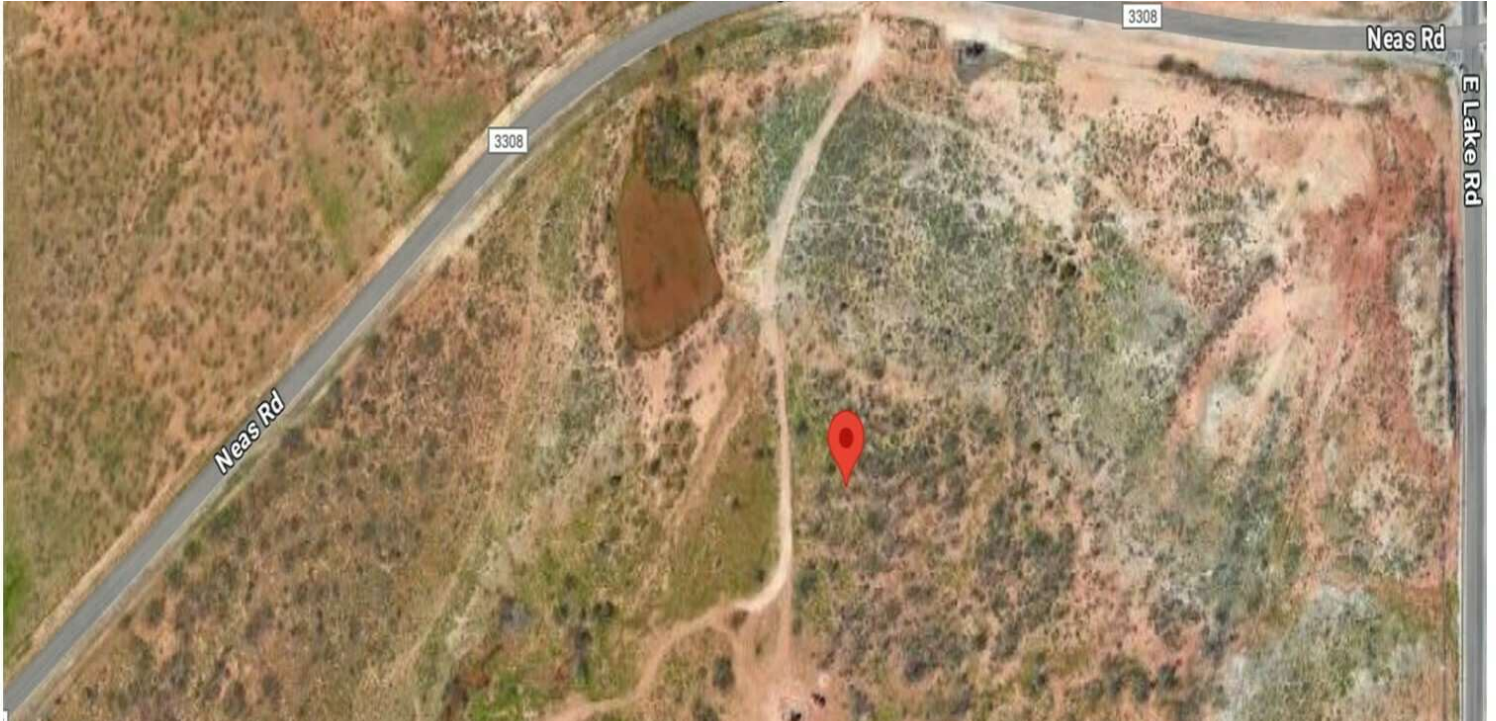
matt@pauljohnsonrealtors.com



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ADDITIONAL
PHOTOS



MATTHEW MUZECHENKO

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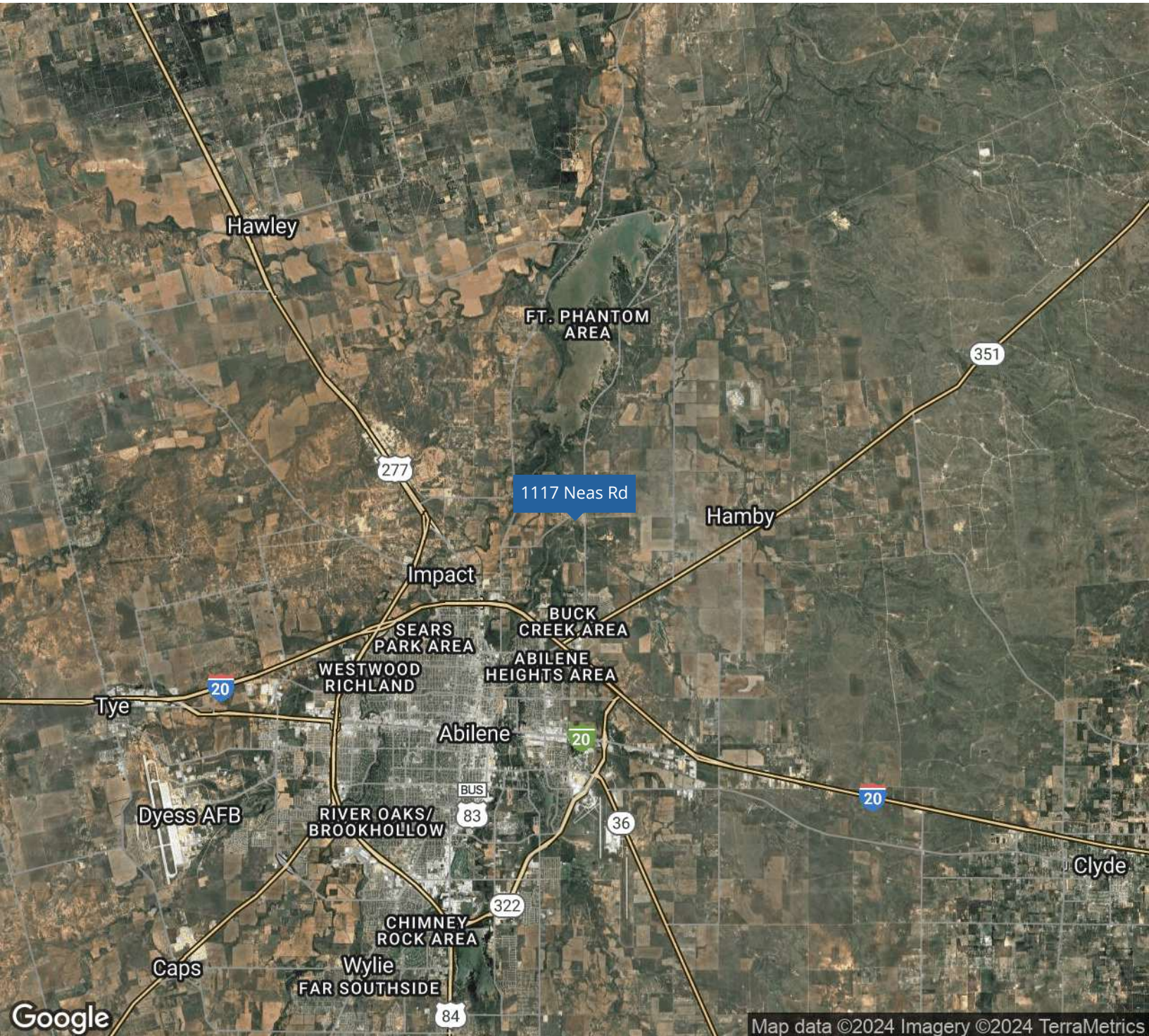
Brokerage makes no representation as to accuracy of all data presented.

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LOCATION
MAP



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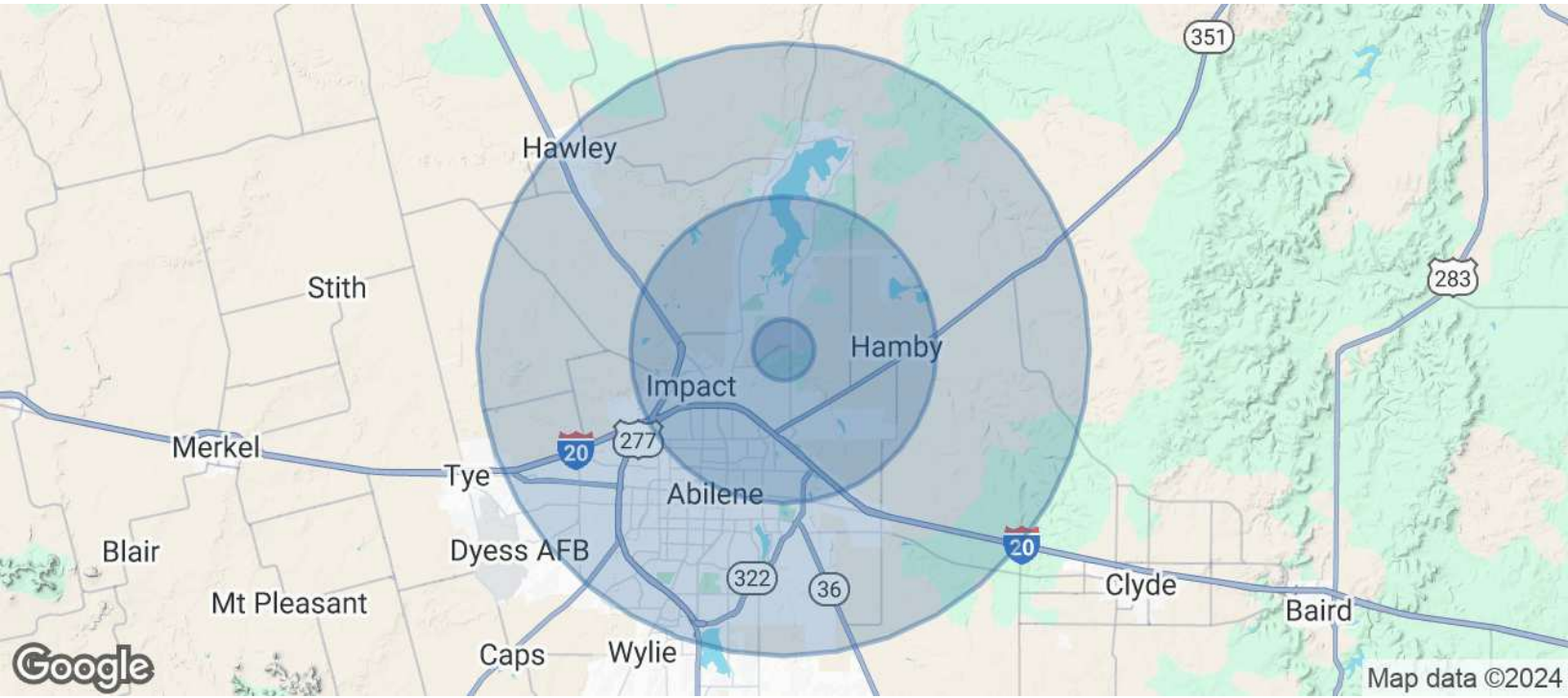
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DEMOGRAPHICS
MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	260	32,549	113,000
Average Age	41.4	31.4	34.6
Average Age (Male)	42.0	33.0	34.0
Average Age (Female)	38.8	25.1	33.6

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	112	11,921	46,668
# of Persons per HH	2.3	2.7	2.4
Average HH Income	\$93,580	\$45,162	\$58,334
Average House Value	\$226,483	\$108,684	\$114,026

2020 American Community Survey (ACS)

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