

125 S PIONEER DRIVE

Abilene, TX 79605

AVAILABLE SPACE
2,646 SF

ASKING PRICE
Call Broker for Details

FEATURES

- Sales Price - Call Broker for Details
- Building size - 2,646sf
- Lot size - .79 acres
- Year Built - 1982



OFFICE

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4924 S. Loop 289, Lubbock, TX 79414
806.793.0888

FOR SALE



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PROPERTY INFORMATION

SECTION 1

FOR SALE

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SALE

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OFFERING SUMMARY

Sale Price: Call Broker for Details

Available SF: 2,646 SF (per CAD)

Lot Size: 0.79 Acres

Year Built: 1982

Building Size: 2,646 SF (per CAD)

PROPERTY OVERVIEW

Quick Service Restaurant located just off business Interstate 20. The subject site is located in close proximity to national retailers including KFC, Whataburger, Taco Bell, Burger King, Golden Chick, and McDonald's. The property has great visibility and traffic being located just off business Interstate 20.

Situated adjacent to Interstate 20, Abilene is the center of a 22-county area commonly referred to as the Texas Midwest or the Big Country. Abilene serves as the county seat for Taylor County which has a current population of about 122,000.

Abilene is home to Dyess AFB, a 6,409-acre facility with over 13,000 military and civilian people. It is home to the 7th Bomb Wing, which consists of four groups. Two squadrons, the 9th and 28th Bomb Squadrons, fly the B-1B. In addition, the 28th Bomb Squadron is the Air Force schoolhouse for all B-1B aircrew members.

The base is located in the southwest corner of Abilene and employs more than 5,000 people, making it the single largest employer in the area. The base has a total economic impact of nearly \$310 million yearly on the local community.

PROPERTY HIGHLIGHTS

- Sales Price - Call Broker for Details
- Building size - 2,646sf

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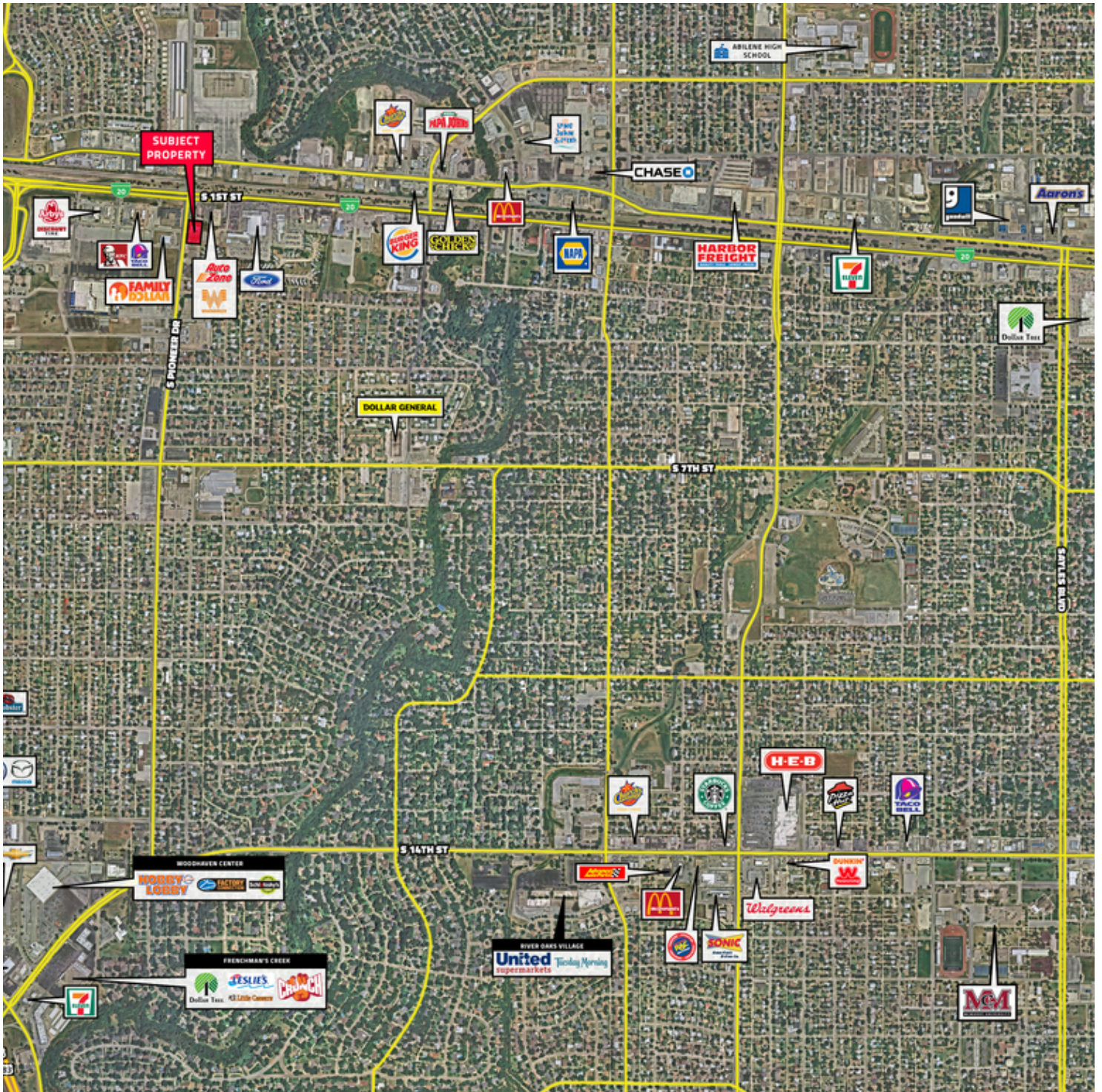
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LOCATION INFORMATION

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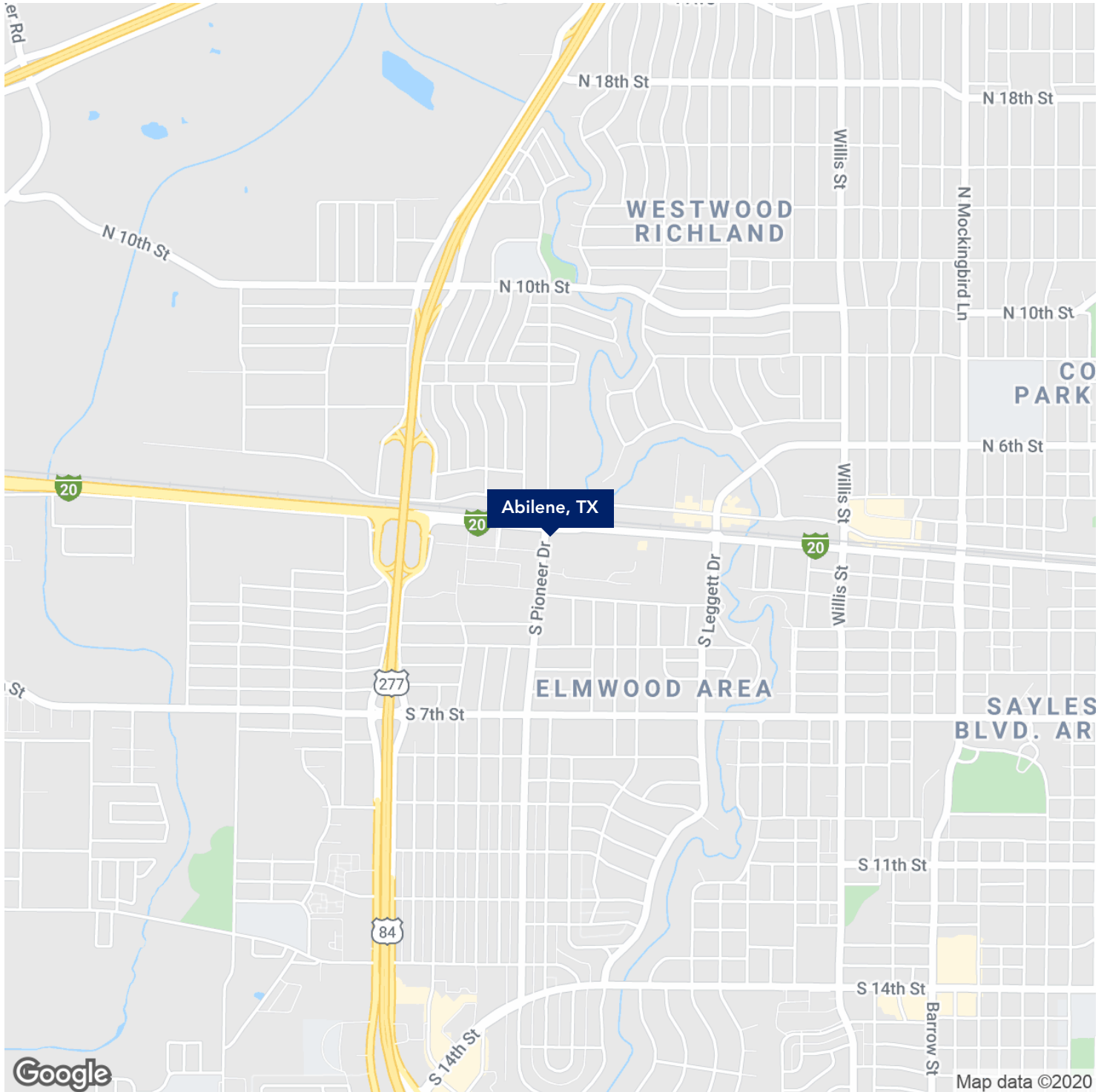
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DEMOGRAPHICS

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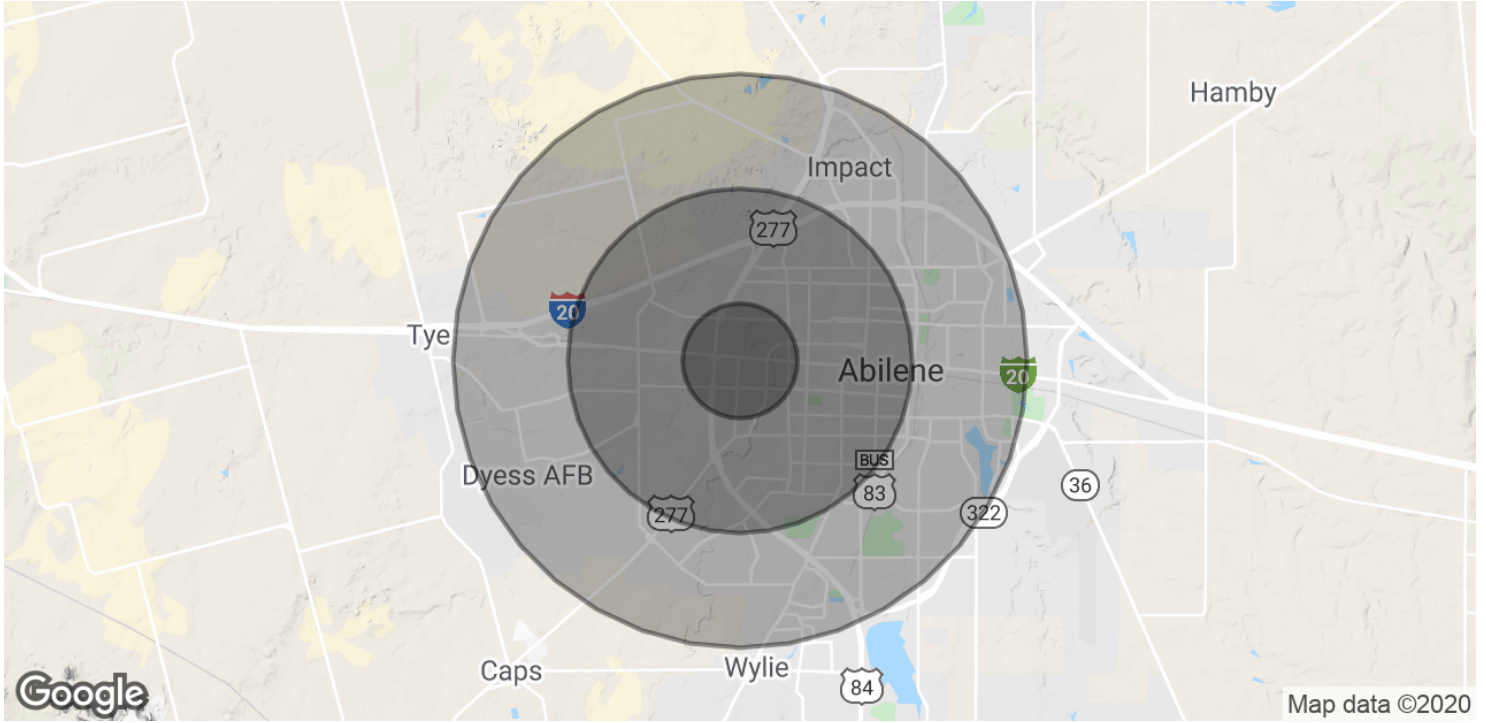
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,658	61,764	105,204
Median age	38.4	35.1	33.5
Median age (Male)	35.7	32.8	31.5
Median age (Female)	42.2	37.7	35.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,666	24,820	41,065
# of persons per HH	2.4	2.5	2.6
Average HH income	\$45,244	\$48,806	\$49,435
Average house value	\$73,266	\$107,656	\$105,600

* Demographic data derived from 2010 US Census

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

<u>Coldwell Banker Commercial</u> Licensed Broker /Broker Firm Name or Primary Assumed Business Name	<u>431370 TX</u> License No.	<u>RCanup@CBCWorldwide.com</u> Email	<u>806-793-0888</u> Phone
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<u>Rick Canup</u> Licensed Supervisor of Sales Agent/ Associate	<u>191550 TX</u> License No.	<u>RCanup@CBCWorldwide.com</u> Email	<u>806-793-0888</u> Phone
<u>Eric Eberhardt</u> Sales Agent/Associate's Name	<u>617046 TX</u> License No.	<u>EricE@CBCWorldwide.com</u> Email	<u>806-784-3239</u> Phone

Buyer/Tenant/Seller/Landlord Initials

Date