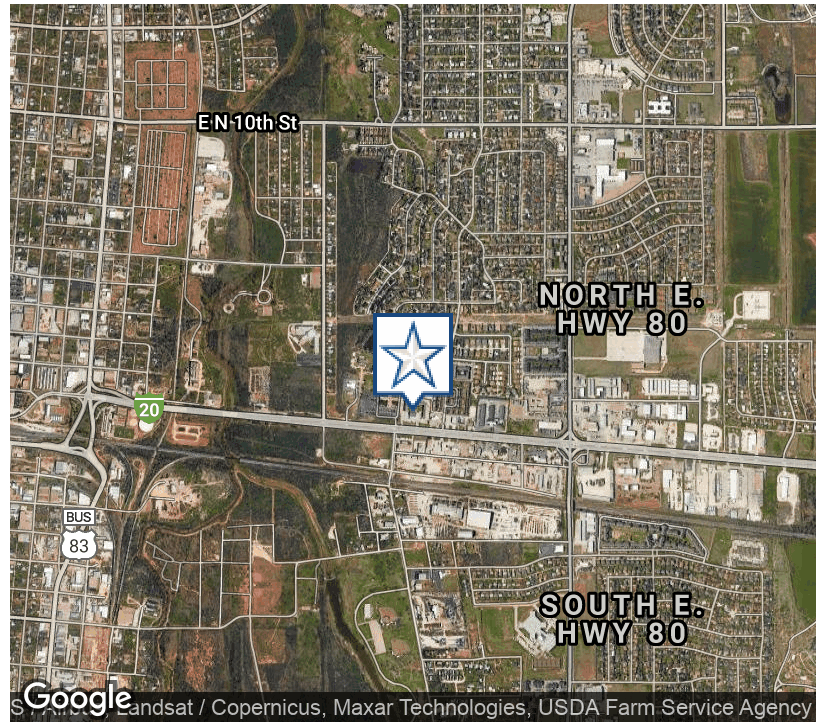


774 E HWY 80

Abilene, TX 79601

EXECUTIVE
SUMMARY



OFFERING SUMMARY

Sale Price:	\$625,000
Available SF:	
Lot Size:	3.02 Acres
Price / SF:	\$4.75

PROPERTY OVERVIEW

Owner Finance for 3 years, 20% down with 6% Interest with approved credit. This property can be purchased for a renovation project or a complete Demo for anew build project. This property has been vacant for about a year and a half now. Unfortunately we do not have any financials for the property when it was occupied. There were 84 rooms however 4 of them were converted into 2 larger rooms. The facility is being sold "AS IS, WHERE IS" and can be sold as a complete remodel project for the existing structures or as a Land Sale with a Demo project so that a new structure can be built on site. I am attaching some recent pictures. The facility will need a complete renovation or demo for a new build. If needed, the Owner is open to negotiations on owner financing. There are a couple of things he is pretty set on: must furnish Financials with Letter of Intent, minimum of 20% down, 36 months loan, so that you can renovate the facility to be able to obtain your own SBA loan or other financing, and with 6% interest. He "may" be open to adding some money for renovations on top of the Sales Contract price for the loan. We have 3 major Universities and one Jr. College along with several Technical Training Programs from other Colleges here in town as well. This would be a great Student Housing Complex, Apartment Complex with a zone change or even back to the original Hotel use without a zone change. One of the Technical Colleges (Texas State Technical College "TSTC") is next door to the Hotel. We also have 2 Medical Hospitals here

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

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ADDITIONAL
PHOTOS



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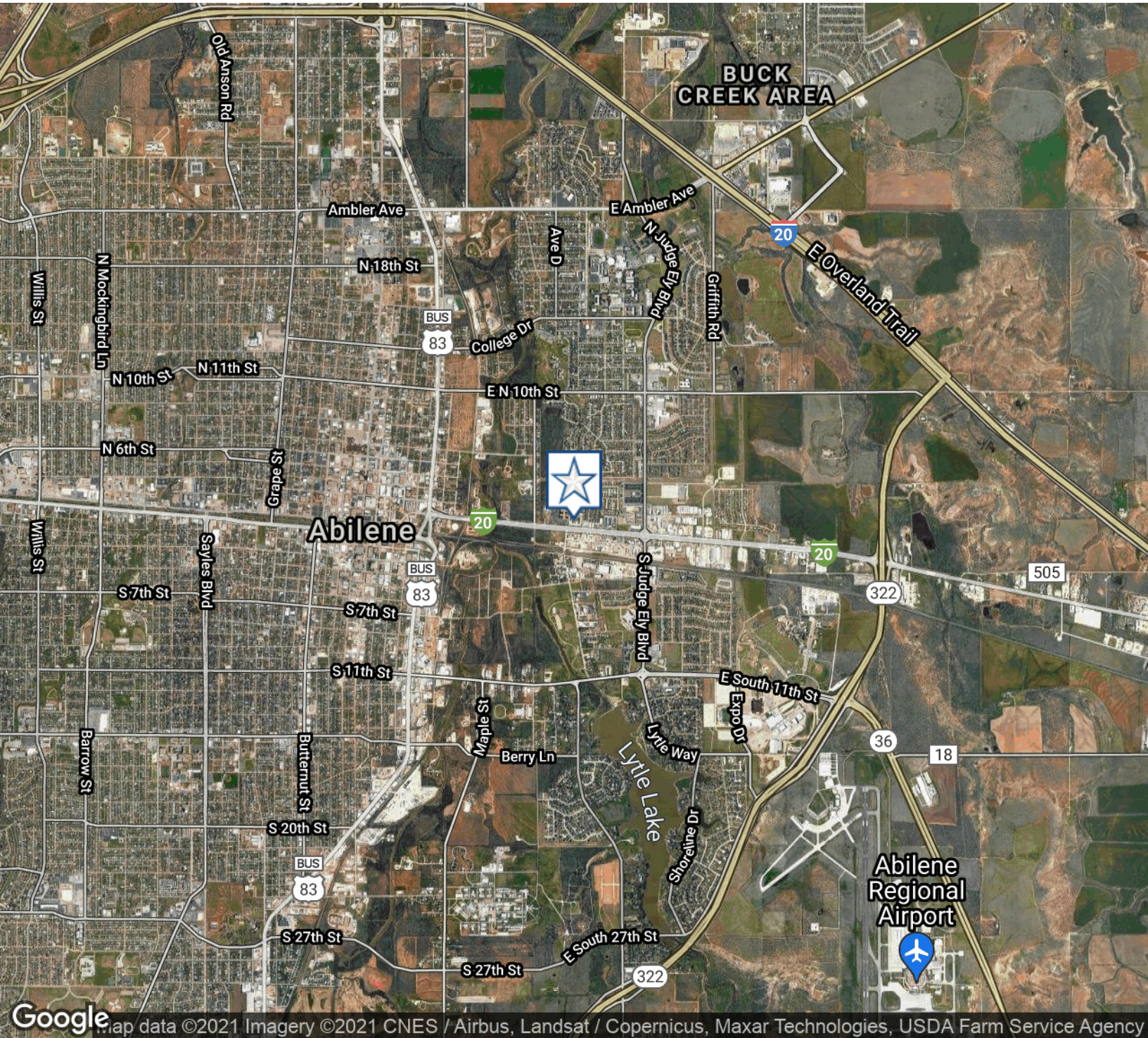
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LOCATION
MAP



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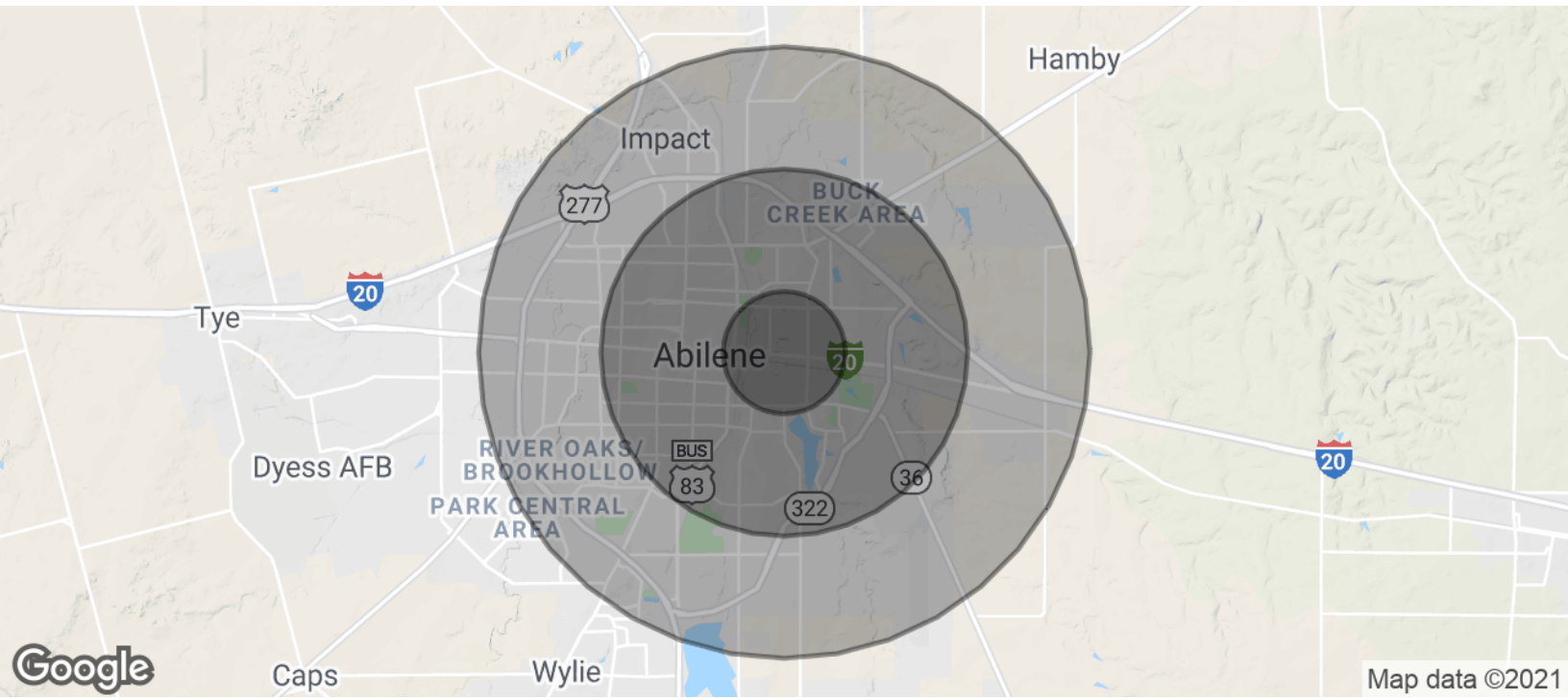
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DEMOGRAPHICS
MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	5,097	43,994	91,697
Average age	28.3	29.8	33.7
Average age (Male)	24.8	28.6	31.3
Average age (Female)	33.3	31.7	36.4

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,273	15,818	35,233
# of persons per HH	2.2	2.8	2.6
Average HH income	\$39,440	\$45,731	\$50,252
Average house value	\$77,227	\$75,998	\$107,109

* Demographic data derived from 2010 US Census

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