

±33 ACRES FOR SALE OR LEASE

ABILENE, TX

INTERACTIVE OFFERING MEMORANDUM



 LOFTS AT ALLEN RIDGE
241 UNITS



± 26,000 VPD



ABILENE CHRISTIAN HIGH SCHOOL
3,100 STUDENTS



MULTI TENANT SHOPPING

T-4

T-3

SELF STORAGE
4.0 AC NET USABLE

P-7

P-6

P-5

P-4

T-2

T-1

P-3



± 26,000 VPD

TENANT	SPACE
P-1	0.7 AC
P-2	1.3 AC
P-3	0.7 AC
P-4	0.6 AC
P-5	0.6 AC
P-6	0.8 AC
P-7	1.3 AC



TENANT	SPACE
P-1	0.7 AC
P-2	1.3 AC
P-3	0.7 AC
P-4	0.6 AC
P-5	0.6 AC
P-6	0.8 AC
P-7	1.3 AC

INVESTMENT OVERVIEW



PAD SITES FOR SALE

- Pad Site can be adjusted for user (± 0.5 AC - 33 AC)
- Generally located at Intersection of SEC Griffith Road & Hwy 20



ZONING

- APN: 59900000 - GC
- APN: A1412000700 - MF (Can be changed to GC)



VEHICLES PER DAY

- I-20, E Amber Ave ($\pm 26,000$ VPD)
- E Stamford St ($\pm 6,011$ VPD)

DEMOGRAPHICS

POPULATION	3 MILE	5 MILE	10 MILE
2020 Population	25,752	64,185	123,884
2023 Population	27,399	67,000	134,359
2028 Population Projection	28,321	69,029	139,168

HOUSEHOLDS	3 MILE	5 MILE	10 MILE
2020 Households	9,735	24,239	46,004
2023 Households	10,514	25,549	50,407
2028 Household Projection	10,900	26,380	52,357

INCOME	3 MILE	5 MILE	10 MILE
Average Household Income	\$57,491	\$61,613	\$69,748

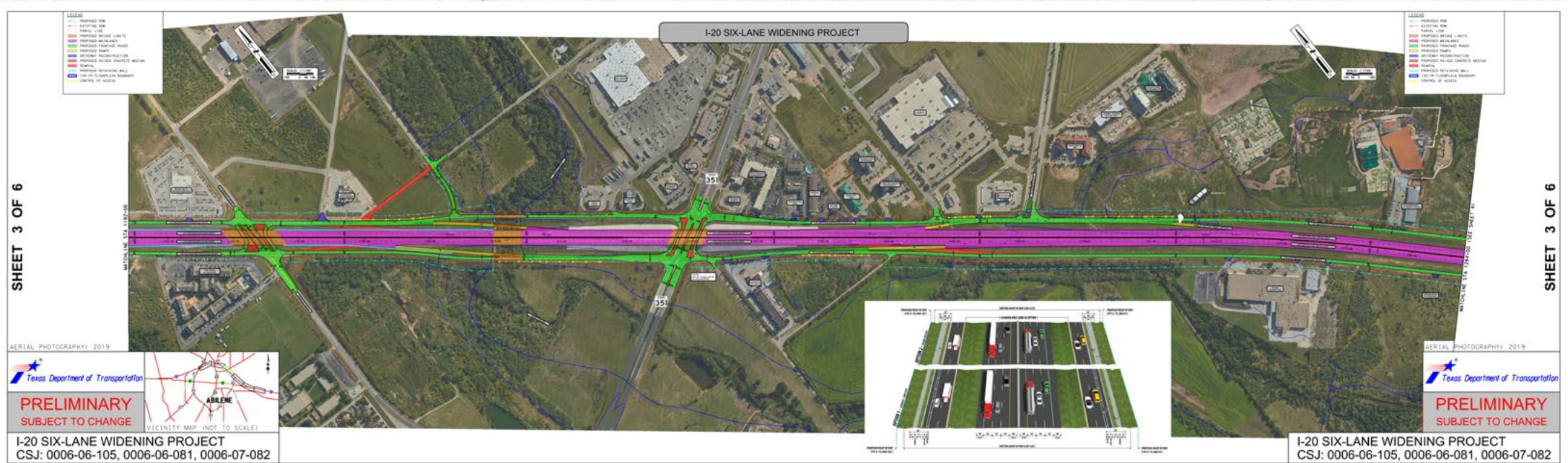
I-20 SIX-LANE WIDENING PROJECT

PURPOSE: The purpose of the virtual public meeting is to receive public comment on TxDOT's proposed plan to widen I-20 from east of US 83 to near Buck Creek Road in Taylor and Callahan counties, Texas.

The virtual meeting will consist of a pre-recorded video presentation and will include both audio and visual components as well as an opportunity to comment. Comments must be received or postmarked on or before Monday, Jan. 3, 2022, to be a part of the official meeting record.

DESCRIPTION: TxDOT plans to bring future safety and mobility improvements to the I-20 corridor from east of US 83 to near Buck Creek Road (CR 108) in Taylor and Callahan counties, approximately 11 miles. As the proposed project is designed, the highway would be widened to three lanes in each direction and improvements to ramps and frontage roads would be implemented.

A proposed roadway design for this stretch of I-20 has been prepared for public review and comment. TxDOT also looks for feedback on ramp location options for the westbound exit to SH 351 and for bicycle/pedestrian accommodations. Before TxDOT moves forward to the next step, public comment is requested.





INTERSTATE 20 ± 23,300 VPD



LOFTS AT ALLEN RIDGE 241 UNITS

THE RESIDENCE AT HERITAGE PARK 209 UNITS



Texas Department of Public Safety

ABILENE CHRISTIAN SCHOOLS 3,175 STUDENTS

SUBJECT PROPERTY



HARDIN-SIMMONS UNIVERSITY 1,765 STUDENTS



TEXAS TECH UNIVERSITY HEALTH SCIENCES CENTER AT ABILENE 5,136 STUDENTS

ABILENE CHRISTIAN UNIVERSITY 6,219 STUDENTS



THE RESIDENCE AT HERITAGE PARK APARTMENTS
209 UNITS

A₂Z SELF STORAGE
TSC TRACTOR SUPPLY CO



DIAMONDBACK NATIONAL GOLF CLUB

ABILENE REGIONAL AIRPORT



I-20 ± 26,000 VPD

Coca-Cola NISSAN
CINEMARK

Walmart Supercenter
Lowe's
QUALITY INN & SUITES
Cracker Barrel
SHERWIN WILLIAMS
verizon Great Clips
DOLLAR TREE
SUBWAY
Starbucks
Holiday Inn
Chick-fil-A
WING-STOP
PANDA EXPRESS CHINESE KITCHEN

WARREN CAT

LOOP 322 ± 17,901 VPD

ABILENE ISD

SUBJECT PROPERTY



HARDIN-SIMMONS UNIVERSITY
1,765 STUDENTS

Thrifty CAR RENTAL

Denny's
Hampton BAYMONT INN & SUITES
Best Western

HEEP'S Burgers & BAR
GNC LIVE WELL
JOE MUGGS
McDonald's
AMERICAN EAGLE OUTFITTERS
BEST BUY
CHUCK E. CHEESE
Dillard's
maurices
ULTA BEAUTY
JCPenney
LENSCRAFTERS

Walmart

ABILENE COUNTRY CLUB



ANSON PARK APARTMENTS
144 UNITS

US 83 ± 34,118 VPD

TRAVEL INN ABILENE

CINEMARK
Hampton by HILTON
SONIC
Fairfield by MARRIOTT
goodwill
FIREHOUSE SUBS
IHOP
HOME2
LOWE'S
target
BiLife
Days Inn by WYNDHAM
Cici's PIZZA
CHIPOTE MEXICAN GRILL
Arbys



AREA OVERVIEW

ABILENE, TX

Abilene, Texas, is a vibrant city located in the heart of West Texas. Founded in 1881 as a stop on the Texas and Pacific Railway, it has grown into a bustling hub of culture and commerce. With a population of around 125,000, Abilene offers a blend of suburban charm and big-city amenities. The city is home to several higher education institutions, including Abilene Christian University, Hardin-Simmons University, and McMurry University, making it a center for academic and cultural activities. Abilene boasts a rich history, evident in its historic downtown area, museums, and annual events like the Western Heritage Classic. The city's economy is diverse, with strengths in education, healthcare, manufacturing, and agriculture. Additionally, Abilene is known for its friendly community, scenic parks, and family-friendly atmosphere, making it an appealing place to live and visit.

Downtown is typical Texas western, with an attractive mix of older and newer buildings. Good residential areas surround the town, with the strongest lying south and southwest. The cost of living is very attractive, and the summer climate is better than most areas of Texas. Abilene has a good balance of qualities and represents typical, small-town Texas life.



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MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES

STEADY GROWTH IN SINGLE-FAMILY RESIDENCES IN ABILENE

ABILENE, TX GROWTH

Abilene's residential construction market is thriving, with single-family home permits reaching 512 in 2022 and 587 in 2021, highlighting sustained and robust growth in new housing demand. This upward trend continued with 393 permits in 2023, and through the first three quarters of 2024, the city has already issued 233 permits, with final quarter numbers still pending. These figures illustrate Abilene's steady growth trajectory and the city's ability to attract both developers and new residents. New neighborhoods such as Carriage Hills and The Harvest Addition in the Wylie ISD area, alongside infill projects within Abilene ISD, are diversifying housing options across the city. Meanwhile, the gated Waterside at Cedar Creek community is introducing high-quality, family-oriented patio homes, further enhancing Abilene's appeal to a broad demographic of homebuyers.

The city's growth is supported by a vibrant economy and Abilene's appeal as a community with a high quality of life. Key industries, including education, healthcare, defense, and technology, are flourishing, bringing diverse job opportunities to the area. Major investments, like the Great Lakes Cheese Co. factory, Lańcium data center, and Amazon delivery station, are fueling employment, while the upcoming B-21 bomber program at Dyess Air Force Base further strengthens the job market. Abilene's blend of economic opportunity and small-town charm continues to attract new and returning residents, positioning it as an increasingly desirable place to live, work, and raise a family.



ABILENE, TX ECONOMY

Abilene is the economic, educational, medical, and cultural center of the west-central Texas area. The city's major industries include defense, manufacturing, and education. The presence of the Dyess Air Force Base economically impacts the well-being of the community as it is home to the 7th Bomb Wing of the Air Force Global Strike Command and the 317th Air Lift Group of Air Mobility Command. Abilene also has lots of manufacturing plants in its vicinity that produce beverages, baked goods, animal foods, engines, shipping containers, and many other products. The city is also home to three major private universities: Abilene Christian University, Hardin-Simmons University, and McMurry University. The fastest-growing sections of the city are growing to the southwest, along Southwest Drive, the Winters Freeway, and the Buffalo Gap Road corridor; the southeast, along Loop 322, Oldham Lane, Industrial Drive, and Maple Street; and in the northeast near the intersection of SH 351 and I-20. Many developments have begun in these three areas within the last few years. Overall, Abilene has a gross metro product of \$8.1 billion and has a cost of living 7% below the national average.

A railroad divides the city down the center into north and south. The historic downtown area is on the north side of the railroad. There are three lakes in the immediate area: Lytle Lake on the western edge of Abilene Regional Airport, Kirby Lake on the southeast corner of the US 83/84 and Loop 322 interchange, and Lake Fort Phantom Hill in Jones County in northern Abilene providing numerous opportunities for water recreation to residents and visitors alike.

TOP EMPLOYERS



HARDIN-SIMMONS
UNIVERSITY



**#20 "BEST CITIES
TO BUY A HOUSE
IN AMERICA."**

NICHE.COM





ABILENE, TX POINTS OF INTEREST

FRONTIER TEXAS!

- This museum is a must-visit for anyone interested in the history of the Texas frontier. With interactive exhibitions that incorporate life-sized holographic characters and audio-visual projections, it combines cutting-edge technology to bring history to life. Along with literature and souvenirs with Texas themes, the museum also features a gift shop.

THE GRACE MUSEUM

- The Grace Museum is housed in a gorgeously renovated 1909 building and is situated in the heart of downtown Abilene. The museum displays artwork by local and regional artists as well as historical artifacts. Additionally, there is a Children's Museum where children can engage in interactive learning.

ABILENE ZOO

- With more than 1,000 species from all over the world, the Abilene Zoo is a well-liked family attraction. Lions, tigers, giraffes, zebras, and many other creatures may be found at the zoo. Additionally, a playground, picnic area, and petting zoo are there.

DOWNTOWN ABILENE

- A busy district with old buildings, restaurants, stores, and art galleries is downtown Abilene. The downtown area is also home to a number of public art projects, such as sculptures and murals. The Abilene Artwalk, the Abilene Downtown Association's "City Sidewalks" event, and the West Texas Book Festival are just a few of the annual activities held in the downtown area.

THE ABILENE PHILHARMONIC ORCHESTRA

- The Abilene Philharmonic Orchestra is a professional orchestra that gives concerts all year round, including both classical and pop music. The orchestra performs at the Abilene Convention Center and includes talented musicians from all over the world.

ABILENE STATE PARK

- Just outside of Abilene is the stunning natural region known as Abilene State Park. The park has spaces for camping, fishing, picnics, and hiking. There is a swimming pool as well, which is available throughout the summer.



ABILENE CHRISTIAN UNIVERSITY

Abilene Christian University (ACU) is a private Christian institution located in Abilene, Texas, and affiliated with the Churches of Christ. Established in 1906, ACU is known for its strong commitment to integrating faith and education, *providing students with an environment that encourages both academic excellence and spiritual growth*. The university offers a variety of undergraduate and graduate programs across fields like *business, education, theology, and the sciences, with a focus on experiential learning and leadership development*. ACU's campus features modern facilities, including advanced research centers, and is home to a vibrant student community involved in service, athletics, and cultural activities. With a dedication to "exceptional Christian education," *ACU aims to prepare students to impact the world positively through professional and personal integrity*.



**BEST ONLINE
BACHELOR'S PROGRAMS**
U.S. NEWS & WORLD REPORT 2024



AMERICA'S TOP COLLEGES
FORBES 2024-25



BEST COLLEGES IN THE U.S.
*WALL STREET JOURNAL/COLLEGE
PULSE 2025*

ACU'S MASTER PLAN - ALLEN RIDGE DEVELOPMENT



The ACU Board of Trustees approved the initial phase of the Allen Ridge development, aiming to break ground within 6-9 months. The project will feature apartments, a hotel, a pond, restaurants, and retail spaces on 30 acres. Led by ACIMCO and Dallas firm BVTD LLC, it's planned to echo similar developments like Watter's Creek. With an estimated \$55 million cost, the project emphasizes quality, aiming to create a vibrant community destination. Future phases may expand retail options based on local demand. For more, click to see the full article [here](#).

[Click here to view Board Walk at Allen Ridge Phase 2 OM](#)



CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **1525 E Stamford St, Abilene, TX 79601** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services™. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews Real Estate Investment Services™ is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services™, the property, or the seller by such entity.

Owner and Matthews Real Estate Investment Services™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.



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.

11-2-2015



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.

Matthews Real Estate Investment Services, Inc.	678067	transactions@matthews.com	866-889-0050
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Patrick Graham	528005	licensing@matthews.com	866-889-0050
Designated Broker of Firm	License No.	Email	Phone
Patrick Graham	528005	licensing@matthews.com	866-889-0050
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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ABILENE CHRISTIAN HIGH SCHOOL

3,100 STUDENTS



MULTI TENANT SHOPPING

T-4

T-3

EXCLUSIVELY LISTED BY:

SELF STORAGE
4.0 AC NET USABLE

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License No. 01982875 (CA)

P-6

P-5

T-2

T-1

P-3



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Conrad Sarreal in conjunction with Matthews Real Estate Investment Services™, a cooperating foreign broker for this listing pursuant to Section 535.4(b) of the Texas Administrative Code

PATRICK GRAHAM

BROKER OF RECORD

License No. 9005919 (TX)

± 26,000 VPD