



HWY 277 & DUB WRIGHT BOULEVARD

Abilene, TX 79606

LAND



QUICK FACTS



PURCHASE PRICE
\$3.00 - \$6.00 per SF



TOTAL ACREAGE
47.4 AC



ZONING
Mixed-Use Development



TRAFFIC COUNT
18,600+ VPD

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Trade Area & Information



LOCATION

Located on the south corner of HWY 277 & Dub Wright Boulevard.

DESCRIPTION

Large development tracts available in one of Abilene's newest multi-use developments. These tracts are conveniently positioned between Abilene and the Dyess Air Force Base. A 3-minute drive from the Dyess Air Force Base main gate and only a 6-minute drive from the Abilene City Mall with 80+ retailers. Approximately 4-miles from the Abilene Country Club and 5-miles from the Abilene Regional Medical Center.

Property is not in the floodplain.

OPTIONS

- Tract A - 10 Acre Retail - \$5.00 per Square Foot
- Tract B - 4.7 Acre Retail Pad Sites - \$6.00 per Square Foot
- Tract C - 4.7 Acre Retail Pad Sites - \$6.00 per Square Foot
- Tract D - 21.4 Acre Multifamily - \$3.00 per Square Foot
- Tract E - 4.7 Acre Storage - \$3.00 per Square Foot



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Demographics



POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	2,629	27,890	75,300
MEDIAN AGE	28	33.7	35.3
MEDIAN AGE (MALE)	27.8	32.7	32.8
MEDIAN AGE (FEMALE)	28.9	34.1	37.3

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,091	11,508	30,417
# OF PERSONS PER HH	2.4	2.4	2.5
AVERAGE HH INCOME	\$50,670	\$60,828	\$57,365
AVERAGE HOUSE VALUE	\$151,855	\$153,218	\$133,502

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