

# 2011 Commercial Property Snapshot

**Abilene, Texas**



Information Compiled By

Spec 3 Pictured Above



**Develop**Abilene

Abilene Industrial Foundation

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# How to Use the Snapshot

This Snapshot contains properties that are available in Abilene and is updated as often as possible through property submissions provided by Abilene Commercial realtors. The properties are divided into three major categories. First is Industrial, Manufacturing and Warehouse, second is Commercial Office space, and third is Commercial Retail Space. The contacts for individual properties are then listed at the end. Each property in this snapshot has been given an identification number. The first number represents the category of square footage that is available, which is in ten-thousand foot increments. The second number is unique to each property and is assigned in the order the property is added to the snapshot. Example Property number 7-13. This property would have a square footage between 70,000 and 79,999 feet and was the thirteenth property added to the snapshot in its size category. (Properties with less than 10,000 feet will have a first number of 0.)

**\*New properties may be added to the snapshot at any time by visiting <http://aif.developabilene.com/properties/submit-property.php>**

Last Updated 5/9/11

## Industrial, Manufacturing and Warehouse Properties

Property No. 0-1			
<b>Property Name:</b> Overland Trail Property	<b>Purchase Price</b>	175,000	
<b>Contact:</b> Paul Johnson and Associates	<b>Total Square Footage</b>	9,000	<b>Square Feet Available</b> 9,000
<b>Address:</b> 1702 W Overland Trail 79603	<b>Largest Space</b>	N/A	<b>Smallest Space</b> N/A
	<b>Annual Lease Rate</b>	N/A	<b>Average Length of Lease</b> N/A
	<b>Occupancy Rate</b>	N/A	
	<b>Additional Info</b>	Sits on one acre	
Property No. 0-2			
<b>Property Name:</b> Mid-Town Storage	<b>Purchase Price</b>	N/A	
<b>Contact:</b> Ron Harrell	<b>Total Square Footage</b>	21,024	<b>Square Feet Available</b> 5,100
<b>Address:</b> 618 Pecan 79602	<b>Largest Space</b>	5,100	<b>Smallest Space</b> 5,100
	<b>Annual Lease Rate</b>	\$3.53 per square foot	<b>Average Length of Lease</b> 1 year +
	<b>Occupancy Rate</b>	N/A	
	<b>Additional Info</b>	12-15' eave height. Adjacent 3,500 SF yard available at \$250/month. Owner will fence the yard and/or build-out the warehouse space for additional charges.	
Property No. 0-3			
<b>Property Name:</b> 2452 Industrial Boulevard	<b>Purchase Price</b>	N/A	
<b>Contact:</b> Russ Webb	<b>Total Square Footage</b>	3,600	<b>Square Feet Available</b> 3,600
<b>Address:</b> 2452 Industrial Boulevard	<b>Largest Space</b>	3,600	<b>Smallest Space</b> 1,800
	<b>Annual Lease Rate</b>	1,600/month MG	<b>Average Length of Lease</b> N/A
	<b>Occupancy Rate</b>	N/A	
	<b>Additional Info</b>	Minutes from Treadway Boulevard, Mall of Abilene, Buffalo Gap Road, and Loop 322. Excellent for storage, light industrial, or carpentry shop. Drive thru two grade level doors that can be subdivided with 20' Clear Height.	

<b>Property No. 0-4</b>			
<b>Property Name:</b> 2456 Industrial Boulevard	<b>Purchase Price</b>	N/A	
<b>Contact:</b> Russ Webb	<b>Total Square Footage</b>	3,600	<b>Square Feet Available</b> 3,600
<b>Address:</b> 2456 Industrial Boulevard	<b>Largest Space</b>	N/A	<b>Smallest Space</b> N/A
	<b>Annual Lease Rate</b>	1,600/month MG	<b>Average Length of Lease</b> N/A
	<b>Occupancy Rate</b>	N/A	
	<b>Additional Info</b>	Minutes from Treadway Boulevard, Mall of Abilene, Buffalo Gap Road, and Loop 322. Excellent for storage, light industrial, or carpentry shop. Dock high Door 16' Clear Height	
<b>Property No. 1-2</b>			
<b>Property Name:</b> 1402 Petroleum	<b>Purchase Price</b>	14,381	
<b>Contact:</b> Scott Hearne	<b>Total Square Footage</b>	19,175	<b>Square Feet Available</b> 19,175
<b>Address:</b> 1402 Petroleum 79602	<b>Largest Space</b>	19,175	<b>Smallest Space</b>
	<b>Annual Lease Rate</b>	<b>Average Length of Lease</b>	
	<b>Occupancy Rate</b>		
	<b>Additional Info</b>	There are a total of 3 adjoining lots available. Great spot for a retail-warehouse type business. Will build to suit and possible owner finance.	
<b>Property No. 2-1</b>			
<b>Property Name:</b> Sun Supply Corporation	<b>Purchase Price</b>	269,000	
<b>Contact:</b> Sentor Realtors® (Tom Niblo)	<b>Total Square Footage</b>	25,000	<b>Square Feet Available</b> 25,000
<b>Address:</b> 741 North 5th Street 79601	<b>Largest Space</b>	N/A	<b>Smallest Space</b> N/A
	<b>Annual Lease Rate</b>	Will Consider	<b>Average Length of Lease</b> Unknown
	<b>Occupancy Rate</b>	N/A	
	<b>Additional Info</b>	Property can be divided into partial tenants.	
<b>Property No. 2-2</b>			
<b>Property Name:</b> 1801 Industrial	<b>Purchase Price</b>	88,000	
<b>Contact:</b> Scott Hearne	<b>Total Square Footage</b>	22,000	<b>Square Feet Available</b> 22,000
<b>Address:</b> 1801 Industrial 79602	<b>Largest Space</b>	22,000	<b>Smallest Space</b> N/A
	<b>Annual Lease Rate</b>	<b>Average Length of Lease</b>	
	<b>Occupancy Rate</b>		
	<b>Additional Info</b>	Vacant lot with 110 feet of industrial frontage. Just west of Treadaway, easy access to highways. Will build to suit. Larger lots available. Possible owner finance. Known as lot 203 or lot 2 on the plat. In the new Burl Harris Industrial Park.	

<b>Property No. 2-3</b>			
<b>Property Name:</b> 1225 Energy	<b>Purchase Price</b>	37,900	
<b>Contact:</b> Scott Hearne	<b>Total Square Footage</b>	23,217	<b>Square Feet Available</b> 23,217
<b>Address:</b> 1225 Energy 79602	<b>Largest Space</b>	23,217	<b>Smallest Space</b>
	<b>Annual Lease Rate</b>		<b>Average Length of Lease</b>
	<b>Occupancy Rate</b>		
	<b>Additional Info</b>	Approximately half an acre with another half acre lot next door available. Will build to suit and possible owner finance. Great industrial location.	
<b>Property No. 2-4</b>			
<b>Property Name:</b> 1233 Energy	<b>Purchase Price</b>	37,900	
<b>Contact:</b> Scott Hearne	<b>Total Square Footage</b>	21,910	<b>Square Feet Available</b> 21,910
<b>Address:</b> 1233 Energy 79602	<b>Largest Space</b>	21,910	<b>Smallest Space</b>
	<b>Annual Lease Rate</b>		<b>Average Length of Lease</b>
	<b>Occupancy Rate</b>		
	<b>Additional Info</b>	Approximately half an acre with another half acre lot next door available. Will build to suit and possible owner finance. Great industrial location.	
<b>Property No. 3-1</b>			
<b>Property Name:</b> 4465 S Treadaway	<b>Purchase Price</b>	71,440	
<b>Contact:</b> Scott Hearne	<b>Total Square Footage</b>	35,719	<b>Square Feet Available</b> 35,719
<b>Address:</b> 4465 S Treadaway 79602	<b>Largest Space</b>	35,719	<b>Smallest Space</b> N/A
	<b>Annual Lease Rate</b>		<b>Average Length of Lease</b>
	<b>Occupancy Rate</b>		
	<b>Additional Info</b>	Excellent frontage! Excellent location! More land is available adjoining this lot, on Ben Richey. Will build to suit. Possible owner finance	
<b>Property No. 3-1</b>			
<b>Property Name:</b> 200 Wall Street	<b>Purchase Price</b>	N/A	
<b>Contact:</b> Chas Lester	<b>Total Square Footage</b>	33,000	<b>Square Feet Available</b> 33,000
<b>Address:</b> 200 Wall Street Abilene	<b>Largest Space</b>	33,000	<b>Smallest Space</b> 12,088
	<b>Annual Lease Rate</b>	\$3.00 - \$4.00/SF	<b>Average Length of Lease</b> N/A
	<b>Occupancy Rate</b>	N/A	
<b>Property No. 4-1</b>			
<b>Property Name:</b> Health Center Drive Hospital	<b>Purchase Price</b>	5,500,000	
<b>Contact:</b> Interra Capital Group (Ben Medetsky)	<b>Total Square Footage</b>	40,633	<b>Square Feet Available</b> 40,633
<b>Address:</b> 5602 Health Center Drive 79606	<b>Largest Space</b>	N/A	<b>Smallest Space</b> N/A
	<b>Annual Lease Rate</b>	N/A	<b>Average Length of Lease</b> N/A
	<b>Occupancy Rate</b>	N/A	
	<b>Additional Info</b>	Construction was completed in 2005 and was priced at less than half of the replacement costs. It is located at the intersection of Hwy 277 and Health Center Drive on the West side of Abilene. This places it near Dyess AFB, McMurry University, the Mall of Abilene and I-20. It is 15 minutes from Abilene Regional Airport.	

<b>Property No. 4-2</b>			
<b>Property Name:</b> Sears Building	<b>Purchase Price</b>	350,000	
<b>Contact:</b> Dan Lawson (Proterra Properties)	<b>Total Square Footage</b>	40,000	<b>Square Feet Available</b> 40,000
<b>Address:</b> 226 E. South 7th Street	<b>Largest Space</b>	40,000	<b>Smallest Space</b> 20,000
	<b>Annual Lease Rate</b>	\$1.75/Sq Ft	<b>Average Length of Lease</b> 3-5 yrs
	<b>Occupancy Rate</b>		
	<b>Additional Info</b>	4 Dock Doors, 16' clear height, fire sprinkler system, free standing building, fenced outside storage, 3,800 square foot office area	
<b>Property No. 4-3</b>			
<b>Property Name:</b> Former Sears Warehouse	<b>Purchase Price</b>	400,000	
<b>Contact:</b> Paul Jonson and Associates	<b>Total Square Footage</b>	40,000	<b>Square Feet Available</b> 40,000
<b>Address:</b> 721 E S 7th 79602	<b>Largest Space</b>	40,000	<b>Smallest Space</b> TBD
	<b>Annual Lease Rate</b>	\$2/ Sq Ft/M + NNN	<b>Average Length of Lease</b> Annual
	<b>Occupancy Rate</b>	0%	
	<b>Additional Info</b>	Dock high with easy access to S. Treadaway.	
<b>Property No. 5-1</b>			
<b>Property Name:</b> 1358 Petroleum	<b>Purchase Price</b>	38,963	
<b>Contact:</b> Scott Hearne	<b>Total Square Footage</b>	51,950	<b>Square Feet Available</b> 51,950
<b>Address:</b> 1358 Petroleum 79602	<b>Largest Space</b>	51,950	<b>Smallest Space</b>
	<b>Annual Lease Rate</b>		<b>Average Length of Lease</b>
	<b>Occupancy Rate</b>		
	<b>Additional Info</b>	There are a total of 3 adjoining lots available. Great spot for a retail-warehouse type business. Will build to suit and possible owner finance. Lots also back up to available lots 1225 & 1233 Energy Circle	
<b>Property No. 5-2</b>			
<b>Property Name:</b> 4250 Burl Harris	<b>Purchase Price</b>	201,247	
<b>Contact:</b> Scott Hearne	<b>Total Square Footage</b>	57,000	<b>Square Feet Available</b> 57,000
<b>Address:</b> 4250 Burl Harris 79602	<b>Largest Space</b>	57,000	<b>Smallest Space</b>
	<b>Annual Lease Rate</b>		<b>Average Length of Lease</b>
	<b>Occupancy Rate</b>		
	<b>Additional Info</b>	Approximately 57,000 sq feet of land in a new industrial park in Abilene. More land is available.	

<b>Property No. 6-1</b>			
<b>Property Name:</b> Former Winn Dixie Building	<b>Purchase Price</b>	Unknown	
<b>Contact:</b> Paul Johnson and Associates	<b>Total Square Footage</b>	60,000	<b>Square Feet Available</b> 60,000
<b>Address:</b> 4301 South 1st Street 79603	<b>Largest Space</b>	Unknown	<b>Smallest Space</b> Unknown
	<b>Annual Lease Rate</b>	\$5/M plus NNNs (Neg) <b>Average Length of Lease</b> Neg	
	<b>Occupancy Rate</b>	Unknown	
	<b>Additional Info</b>	sits on 12 acres; 400 parking spaces; 6,000 sq. ft.; 14' ceiling height; column spacing 40' x 40'; HVAC; sprinkler; AEP-277/480 power; one dock-high door; built in 1997; excellent condition; can be divided; lease rate negotiable; located on main thoroughfare on South 1st (Business 20) and Pioneer Drive just off the Winters Freeway (US 277); immediate possession	
<b>Property No. 6-2</b>			
<b>Property Name:</b> 1502 Ben Richey	<b>Purchase Price</b>	65,340	
<b>Contact:</b> Scott Hearne	<b>Total Square Footage</b>	65,340	<b>Square Feet Available</b> 65,340
<b>Address:</b> 1502 Ben Richey 79602	<b>Largest Space</b>	65,340	<b>Smallest Space</b>
	<b>Annual Lease Rate</b>	<b>Average Length of Lease</b>	
	<b>Occupancy Rate</b>		
	<b>Additional Info</b>	Adjoins additional land on Treadaway and Ben Richey. Will build to suit, subdivide, and possibly owner finance.	
<b>Property No. 6-3</b>			
<b>Property Name:</b> 1474 Ben Richey	<b>Purchase Price</b>	62,726	
<b>Contact:</b> Scott Hearne	<b>Total Square Footage</b>	62,726	<b>Square Feet Available</b> 62,726
<b>Address:</b> 1474 Ben Richey 79602	<b>Largest Space</b>	62,726	<b>Smallest Space</b>
	<b>Annual Lease Rate</b>	<b>Average Length of Lease</b>	
	<b>Occupancy Rate</b>		
	<b>Additional Info</b>	Great location off of treadaway. Additional land available next door if needed. Good visibility. Will build to suit, Subdivide, and possible owner finance.	

Property No. 8-1			
<b>Property Name:</b> Cotton Warehouse	<b>Purchase Price</b>	495,000	
<b>Contact:</b> Sentor Realtors® (Tom Niblo)	<b>Total Square Footage</b>	80,000	<b>Square Feet Available</b> 80,000
<b>Address:</b> 602 North 2nd Street 79601	<b>Largest Space</b>	N/A	<b>Smallest Space</b> N/A
	<b>Annual Lease Rate</b>	N/A	<b>Average Length of Lease</b> N/A
	<b>Occupancy Rate</b>	N/A	
	<b>Additional Info</b>	This building is located on a 90,000 sq foot lot (one city block) and currently has no roof.	
Property No. 9-1			
<b>Property Name:</b> TBD Burl Harris	<b>Purchase Price</b>	182,080	
<b>Contact:</b> Scott Hearne	<b>Total Square Footage</b>	91,000	<b>Square Feet Available</b> 91,000
<b>Address:</b>	<b>Largest Space</b>	91,000	<b>Smallest Space</b> N/A
	<b>Annual Lease Rate</b>	N/A	<b>Average Length of Lease</b> N/A
	<b>Occupancy Rate</b>	N/A	
	<b>Additional Info</b>	91,000 sqft, that can be divided into smaller lots, possible railroad access. will build to suit, possible owner finance and will subdivide. known as the south part of lot 6 or 206.	
Property No. 10-1			
<b>Property Name:</b> Spec 3	<b>Purchase Price</b>	Negotiable	
<b>Contact:</b> DevelopAbilene	<b>Total Square Footage</b>	100,000	<b>Square Feet Available</b> 100,000
<b>Address:</b> 6558 5 Points Pkwy	<b>Largest Space</b>	N/A	<b>Smallest Space</b> N/A
	<b>Annual Lease Rate</b>	Negotiable	<b>Average Length of Lease</b> Negotiable
	<b>Occupancy Rate</b>	0%	
	<b>Additional Info</b>	Flexible division or expansion of manufacturing shell, expandable to 200,000 Sq/Ft. 18 acre site, tilt up concrete construction, 32 Ft clear production area ceiling height, 50x50 production area column spacing, multiple dock doors, rail spur access, for sale or lease.	

<b>Property No. 12-1</b>			
<b>Property Name:</b> 4249 Burl Harris	<b>Purchase Price</b>	Unknown	
<b>Contact:</b> Scott Hearne	<b>Total Square Footage</b>	129,600	<b>Square Feet Available</b> 129,600
<b>Address:</b> 4249 Burl Harris 79602	<b>Largest Space</b>	129600	<b>Smallest Space</b>
	<b>Annual Lease Rate</b>	<b>Average Length of Lease</b>	
	<b>Occupancy Rate</b>		
	<b>Additional Info</b>	Almost 3 acres in a new industrial park in Abilene. Just off of Industrial and Treadaway. More land available.	
<b>Property No. 12-2</b>			
<b>Property Name:</b> Victor Building	<b>Purchase Price</b>	2,226,600	
<b>Contact:</b> First Industrial Realty	<b>Total Square Footage</b>	123,700	<b>Square Feet Available</b> 123,700
<b>Address:</b> 3501 Maple St	<b>Largest Space</b>	123,700	<b>Smallest Space</b>
	<b>Annual Lease Rate</b>	\$1.99/sq ft net	<b>Average Length of Lease</b>
	<b>Occupancy Rate</b>	0%	
	<b>Additional Info</b>	18-20 ft ceiling, 12,400 office build out, 7 dock doors, 40x40 column spacing, 100% sprinkled, 3 phase 277/480 electrical, 6 ft reinforced concrete floors, on 32 acres.	
<b>Property No. 16-1</b>			
<b>Property Name:</b> Central Lot	<b>Purchase Price</b>	95,000	
<b>Contact:</b> Scott Hearne	<b>Total Square Footage</b>	169,900	<b>Square Feet Available</b> 169,900
<b>Address:</b> 5157 Central 79605	<b>Largest Space</b>	169,900	<b>Smallest Space</b>
	<b>Annual Lease Rate</b>	<b>Average Length of Lease</b>	
	<b>Occupancy Rate</b>		
	<b>Additional Info</b>	3.96 Acres of vacant land just off the loop. Located in between and behind the old Arrow Building and the Collision Center Building.	

<b>Property No. 31-1</b>			
<b>Property Name:</b> 4326 Burl Harris	<b>Purchase Price</b>	931,748	
<b>Contact:</b> Scott Hearne	<b>Total Square Footage</b>	310,582	<b>Square Feet Available</b> 310,582
<b>Address:</b> 4326 Burl Harris	<b>Largest Space</b>	310,582	<b>Smallest Space</b> N/A
	<b>Annual Lease Rate</b>	Negotiable	<b>Average Length of Lease</b> Yearly
	<b>Occupancy Rate</b>	0%	
	<b>Additional Info</b>	Approximately 7.13 acres, that can be divided into smaller lots. A limited number of lots will be available with road frontage, will build to suit, will subdivide, and will owner finance. Located in the new Burl Harris Industrial Park. Near treadaway and industrial.	
<b>Property No. 35-1</b>			
<b>Property Name:</b> Windstar Industrial Center	<b>Purchase Price</b>	N/A	
<b>Contact:</b> Paul Johnson and Associates	<b>Total Square Footage</b>	645,813	<b>Square Feet Available</b> 355,000
<b>Address:</b> 1000 East I-20 79601	<b>Largest Space</b>	59,145	<b>Smallest Space</b> 18,241
	<b>Annual Lease Rate</b>	\$2/M plus NNNs	<b>Average Length of Lease</b> Unknown
	<b>Occupancy Rate</b>	46%	
	<b>Additional Info</b>	Complex for warehouse, distribution, or light manufacturing; 100 acre site in NE Abilene; bordered by I-20 with excellent access to NSEW trucking lanes; city utilities, water, sewer, fully sprinkled; steel column and beam support; ceiling height 16'-18'; 1000+ parking; AEP 277/480 power; built in 1974; excellent condition; 16 doors, 2 ramps-doors <a href="http://www.windstarindustrialcenter.com/">http://www.windstarindustrialcenter.com/</a>	
<b>Property No. 38-1</b>			
<b>Property Name:</b> Lockheed Facility A&B	<b>Purchase Price</b>	Unknown	
<b>Contact:</b> Develop Abilene	<b>Total Square Footage</b>	381,644	<b>Square Feet Available</b>
<b>Address:</b> 300 Wall St 79603	<b>Largest Space</b>		<b>Smallest Space</b>
	<b>Annual Lease Rate</b>	Unit A \$2.50/sf Gross	<b>Average Length of Lease</b>
	<b>Additional Info</b>	Unit B \$3.50/sf Gross Unit A - 263,500 s.f., Unit B - 92,795 s.f., 20,500 s.f. Office space, 147'-277' ceiling height, Unit A has 3 Dock/3 Drive-in doors, Unit B has 2 Dock/2 Drive-in doors, Unit A has 5 Cranes (5 ton), Unit B has 2 Cranes (2½ ton)	

## Commercial Office Space Properties

Property No. 0-1			
<b>Property Name:</b> Industrial Office Space	<b>Purchase Price</b>	Unknown	
<b>Contact:</b> John Brogan	<b>Total Square Footage</b>	5,000	<b>Square Feet Available</b> 5,000
<b>Address:</b> 2094 Industrial Blvd 79602	<b>Largest Space</b>	Unknown	<b>Smallest Space</b> Unknown
	<b>Annual Lease Rate</b>	Unknown	<b>Average Length of Lease</b> 1-5 Years
	<b>Occupancy Rate</b>	Unknown	
	<b>Additional Info</b>	3,125 sq. ft. premium, high-end office space with oak paneling, carpet in six large offices, tile in entry, break room, men's and women's restrooms, and tile countertops in break room; 625 sq. ft. standard office space; 1,250 sq. ft. warehouse/shop with bathroom; additional 5,000 sq. ft. building (warehouse space only)	
Property No. 0-2			
<b>Property Name:</b> Old Fox TV Yard/Office	<b>Purchase Price</b>	257,000	
<b>Contact:</b> Senter Realtors®	<b>Total Square Footage</b>	7,184	<b>Square Feet Available</b> 7,194
<b>Address:</b> 5189 Texas Ave 79605	<b>Largest Space</b>	N/A	<b>Smallest Space</b> N/A
	<b>Annual Lease Rate</b>	N/A	<b>Average Length of Lease</b> N/A
	<b>Occupancy Rate</b>	N/A	
	<b>Additional Info</b>	land area - 60,600 sq. ft.; currently leased but tenant could be moved; formerly Fox TV	
Property No. 0-3			
<b>Property Name:</b> BBVA Compass United Center	<b>Purchase Price</b>	N/A	
<b>Contact:</b> Jim Hatchett Jr. REMax of Abilene	<b>Total Square Footage</b>	24,276	<b>Square Feet Available</b> 4,530
<b>Address:</b> 1049 N 3rd 79601	<b>Largest Space</b>	1,225	<b>Smallest Space</b> 250
	<b>Annual Lease Rate</b>	9.60/10.80/SqFt+NNN	<b>Average Length of Lease</b> 2-5 Yrs
	<b>Occupancy Rate</b>		
	<b>Additional Info</b>	Other current tenants include BBVA Compass Bank, Fuel Masters and Dataroo, Inc.	

<b>Property No. 0-4</b>			
<b>Property Name:</b> The Cloisters	<b>Purchase Price</b>	N/A	
<b>Contact:</b> Jim Hatchett Jr. REMax of Abilene	<b>Total Square Footage</b>	10,500	<b>Square Feet Available</b> 3,200
<b>Address:</b> 3909 S 7th St 79605	<b>Largest Space</b>	3,200	<b>Smallest Space</b> 250
	<b>Annual Lease Rate</b>	10.2-13.2/SqFt	<b>Average Length of Lease</b> N/A
	<b>Occupancy Rate</b>		
	<b>Additional Info</b>	Other current tenants include Mezamiz Duex Coffee House, Wicker-Parker Insurance, Abilene Interior Design, Continual Oil & Gas. Some of the spaces include utilities. Some bank and creek deck, all courtyard.	
<b>Property No. 0-5</b>			
<b>Property Name:</b> Commerce Plaza	<b>Purchase Price</b>	N/A	
<b>Contact:</b> Laree Henry Alliance Realty	<b>Total Square Footage</b>	50,000	<b>Square Feet Available</b> 10,000
<b>Address:</b> 1290 S. Willis 79605	<b>Largest Space</b>	10,000	<b>Smallest Space</b> 200
	<b>Annual Lease Rate</b>	Neg	<b>Average Length of Lease</b> 1-3 years
	<b>Occupancy Rate</b>	70	
	<b>Additional Info</b>	Other current tenants include Texas Workers Comp, Several Attorneys, Alliance Realty, 3 Home Health Care Companies as well as several insurance agencies.	
<b>Property No. 0-6</b>			
<b>Property Name:</b> First Financial Bank West	<b>Purchase Price</b>		
<b>Contact:</b> First Financial Bank of Abilene	<b>Total Square Footage</b>	47,000	<b>Square Feet Available</b> 2,187
<b>Address:</b> 401 Cypress Street 79601	<b>Largest Space</b>	1,492	<b>Smallest Space</b> 695
	<b>Annual Lease Rate</b>	\$9.60/Year (Negotiable)	<b>Average Length of Lease</b> 1-5 Years
	<b>Additional Info</b>	This building includes on-site management, 24 hour climate control, a meeting room, janitorial services, security card access and utilities.	

<b>Property No. 0-7</b>			
<b>Property Name:</b> Pioneer Office Park	<b>Purchase Price</b>	Unknown	
<b>Contact:</b> Associated Publishing Company	<b>Total Square Footage</b>	24,623	<b>Square Feet Available</b> 6,880
<b>Address:</b> 303 South Pioneer Drive 79605	<b>Largest Space</b>	3,100	<b>Smallest Space</b> 800
	<b>Annual Lease Rate</b>	\$8-10/sq ft/year	<b>Average Length of Lease</b> 2-5 Years
	<b>Occupancy Rate</b>	72%	
	<b>Additional Info</b>	easy access to Winters Freeway and Business Hwy. 80; adjacent to quiet residential neighborhood; janitorial and city services provided; lease rate and move-in incentives negotiable for longer term contracts	
<b>Property No. 0-8</b>			
<b>Property Name:</b> Corporate Place Office Complex	<b>Purchase Price</b>	N/A	
<b>Contact:</b> Hallmark Real Estate Service (Ron Harrell)	<b>Total Square Footage</b>	45,277	<b>Square Feet Available</b> 3,700
<b>Address:</b> 3301 North 3rd Street 79603	<b>Largest Space</b>	5,000	<b>Smallest Space</b> 150
	<b>Annual Lease Rate</b>	\$10.20-12/sq ft/Year	<b>Average Length of Lease</b> 6m-3y
	<b>Occupancy Rate</b>	90%	
	<b>Additional Info</b>	multi-tenant building; variety of class "A" lease space from a single room in an executive suite to 5,000 SF with a wet bar, private restroom, and conference room; locally owned with on-site management/maintenance by a professional staff; abundant off-street parking; convenient central location within a block of N/S and E/W thoroughfares; janitorial and utilities included	
<b>Property No. 0-9</b>			
<b>Property Name:</b> Century Plaza	<b>Purchase Price</b>	N/A	
<b>Contact:</b> Century Plaza (Kelly Kinard)	<b>Total Square Footage</b>	112,430	<b>Square Feet Available</b> 8,500
<b>Address:</b> 2 Village Dr 79606 (S Clack)	<b>Largest Space</b>	6,300	<b>Smallest Space</b> 750
	<b>Annual Lease Rate</b>	\$10.80/sq ft/year	<b>Average Length of Lease</b> 3-5 Years
	<b>Occupancy Rate</b>	92%	
	<b>Additional Info</b>	Class A building, free parking, convenient location, on site management, full service lease, utilities included	

<b>Property No. 0-10</b>			
<b>Property Name:</b> 2446 Industrial Boulevard	<b>Purchase Price</b>	N/A	
<b>Contact:</b> Russ Webb	<b>Total Square Footage</b>	3,000	<b>Square Feet Available</b> 3,000
<b>Address:</b> 2446 Industrial Boulevard	<b>Largest Space</b>	N/A	<b>Smallest Space</b> N/A
	<b>Annual Lease Rate</b>	1,600/ month MG	<b>Average Length of Lease</b> N/A
	<b>Occupancy Rate</b>	N/A	
	<b>Additional Info</b>	Minutes from Treadway Boulevard, Mall of Abilene, Buffalo Gap Road, and Loop 322. Excellent for storage, light industrial, or carpentry shop.	
<b>Property No. 0-11</b>			
<b>Property Name:</b> Former ACCO Feed Offices	<b>Purchase Price</b>	N/A	
<b>Contact:</b> Kristina Jones	<b>Total Square Footage</b>	9,960	<b>Square Feet Available</b> 9,960
<b>Address:</b> 750 China St.	<b>Largest Space</b>	N/A	<b>Smallest Space</b> N/A
	<b>Annual Lease Rate</b>	N/A	<b>Average Length of Lease</b> N/A
	<b>Occupancy Rate</b>	N/A	
	<b>Additional Info</b>	Possibility of Additional Land Space	
<b>Property No. 1-1</b>			
<b>Property Name:</b> Cresendo Building	<b>Purchase Price</b>	N/A	
<b>Contact:</b> First Financial Bank of Abilene	<b>Total Square Footage</b>	14,000	<b>Square Feet Available</b> N/A
<b>Address:</b> 1052 North 5th Street 79601	<b>Largest Space</b>	N/A	<b>Smallest Space</b> N/A
	<b>Annual Lease Rate</b>	Neg	<b>Average Length of Lease</b> Neg
	<b>Additional Info</b>		
<b>Property No. 2-1</b>			
<b>Property Name:</b> Former Stenograph Building	<b>Purchase Price</b>	295,000	
<b>Contact:</b> Woodridge Investments (Sandy Utley)	<b>Total Square Footage</b>	28,000	<b>Square Feet Available</b> 28,000
<b>Address:</b> 202 Pine St 79601	<b>Largest Space</b>	28,000	<b>Smallest Space</b> 1,000
	<b>Annual Lease Rate</b>	Neg	<b>Average Length of Lease</b> Yearly
	<b>Occupancy Rate</b>	0%	
	<b>Additional Info</b>	There are four floors at 7,000 sq ft each; includes sprinkler system and elevator.	
<b>Property No. 2-2</b>			
<b>Property Name:</b> 3444 N 1st	<b>Purchase Price</b>	N/A	
<b>Contact:</b> Paul Johnson	<b>Total Square Footage</b>	100,000	<b>Square Feet Available</b> 25,000
<b>Address:</b> 3444 N 1st	<b>Largest Space</b>	11,247	<b>Smallest Space</b> 400
	<b>Annual Lease Rate</b>	\$9-\$10/sqft/year	<b>Average Length of Lease</b> Unknown
	<b>Occupancy Rate</b>	0%	
	<b>Additional Info</b>	Other tenants include Texas Attorney General, Texas Railroad Commission, and a health care company.	

<b>Property No. 3-1</b>			
<b>Property Name:</b> Gee Building	<b>Purchase Price</b>	375,000	
<b>Contact:</b> Coldwell Banker, Panian & Mash (Pat Patton)	<b>Total Square Footage</b>	38,906	<b>Square Feet Available</b> 38,906
<b>Address:</b> 502 North Willis Street 79603	<b>Largest Space</b>	Call	<b>Smallest Space</b> Call
	<b>Annual Lease Rate</b>	Unknown	<b>Average Length of Lease</b> Unknown
	<b>Occupancy Rate</b>	N/A	
	<b>Additional Info</b>	parking; yard; first floor = 12,464 sq. ft.; second through sixth floors = 4,400 sq. ft. each	
<b>Property No. 4-2</b>			
<b>Property Name:</b> First Financial Bank at River Oaks	<b>Purchase Price</b>	N/A	
<b>Contact:</b> First Financial Bank of Abilene	<b>Total Square Footage</b>	41,284	<b>Square Feet Available</b> 0
<b>Address:</b> 3300 South 14th Street 79605	<b>Largest Space</b>	0	<b>Smallest Space</b> 0
	<b>Annual Lease Rate</b>	\$9.60/sq ft/year	<b>Average Length of Lease</b> 1-3 Years
	<b>Occupancy Rate</b>	100%	
	<b>Additional Info</b>	free parking; locally owned and managed by FFIN; janitorial services; centrally located; utilities paid; current tenants include First Financial Bank of Abilene, First Command IRA, Newberry/Roadcap Architects, and Abilene Better Business	
<b>Property No. 10-1</b>			
<b>Property Name:</b> 4400 Place	<b>Purchase Price</b>	N/A	
<b>Contact:</b> 4400 Place (Jim or Jed Taylor)	<b>Total Square Footage</b>	109,700	<b>Square Feet Available</b>
<b>Address:</b> 4400 Buffalo Gap Rd 79606	<b>Largest Space</b>	2,254	<b>Smallest Space</b> 288
	<b>Annual Lease Rate</b>	\$12.00/sq ft/year	<b>Average Length of Lease</b> 2-5 Years
	<b>Occupancy Rate</b>	90%	
	<b>Additional Info</b>	Class A, 6 story building housing First Financial Bank of Abilene. Built in 1984, building is up to date with computer controlled security access, high speed internet, advanced lighting. Space includes corporate suites, executive suite offices and small personal offices. Public restrooms and water fountains on all floors, handicap accessible. Full-time maintenance staff, janitorial, on-site management, and 24/7 access to offices.	
<b>Property No. 17-1</b>			
<b>Property Name:</b> First Financial Bank Building	<b>Purchase Price</b>	N/A	
<b>Contact:</b> First Financial Bank of Abilene	<b>Total Square Footage</b>	170,842	<b>Square Feet Available</b> 0
<b>Address:</b> 400 Pine Street 79601	<b>Largest Space</b>	0	<b>Smallest Space</b> 0
	<b>Annual Lease Rate</b>	\$12/sq ft annually	<b>Average Length of Lease</b> 3-5 Years
	<b>Occupancy Rate</b>	100%	
	<b>Additional Info</b>	On-site management; 24 hour climate control; covered parking, available meeting room; utilities paid; class A building	

# Commercial Retail Space

## Property No. 0-1

<b>Property Name:</b> Briarwood Crossing	<b>Purchase Price</b>	N/A	
<b>Contact:</b> Franklin Real Estate Group	<b>Total Square Footage</b>	40,000 +	<b>Square Feet Available</b> 3,560
<b>Address:</b> 3110-3126 N 1st 79603	<b>Largest Space</b>	N/A	<b>Smallest Space</b> N/A
	<b>Annual Lease Rate</b>	6/Sq Ft/Year	<b>Average Length of Lease</b> 3 Years
	<b>Occupancy Rate</b>	95%	
	<b>Additional Info</b>	High Traffic Area	

## Property No. 0-2

<b>Property Name:</b> Crossroads Shopping Center	<b>Purchase Price</b>	N/A	
<b>Contact:</b> Mark Horn Enterprises	<b>Total Square Footage</b>	44,599	<b>Square Feet Available</b> 6,111
<b>Address:</b> 4108 Buffalo Gap Road 79605	<b>Largest Space</b>	3,000	<b>Smallest Space</b> 800
	<b>Annual Lease Rate</b>	10.20-12/Sq Ft/Year	<b>Average Length of Lease</b> 1-3 Years
	<b>Occupancy Rate</b>	Unknown	
	<b>Additional Info</b>	Location; high traffic count; good visibility	

## Property No. 0-3

<b>Property Name:</b> Frechman's Creek Shopping Center A	<b>Purchase Price</b>	N/A	
<b>Contact:</b> Paul Johnson and Associates	<b>Total Square Footage</b>	73,700	<b>Square Feet Available</b> 2,300
<b>Address:</b> 1401-1497 S Danville 79605	<b>Largest Space</b>	Please Call	<b>Smallest Space</b> Please Call
	<b>Annual Lease Rate</b>	0.85-0.90/Sq Ft/Year	<b>Average Length of Lease</b> 3 Years
	<b>Occupancy Rate</b>	Unknown	
	<b>Additional Info</b>	High traffic count, current tenants include Card & Party, Sprint, Supercuts, Aaron's, and Little Caesars's Pizza	

**Property No. 0-4**

**Property Name:** Frechman's Creek Shopping Center B

**Contact:** Paul Johnson and Associates

**Address:** 4601-4643 S 14th Street 79605

**Purchase Price**

N/A

**Total Square Footage**

73,700

**Square Feet Available**

700-1,667

**Largest Space**

Please Call

**Smallest Space**

Please Call

**Annual Lease Rate**

0.85-0.90/Sq Ft/Year

**Average Length of Lease**

3 Years

**Occupancy Rate**

Unknown

**Additional Info**

High traffic count, current tenants include Card & Party, Sprint, Supercuts, Aaron's, and Little Caesars's Pizza

**Property No. 0-5**

**Property Name:** Crossroads Plaza

**Contact:** Paul Johnson Realtors

**Address:** 4150 S Danville Drive 79605

**Purchase Price**

N/A

**Total Square Footage**

13,479

**Square Feet Available**

4,000

**Largest Space**

1,900

**Smallest Space**

782

**Annual Lease Rate**

12/Sq Ft/Year plus NNN

**Average Length of Lease**

Unknown

**Occupancy Rate**

63%

**Additional Info**

Located at intersection of Hwy 83/84 and Buffalo Gap Road, high traffic area, current tenants include Quizzno's Subs and Deli, Dentures Plus, The Vein Center and IBM

**Property No. 0-6**

**Property Name:** Elmwood West Shopping Center

**Contact:** Paul Johnson and Associates

**Address:** South 7th and Leggett Dr 79605

**Purchase Price**

N/A

**Total Square Footage**

84,000

**Square Feet Available**

7,800

**Largest Space**

7,800

**Smallest Space**

976

**Annual Lease Rate**

6-8/Sq Ft/Year

**Average Length of Lease**

3-5 Years

**Occupancy Rate**

Unknown

**Additional Info**

Abundant parking, well anchored, high traffic area. Property managed by Ameripro Real Estate Management, current tenants include Dollar General, Abilene Antique Mall, Jewels of Time, Merle Norman, Foxy Trot Beauty Salon, Venture Communications, Bicycle Shop

**Property No. 0-7**

<b>Property Name:</b> Park Terrace Shopping Center	<b>Purchase Price</b>	N/A	
<b>Contact:</b> Paul Johnson and Associates	<b>Total Square Footage</b>	102,716	<b>Square Feet Available</b> 4,032
<b>Address:</b> 1365 Barrow Street 79605	<b>Largest Space</b>	Unknown	<b>Smallest Space</b> Unknown
	<b>Annual Lease Rate</b>	14/Sq Ft/Year	<b>Average Length of Lease</b> 5 Years
	<b>Occupancy Rate</b>	Unknown	
	<b>Additional Info</b>	HEB Grocery Store Anchor	

**Property No. 0-8**

<b>Property Name:</b> Woodhaven Shopping Center	<b>Purchase Price</b>	N/A	
<b>Contact:</b> Bruce Bixby (Cory Wood)	<b>Total Square Footage</b>	160,000	<b>Square Feet Available</b> 6,200
<b>Address:</b> 4600 Block of S 14th 79605	<b>Largest Space</b>	4,000	<b>Smallest Space</b> 2,200
	<b>Annual Lease Rate</b>	12-18/Sq Ft/Year	<b>Average Length of Lease</b> 1-3 Years
	<b>Occupancy Rate</b>	Unknown	
	<b>Additional Info</b>	Some areas under contract; high traffic area, good visibility, first class service, can divide space	

**Property No. 0-9**

<b>Property Name:</b> The Village on Buffalo Gap (1)	<b>Purchase Price</b>	N/A	
<b>Contact:</b> Stephens Properties	<b>Total Square Footage</b>	62,845	<b>Square Feet Available</b> 6,286
<b>Address:</b> Buffalo Gap and Rebecca Lane Inter.	<b>Largest Space</b>	N/A	<b>Smallest Space</b> 1,872
	<b>Annual Lease Rate</b>	7.20-10.20/SqFt/Year	<b>Average Length of Lease</b> Variable
	<b>Occupancy Rate</b>	90%	
	<b>Additional Info</b>	High traffic area, high visibility, near Mall of Abilene, local ownership, current tenants include We Care Hair, Subway, Gold's Gym, Burgers and Fries, Blue Taco, H&H Beverage, King Music	

**Property No. 0-10**

<b>Property Name:</b> The Village on Buffalo Gap (2)	<b>Purchase Price</b>	N/A	
<b>Contact:</b> Stephens Properties	<b>Total Square Footage</b>	62,845	<b>Square Feet Available</b> 6,286
<b>Address:</b> Buffalo Gap and Rebecca Lane Inter.	<b>Largest Space</b>	N/A	<b>Smallest Space</b> 1,872
	<b>Annual Lease Rate</b>	7.20-10.20/SqFt/Year	<b>Average Length of Lease</b> Variable
	<b>Occupancy Rate</b>	90%	
	<b>Additional Info</b>	High traffic area, high visibility, near Mall of Abilene, local ownership, current tenants include We Care Hair, Subway, Gold's Gym, Burgers and Fries, Blue Taco, H&H Beverage, King Music	

**Property No. 0-11**

<b>Property Name:</b> Oak Park Shopping Center	<b>Purchase Price</b>	N/A	
<b>Contact:</b> Coldwell Banker	<b>Total Square Footage</b>	24,000	<b>Square Feet Available</b> 4,000
<b>Address:</b> Rebecca Lane and Ridgemont Inter.	<b>Largest Space</b>	4,000	<b>Smallest Space</b> 1,000
	<b>Annual Lease Rate</b>	8-9/SqFt/Year	<b>Average Length of Lease</b> 3-5 Years
	<b>Occupancy Rate</b>	Unknown	
	<b>Additional Info</b>	Adjacent to the Mall of Abilene	

**Property No. 0-12**

<b>Property Name:</b> Suburban Shopping Center	<b>Purchase Price</b>	N/A	
<b>Contact:</b> Jim Hatchett Jr Or Mike Wilder	<b>Total Square Footage</b>	15,000	<b>Square Feet Available</b> 3,500
<b>Address:</b> 4201 N 1st St 79603	<b>Largest Space</b>	1,600	<b>Smallest Space</b> 400
	<b>Annual Lease Rate</b>	7.2-8.4/SqFt	<b>Average Length of Lease</b> 1-5 Years
	<b>Occupancy Rate</b>	Unknown	
	<b>Additional Info</b>	Other current tenants include Acceptance Insurance, Security Finance and 220 Club.	

<b>Property No. 0-13</b>			
<b>Property Name:</b> Catclaw Corner	<b>Purchase Price</b>	N/A	
<b>Contact:</b> Franklin Real Estate	<b>Total Square Footage</b>	37,800	<b>Square Feet Available</b> 1,200
<b>Address:</b> 3402 Catclaw Dr 79606	<b>Largest Space</b>	Please Call	<b>Smallest Space</b> Please Call
	<b>Annual Lease Rate</b>	1,400/M	<b>Average Length of Lease</b> 3 Years
	<b>Occupancy Rate</b>	98%	
	<b>Additional Info</b>	High retail area, current tenants include Jason's Deli	
<b>Property No. 0-14</b>			
<b>Property Name:</b> Lone Star Outpost Retail Center	<b>Purchase Price</b>	N/A	
<b>Contact:</b> Franklin Real Estate Group	<b>Total Square Footage</b>	11,000	<b>Square Feet Available</b> 3,300
<b>Address:</b> Loop 322 and Lone Star Dr 79602	<b>Largest Space</b>	N/A	<b>Smallest Space</b> N/A
	<b>Annual Lease Rate</b>	12/SqFt/Year plus SAM	<b>Average Length of Lease</b> 3 Years
	<b>Occupancy Rate</b>	90%	
	<b>Additional Info</b>	New development, rock building with Texas theme, current tenants include Rhinestone Ranch, H&H Beverage, Belle Maternity & Baby, Jennifer Dawn's Salon, Heavenly Accents, and Belle's Photography	
<b>Property No. 0-15</b>			
<b>Property Name:</b> Lone Star Outpost Retail Center	<b>Purchase Price</b>	N/A	
<b>Contact:</b> Franklin Real Estate Group	<b>Total Square Footage</b>	11,000	<b>Square Feet Available</b> 1,100
<b>Address:</b> Loop 322 and Lone Star Dr 79602	<b>Largest Space</b>	N/A	<b>Smallest Space</b> N/A
	<b>Annual Lease Rate</b>	12/SqFt/Year plus SAM	<b>Average Length of Lease</b> 3 Years
	<b>Occupancy Rate</b>	90%	
	<b>Additional Info</b>	New development, rock building with Texas theme, current tenants include Rhinestone Ranch, H&H Beverage, Belle Maternity & Baby, Jennifer Dawn's Salon, Heavenly Accents, and Belle's Photography	
<b>Property No. 0-16</b>			
<b>Property Name:</b> Abbott Floor, Building Only	<b>Purchase Price</b>	299,500	
<b>Contact:</b> John Beall Relators (Paula)	<b>Total Square Footage</b>	7,950	<b>Square Feet Available</b> 7,950
<b>Address:</b> 5457 S 1st 79605	<b>Largest Space</b>	7,950	<b>Smallest Space</b> 7,950
	<b>Annual Lease Rate</b>	<b>Average Length of Lease</b> Yearly	
	<b>Occupancy Rate</b>		
	<b>Additional Info</b>	Office warehouse updated with addition in 1997. Very nice offices with built in bathrooms and kitchen area. Clean warehouse space. Located on access road for I-20, just past Sam's Club.	

<b>Property No. 1-1</b>			
<b>Property Name:</b> Radford Hills Shopping Center	<b>Purchase Price</b>	N/A	
<b>Contact:</b> Mark Horn Enterprises	<b>Total Square Footage</b>	98,000	<b>Square Feet Available</b> 10,000
<b>Address:</b> 800 Block Judge Ely Blvd 79601	<b>Largest Space</b>	5,000	<b>Smallest Space</b> 2,100
	<b>Annual Lease Rate</b>	\$7-9/sq ft/year	<b>Average Length of Lease</b> 3 Years
	<b>Occupancy Rate</b>	Unknown	
	<b>Additional Info</b>	Great location, lots of parking and a high traffic area	
<b>Property No. 1-2</b>			
<b>Property Name:</b> Brookhollow Shopping Center B&C	<b>Purchase Price</b>	N/A	
<b>Contact:</b> Paul Johnson and Associates	<b>Total Square Footage</b>	36,127	<b>Square Feet Available</b> 14,758
<b>Address:</b> 3110-3112 S 27th Street 79605 (B) 2630 Barrow Street 79605 ( C)	<b>Largest Space</b>	Unknown	<b>Smallest Space</b> Unknown
	<b>Annual Lease Rate</b>	4/SqFt/Year plus NNNs	<b>Average Length of Lease</b> 3 Years
	<b>Occupancy Rate</b>	60%	
	<b>Additional Info</b>	Located at Southwest Dr and Barrow St	
<b>Property No. 1-3</b>			
<b>Property Name:</b> Amanda's Restraunt and Cantina	<b>Purchase Price</b>	1,350,000	
<b>Contact:</b> Wayne Barnett	<b>Total Square Footage</b>	14,112	<b>Square Feet Available</b> 14,112
<b>Address:</b> 4404 S Clack	<b>Largest Space</b>	14,112	<b>Smallest Space</b> 14,112
	<b>Annual Lease Rate</b>	N/A	
	<b>Occupancy Rate</b>	N/A	
	<b>Additional Info</b>	Beautifully decorated building, bar area, banquet & meeting rooms. Kitchen stocked with lots of restaurant equipment, ice machines, refrigeration equipment, pots, pans, much more. Tables, chairs, booths in dining areas. Freshly painted, sits on 2.4 acres, plenty of parking.	

<b>Property No. 3-1</b>			
<b>Property Name:</b> Lacks Home Furnishings	<b>Purchase Price</b>	1,895,000	
<b>Contact:</b> James Avallone	<b>Total Square Footage</b>	37,500	<b>Square Feet Available</b> 37,500
<b>Address:</b> 6381 Buffalo Gap Road	<b>Largest Space</b>	N/A	<b>Smallest Space</b> N/A
	<b>Annual Lease Rate</b>	N/A	<b>Average Length of Lease</b> N/A
	<b>Occupancy Rate</b>	N/A	
	<b>Additional Info</b>	One curb cut for ingress/egress along Buffalo Gap Road and has indirect access to Antilley Road via an easement ally to the north.	
<b>Property No. 2-1</b>			
<b>Property Name:</b> Gym Building	<b>Purchase Price</b>	1,200,000	
<b>Contact:</b> Senter Realtors®	<b>Total Square Footage</b>	22,500	<b>Square Feet Available</b> 22,500
<b>Address:</b> 2565 S Danville Road 79605	<b>Largest Space</b>	N/A	<b>Smallest Space</b> N/A
	<b>Annual Lease Rate</b>	8,500/Mon plus NNNs	<b>Average Length of Lease</b> Unknown
	<b>Occupancy Rate</b>	N/A	
	<b>Additional Info</b>	Highly visible, ample parking, vacant	
<b>Property No. 8-1</b>			
<b>Property Name:</b> Judge Ely Wal-Mart Building	<b>Purchase Price</b>	Neg	
<b>Contact:</b> The Kroenke Group (Adam Hartig)	<b>Total Square Footage</b>	81,862	<b>Square Feet Available</b> 81,862
<b>Address:</b> 465 N Judge Ely Blvd 79601	<b>Largest Space</b>	71,178	<b>Smallest Space</b> 20,000
	<b>Annual Lease Rate</b>	Neg	<b>Average Length of Lease</b> Neg
	<b>Occupancy Rate</b>	N/A	
	<b>Additional Info</b>	vanilla shell space; big box anchor; can divide property (no smaller than 20,000 sq. ft.); three large outlots; future building areas of investment grade	

# Index of Contacts for Properties

Contact	Contact Name	Phone	Fax	Email	Website
4400 Place	Jed Taylor	325-695-4400	325-695-1513	<a href="mailto:leasing@taylorinvestments.net">leasing@taylorinvestments.net</a>	
Alliance Realty	Laree Henry	325-795-2286	325-795-2208	<a href="mailto:lahenry@suddenlinkmail.com">lahenry@suddenlinkmail.com</a>	<a href="http://www.alliancerg.com">www.alliancerg.com</a>
Associated Publishing Company	Katherine English	325-676-4032	325-676-4084	<a href="mailto:kenglish@area-wide.com">kenglish@area-wide.com</a>	
Bixby Enterprises	Cory Wood	325-677-0082	325-676-0083	<a href="mailto:cwood@wtconnect.com">cwood@wtconnect.com</a>	
Century Plaza		325-695-7714	325-695-7715	<a href="mailto:kgkinard@abilene.com">kgkinard@abilene.com</a>	
Coldwell Banker Commercial		325-690-4000	325-690-4099	<a href="mailto:jerry@Cbabilene.com">jerry@Cbabilene.com</a>	<a href="http://www.cbabilene.com">www.cbabilene.com</a>
Develop Abilene	Gary Robinett	325-673-7349	325-673-9193	<a href="mailto:info@abileneind.com">info@abileneind.com</a>	<a href="http://www.developabilene.com">www.developabilene.com</a>
First Financial Bank of Abilene	Terry Young	325-627-7151		<a href="mailto:tyoung@ffin.com">tyoung@ffin.com</a>	
First Industrial Realty Trust		972-386-4700	972-386-4540		<a href="http://www.firstindustrial.com">www.firstindustrial.com</a>
Franklin Real Estate	Janet Franklin	325-670-9700	325-670-9724	<a href="mailto:frankos@abilene.com">frankos@abilene.com</a>	<a href="http://www.abilene.com/franklin">www.abilene.com/franklin</a>
Hallmark Real Estate Services	Ron Harrell	325-698-4440	325-695-9790	<a href="mailto:ronhartx@aol.com">ronhartx@aol.com</a>	<a href="http://www.hallmarkrealestateservices.com">www.hallmarkrealestateservices.com</a>
John Beall Realtors	Scott Hearne	325-660-7339		<a href="mailto:hearne_scott@hotmail.com">hearne_scott@hotmail.com</a>	
John Brogan	John Brogan	325-690-9500		<a href="mailto:john@telecomunlimited.com">john@telecomunlimited.com</a>	
Mark Horn Enterprises	Cory Wood	325-673-7736	325-676-0083	<a href="mailto:cwood@wtconnect.com">cwood@wtconnect.com</a>	<a href="http://www.markhornenterprises.com/index.html">www.markhornenterprises.com/index.html</a>
Paul Johnson & Associates, Realtors	Matt Muzechenko	325-698-5661	325-692-8508	<a href="mailto:matt@pauljohnsonrealtors.com">matt@pauljohnsonrealtors.com</a>	<a href="http://www.pauljohnsonrealtors.com">www.pauljohnsonrealtors.com</a>
ReMax of Abilene		325-695-3730	325-695-5313	<a href="mailto:info@abilenehomesonline.com">info@abilenehomesonline.com</a>	<a href="http://www.abilenehomesonline.com">www.abilenehomesonline.com</a>
Senter, Realtors ®		325-695-8000	325-695-8884	<a href="mailto:tniblo@senterrealtors.com">tniblo@senterrealtors.com</a>	<a href="http://www.senterrealtors.com">www.senterrealtors.com</a>
Stephens Properties	O.B. Stephens	325-677-7791	325-677-7791	<a href="mailto:obsteph@hotmail.com">obsteph@hotmail.com</a>	
Stream Realty	Russ Webb	817-233-7100	214-267-0404	<a href="mailto:rwebb@streamrealty.com">rwebb@streamrealty.com</a>	
Tarantino Properties	Larry Vickers	713-974-4292	713-785-8538	<a href="mailto:larry@tarantino.com">larry@tarantino.com</a>	<a href="http://www.tarantino.com">www.tarantino.com</a>
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J.K. Griffin and Associates	Kristina Jones	(325) 669-6254			<a href="http://www.JKGriffin.com">www.JKGriffin.com</a>
Woodridge Investments	Sandy Uteley	325-675-5579	325-675-5516	<a href="mailto:Ssutley@wrproperties.com">Ssutley@wrproperties.com</a>	