



373 S DILL ST, EAST BERNARD | 373 S DILL ST, ABILENE, TX 77435

Features

- 1,540 SF Former Sonic Drive-In with existing drive-thru infrastructure
- Positioned along a primary retail corridor with strong local visibility
- Convenient access to Hwy 60 and surrounding residential neighborhoods
- Opportunity for QSR, retail, or redevelopment use

FOR SALE OR GROUND LEASE

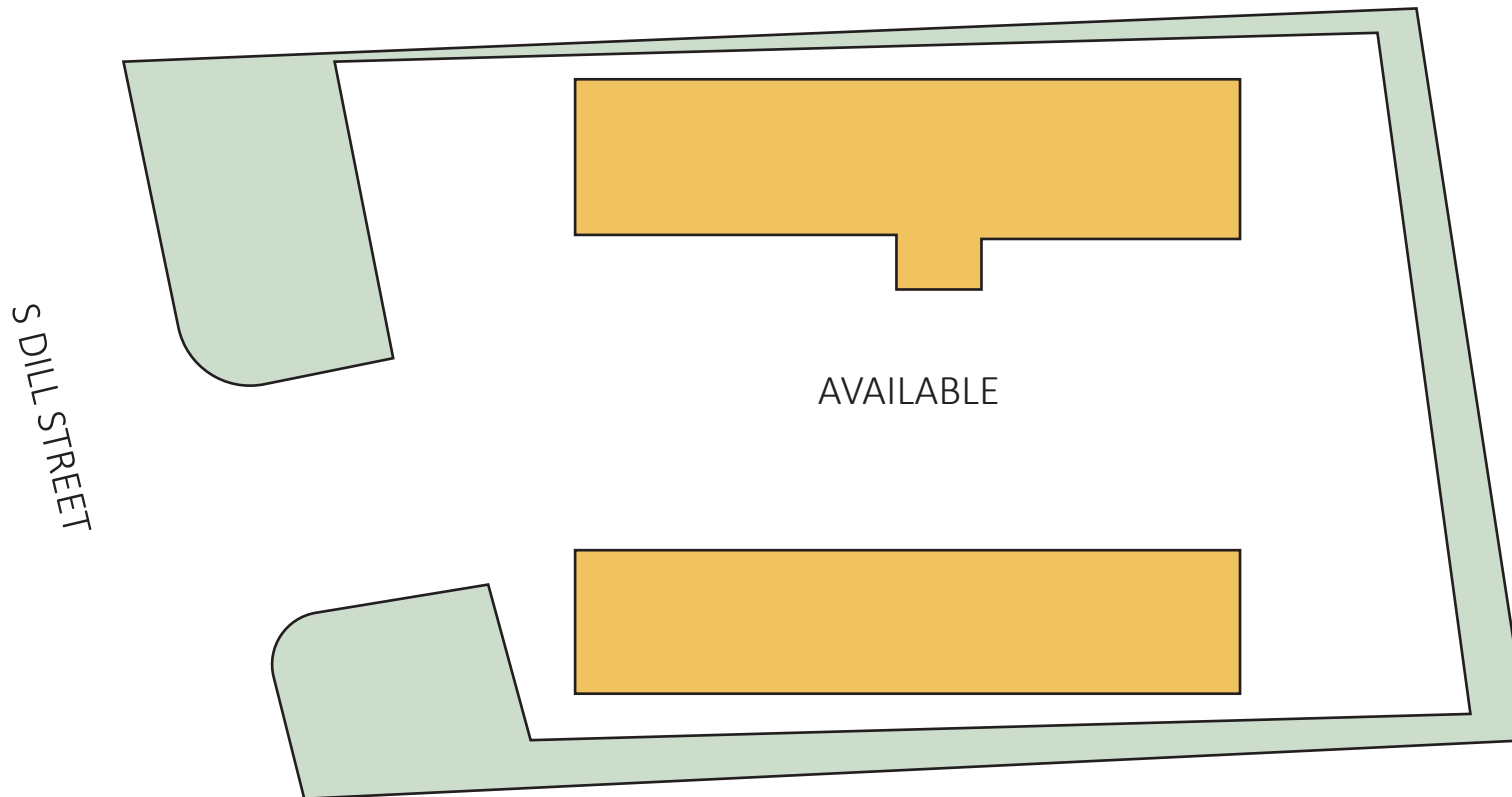
TOTAL SF: 58,806
CONTACT FOR MORE INFORMATION

Traffic Counts		Demographics	YEAR: 2026	1 MILE	3 MILE	5 MILE
S Dill St	6,840 VPD	Total Population		1,804	2,983	4,638
Hwy 90 Alt	8,430 VPD	Total Households		726	1,154	1,841
		Average Household Income		\$95,083	\$99,429	\$94,641
		Daytime Population		1,739	2,815	3,813

Dylan Malsbury
 Associate
 713.781.1111
 dmalsbury@weitzmangroup.com

Emily Hood
 Associate
 713.781.7111
 ehood@weitzmangroup.com

Kyle Knight
 Senior Vice President
 713.781.7111
 kknight@weitzmangroup.com





The information was obtained from sources deemed reliable; however, Weitzman has not verified it and makes no guarantees, warranties or representations as to the accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease, or withdrawal without notice. You and your advisors should conduct a careful independent investigation of the property to determine if it is suitable for your intended purpose.

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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS:

A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see

section 1101.563 of the Texas Occupations Code.

Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.

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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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- 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
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- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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Weitzman

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

Robert E. Young, Jr.

Designated Broker of Firm

James Nathan Namken

Licensed Supervisor of Sales Agent/ Associate

Dylan Maslbury

Sales Agent/Associate's Name

402795

License No.

292229

License No.

477965

License No.

818522

License No.

twgre@weitzmangroup.com

Email

byoung@weitzmangroup.com

Email

jnamken@weitzmangroup.com

Email

dmalsbury@weitzmangroup.com

Email

(214) 954-0600

Phone

(214) 720-6688

Phone

(713) 980-5622

Phone

(713) 980-5631

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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License No.

byoung@weitzmangroup.com

Email

(214) 720-6688

Phone

James Nathan Namken

Licensed Supervisor of Sales Agent/ Associate

477965

License No.

jnamken@weitzmangroup.com

Email

(713) 980-5622

Phone

Emily Guenther

Sales Agent/Associate's Name

814559

License No.

eguenther@weitzmangroup.com

Email

(713) 980-4534

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Travis Kyle Knight

Sales Agent/Associate's Name

402795

License No.

292229

License No.

477965

License No.

566233

License No.

twgre@weitzmangroup.com

Email

byoung@weitzmangroup.com

Email

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Email

kknight@weitzmangroup

Email

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Phone

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