

**3308**  
N 1ST ST  
ABILENE, TX

 N 1ST ST | 11,650 VPD



# HIGH-VISIBILITY VALUE ADD SHOPPING CENTER NNN LEASED (\$115.32/SF)

STRATEGICALLY LOCATED IN NORTH ABILENE'S RETAIL CORRIDOR



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## TABLE OF CONTENTS

---

03  
PROPERTY SUMMARY

06  
FINANCIAL SUMMARY & PHOTOS

11  
LOCATION OVERVIEW



# 01

**INVESTMENT** SUMMARY

# PROPERTY SUMMARY

3398 N 1st St presents an attractive value-add retail investment opportunity in North Abilene, offering investors the ability to acquire a strategically positioned commercial asset within one of West Texas' primary economic hubs. Located along a heavily traveled commercial corridor with convenient access to Interstate 20 and major regional thoroughfares, the property benefits from strong visibility, established surrounding retail activity, and proximity to major employment and institutional drivers that support long-term demand.

The offering includes an existing income-producing component alongside approximately 3,588 SF of lease-up opportunity, creating meaningful upside potential for investors seeking yield enhancement and future NOI growth. Based on projected stabilization assumptions, ownership estimates indicate the opportunity to achieve an approximately 9.8% pro forma cap rate upon lease-up of the remaining vacancy. Additionally, an incoming restaurant tenant is currently completing interior improvements and is anticipated to open within the next five to six months, providing additional momentum for tenancy and site activation.

The property has also undergone extensive updates and capital improvements, including a modernized Class A-style façade, upgraded parking areas, LED lighting enhancements, and additional exterior and site improvements designed to elevate curb appeal, tenant experience, and long-term asset positioning.

**CALL BROKER**

SALE PRICE

**69.41%**

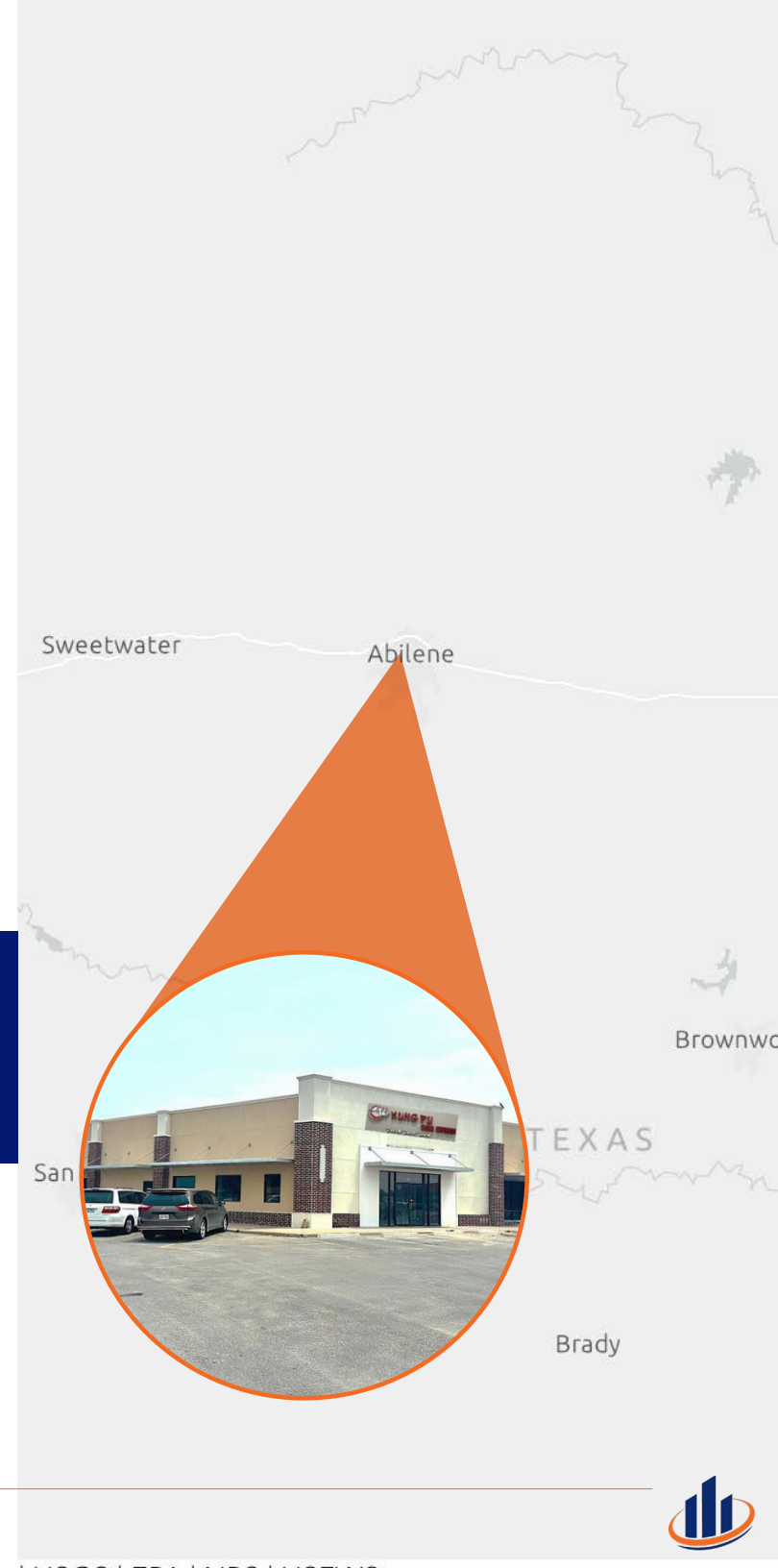
OCCUPANCY

**RETAIL**

PROPERTY TYPE

## PROPERTY HIGHLIGHTS

- » Value-Add Retail Investment Opportunity
- » Projected 9.8% Pro Forma Cap Rate
- » Restaurant Tenant Build-Out Underway
- » Extensive Property Upgrades & Modernized Class A-Style Façade
- » Upgraded Parking Lot & LED Lighting Improvements



# PROPERTY AERIAL





# FINANCIAL SUMMARY & PHOTOS

# 02

# RENT ROLL

TENANT NAME	SUITE	LEASED SF	BASE RENT MONTHLY	BASE RENT YEARLY	BASE RENT P/SF	RENTAL INCREASES BY % OR \$/SF/YR	LEASE START	LEASE EXP.	RENEWAL OPTIONS	DEPOSIT AMOUNT	PERSONAL GUARANTY
<b>Payment 1 Financial</b>	3398-C	1,468	\$1,624.59	\$19,495.08	13.28	Step-ups: +\$0.37/sf on 4/1/25; +\$0.63/sf on 4/1/26; +\$0.40/sf on 4/1/27; +\$0.60/sf on 4/1/28	6/1/24	3/31/29	None stated	\$2,144.50	Y/Corporate
<b>Elemental Solution INC</b>	3398-A	1,204	\$1,228.08	\$14,736.96	12.24	No increases during stated initial rent schedule	6/1/25	5/31/28	Lease references renewal notice (180 days), but no term/economics stated	\$1,600.00	Y
<b>Onyx Contracting</b>	3398-B	2,979	\$3,000.00	\$36,000.00	12.08	-					
<b>Planet Smokie &amp; Vape</b>	125 N Willis	1,690	\$2,183.14	\$26,197.68	15.50	No increases during stated initial rent schedule	9/1/23	8/31/27	2 x 3-year options at \$17.05 psf and \$18.76 psf; 60 days' notice	\$2,500.00	Y
<b>Kungfu China Express</b>	3398-D	4,854	\$4,627.48	\$55,529.76	11.44	No increases during stated initial rent schedule	12/1/23	5/31/33	2 x 5-year options with scheduled annual step-ups; 60 days' notice	\$5,000.00	Y
<b>VACANT SUITE</b>	VACANT	3,588	-	-	-						
<b>COMMON AREA</b>	VACANT	1,787	-	-	-						
<b>TOTALS</b>		<b>17,570</b>	<b>\$12,663.29</b>	<b>\$151,959.48</b>	<b>8.65</b>						



# OPERATING EXPENSES

	PHASE 1
<b>EXPENSE</b>	\$17,570
<b>TAXES</b>	\$17,739
<b>INSURANCE</b>	\$9,233
<b>TOTAL TAXES &amp; INSURANCE</b>	<b>\$26,972</b>
<b>UTILITIES</b>	
<b>WATER/SEWER</b>	\$3,845
<b>ELECTRIC</b>	\$3,380
<b>TRASH SERVICE</b>	\$6,226
<b>TOTAL UTILITIES</b>	<b>\$13,452</b>
<b>CAM</b>	
<b>REPAIRS &amp; MAINTENANCE</b>	\$6,312
<b>LANDSCAPING - PORTER SERVICE</b>	\$1,031
<b>PARKING LOT</b>	\$2,147
<b>MANAGEMENT FEES</b>	\$7,729
<b>TOTAL CAM</b>	<b>\$17,219</b>
<b>TOTAL OPERATING EXPENSE</b>	<b>\$57,643</b>
<b>EXPENSE PSF</b>	<b>\$3.28</b>





 S 1ST ST | 17,336 VPD

 N 1ST ST | 8,174 VPD



NOT A PART

SUBJECT PROPERTY



 N WILLIS ST | 6,402 VPD



NOT A PART





SHARED SIGNAGE





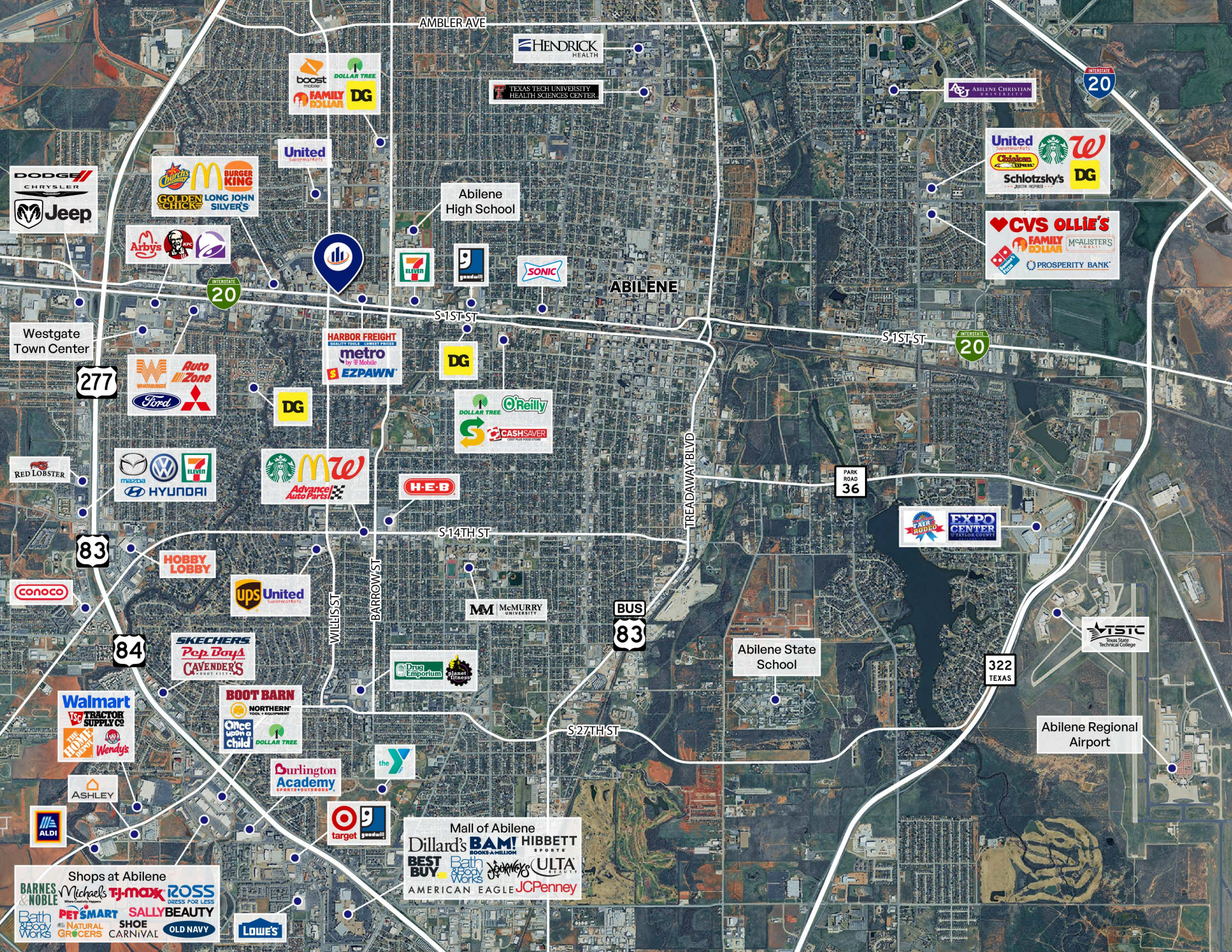
Payment  
FINANCIAL GROUP  
LOANS

Onyx  
SOLUTIONS

3890 B

03

LOCATION OVERVIEW



AMBLER AVE



Abilene High School



ABILENE



S-1ST-ST

S-1ST-ST

Westgate Town Center



RED LOBSTER



S-14TH ST



HOBBY LOBBY



Abilene State School



WILLES ST

BARROW ST

TREADAWAY BLVD



Abilene Regional Airport

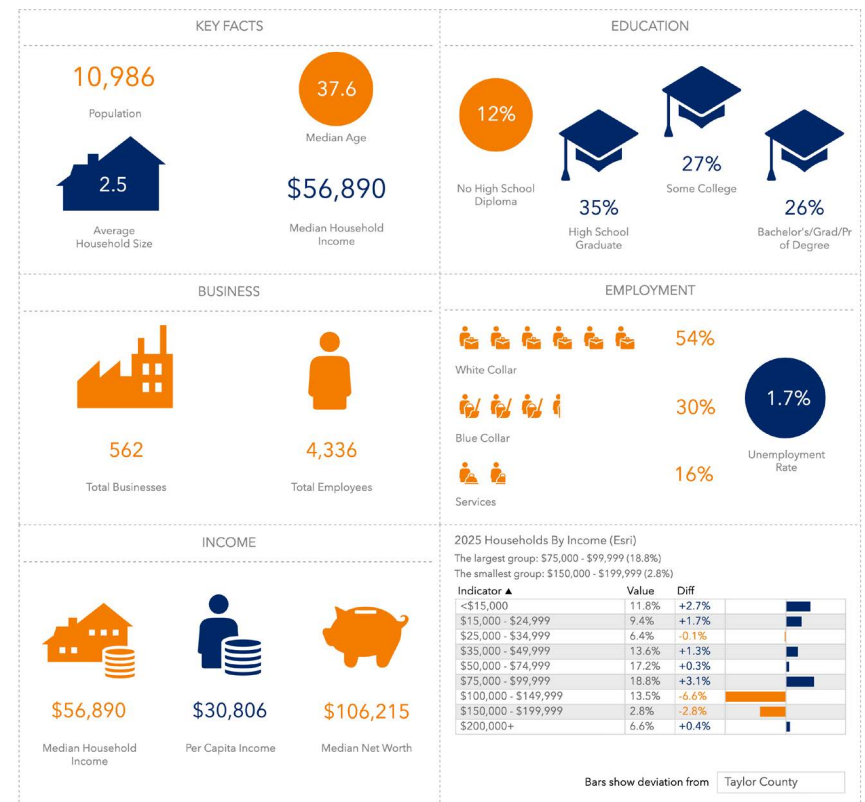
S-27TH ST



# DEMOGRAPHIC DATA

2025 Summary	1 MILE	3 MILE	5 MILE
<b>Population</b>	10,986	66,637	104,380
<b>Households</b>	4,338	26,283	41,688
<b>Families</b>	2,666	15,707	24,597
<b>Average HH Size</b>	2.51	2.43	2.37
<b>Owner Occupied Housing Units</b>	2,534	14,491	22,125
<b>Renter Occupied Housing Units</b>	1,804	11,792	19,563
<b>Median Age</b>	37.6	34.7	34.1
<b>Median HH Income</b>	\$56,890	\$55,516	\$58,896
<b>Average HH Income</b>	\$77,620	\$73,121	\$78,636
2030 Summary	1 MILE	3 MILE	5 MILE
<b>Population</b>	10,826	66,255	104,483
<b>Households</b>	4,361	26,650	42,554
<b>Families</b>	2,654	15,748	24,827
<b>Average HH Size</b>	2.46	2.38	2.32
<b>Owner Occupied Housing Units</b>	2,631	15,151	23,219
<b>Renter Occupied Housing Units</b>	1,730	11,499	19,335
<b>Median Age</b>	38.9	35.8	35.3
<b>Median HH Income</b>	\$65,036	\$60,433	\$66,921
<b>Average HH Income</b>	\$86,139	\$79,650	\$85,073

## 1 MILE KEY FACTS



This infographic contains data provided by Esri, Esri and Data Axle. The vintage of the data is 2021, 2026.

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# OPENAI “STARGATE” AI DATA CENTER PROJECT

## WHY IT MATTERS TO ABILENE RETAIL REAL ESTATE

### ABILENE EMERGING AS A MAJOR AI INFRASTRUCTURE HUB

Abilene, Texas is rapidly gaining national attention through the development of the massive “Stargate” AI data center campus associated with OpenAI, Oracle, and Crusoe. The project is expected to become one of the largest AI computing campuses in the United States and is part of a broader initiative involving billions of dollars in AI infrastructure investment nationwide. (openai.com)

The scale of the development is expected to create a meaningful economic impact across Abilene and West Texas through:

- New high-paying technology and infrastructure jobs
- Increased contractor and construction activity
- Growth in housing demand and population
- Expansion of retail, restaurant, hotel, and service businesses
- Significant infrastructure and utility investment

For shopping center investors, large-scale projects like this often create strong long-term tailwinds for retail real estate by increasing consumer spending, boosting tenant demand, and attracting additional businesses to the area.

As national technology investment flows into Abilene, the market is becoming increasingly attractive for retailers, service providers, and commercial real estate investors seeking long-term growth opportunities in a rapidly expanding regional economy.



# ABILENE TEXAS

Abilene, Texas, is a strategically positioned regional economic hub in West Texas, located approximately 180 miles west of Dallas–Fort Worth and 150 miles southeast of Lubbock along Interstate 20. The city benefits from strong regional connectivity via Interstate 20, U.S. Highway 83/84, U.S. Highway 277, and State Highway 351, providing efficient access to major Texas markets and facilitating the movement of goods, services, and workforce traffic throughout the region. Abilene is further supported by Abilene Regional Airport and serves as a critical commercial and healthcare center for a multi-county trade area across West Central Texas, enhancing its appeal for businesses and commercial real estate investors seeking accessibility, regional influence, and long-term market stability.

Abilene has demonstrated steady population and economic stability supported by a diversified employment base anchored by healthcare, education, manufacturing, logistics, military operations, and professional services. Major employers and institutions—including Dyess Air Force Base, Hendrick Health, and multiple higher education institutions—provide a stable workforce and consistent economic activity that supports demand for commercial real estate across retail, office, industrial, and service-oriented sectors.

The City of Abilene has maintained a proactive approach toward economic development through infrastructure investment, business recruitment initiatives, and strategic planning efforts aimed at expanding commercial growth opportunities. Ongoing investment throughout the community, combined with continued industrial expansion and regional population support, reinforces Abilene’s role as a leading commercial center in West Texas.

TAYLOR COUNTY TOP EMPLOYERS



**DYESS AIR FORCE BASE**

7711 F0000E 01100007 0011100001

DYESS AIR  
FORCE BASE  
**8,800 EMPLOYEES**



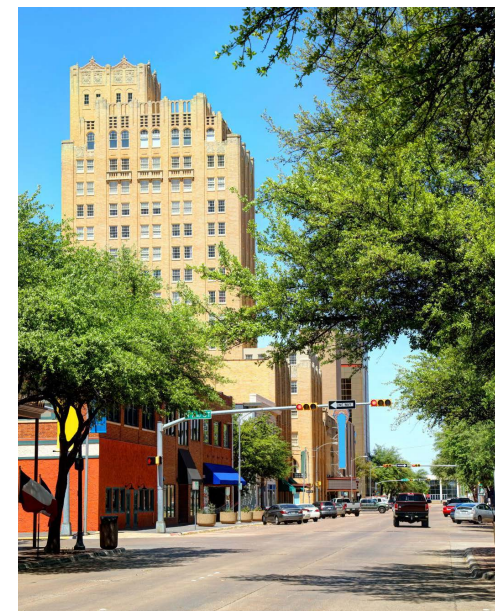
HENDRICK HEALTH  
**2,900 EMPLOYEES**



ABILENE INDEPENDENT  
SCHOOL DISTRICT  
**2,500 EMPLOYEES**



CITY OF ABILENE  
**4,500 EMPLOYEES**



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