



1804 DENALI DRIVE

Premier Class A Office Investment | Abilene, Texas

Offering Memorandum

STRATEGIC INVESTMENT OPPORTUNITY

A Stabilized High-Performance Asset in Abilene's Highest Growth
Professional Corridor.

EXECUTIVE SUMMARY



CORE STABILITY

100% Leased dual-unit configuration in a 2023 Kyle Paul build. Provides a rare combination of modern design and immediate stabilized income.



GROWTH ASSET

Positioned on Denali Drive, the primary growth engine of South Abilene — just minutes from Hendrick Medical South and surrounded by strong retail and dining traffic.



LOW MAINTENANCE

Brand new systems and high-efficiency materials ensure minimal near-term CapEx. Approximately three years left on foundation warranty.

FINANCIAL PERFORMANCE

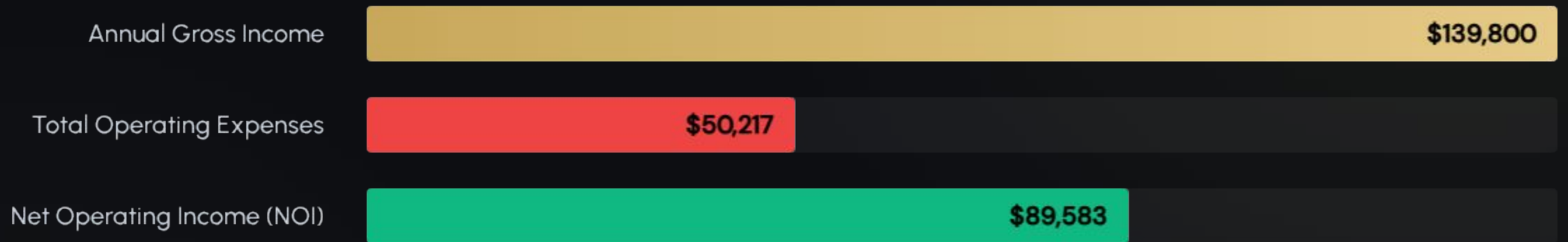
INVESTMENT METRIC	VALUE
Asking Price	\$1,492,500
Annual Net (NOI)	\$89,583
Price Per Square Foot	\$300.00
CAP RATE	6.0%

FINANCIAL SUMMARY

Calculated NOI accounts for current property tax, insurance, and stabilized maintenance budgets.

$$\text{Yield} = \frac{\text{NOI}}{\text{Price}}$$

CASH FLOW ANALYSIS



\$34,290

ANNUAL TAXES

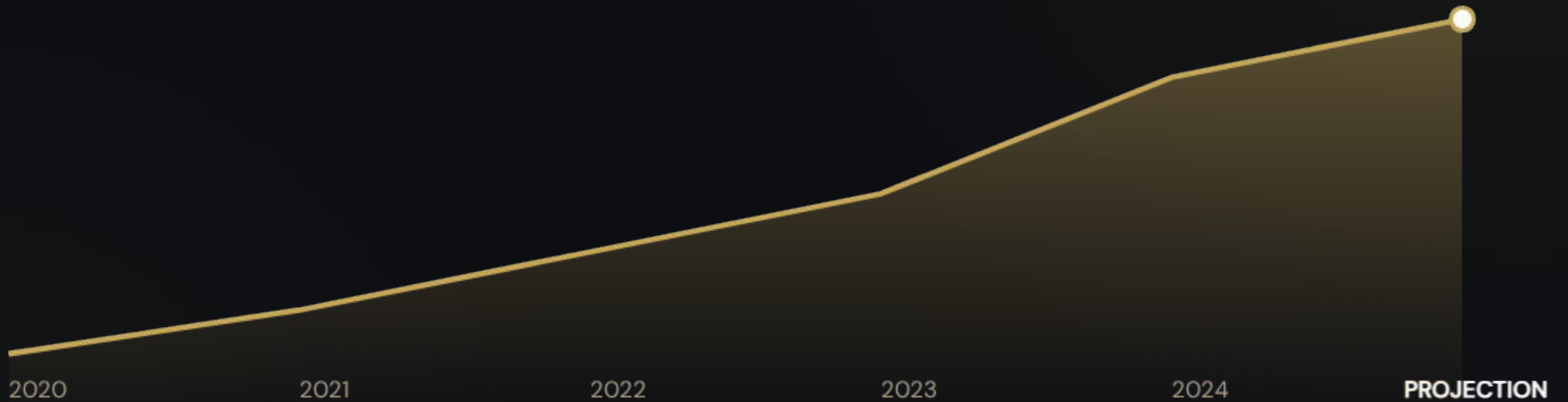
\$9,927

ANNUAL INSURANCE

\$6,000

MAINT. RESERVE

SOUTH ABILENE APPRECIATION



Abilene's Tier II status provides superior cash-on-cash returns compared to over-compressed Tier I markets.

ARCHITECTURAL EXCELLENCE



THE KYLE PAUL SIGNATURE

Built in 2023, the property stands out with striking two-material elevations and a contemporary pitched roof.

- ★ Modern Professional Design
- ★ High-Efficiency Structural Integrity
- ★ Premium Curb Appeal

INTERIOR DESIGN & WORKSPACE



MODERN CLEAN LINES

Inside, the space features high-end finishes throughout that reflect a professional image and command attention from staff and clientele alike.

INTELLIGENT ARCHITECTURAL LAYOUT

SPACE OPTIMIZATION

The 4,975 SF floor plan is strategically engineered to support diverse professional requirements, balancing high-impact public areas with private executive suites.

Total Area: **4,975 SF**

Units: **2 Units**

Suite 101: **3,040 SF**

Suite 102: **1,935 SF**

Collaborative Zones: Expansive conference rooms and open break areas in both suites.

Executive Privacy: Multiple dedicated private offices for confidentiality and focus.



LEASE MATURITY SCHEDULE

MARCH 2027

SUITE 102

1,935 SF | \$4,400/mo

APRIL 2028

SUITE 101

3,040 SF | \$7,250/mo

Stability today with a built-in opportunity to mark-to-market as Abilene rents continue to appreciate.

THE ABILENE ADVANTAGE

\$600M+

DYESS AFB IMPACT

Ensures a constant influx of high-earning personnel and federal investment in the local economy.

\$185M

INDUSTRIAL GROWTH

Led by Great Lakes Cheese expansion, driving professional services demand in South Abilene.

STRATEGIC LOCATION

SOUTH ABILENE HUB

Situated in the heart of the city's primary growth engine.

Medical Proximity

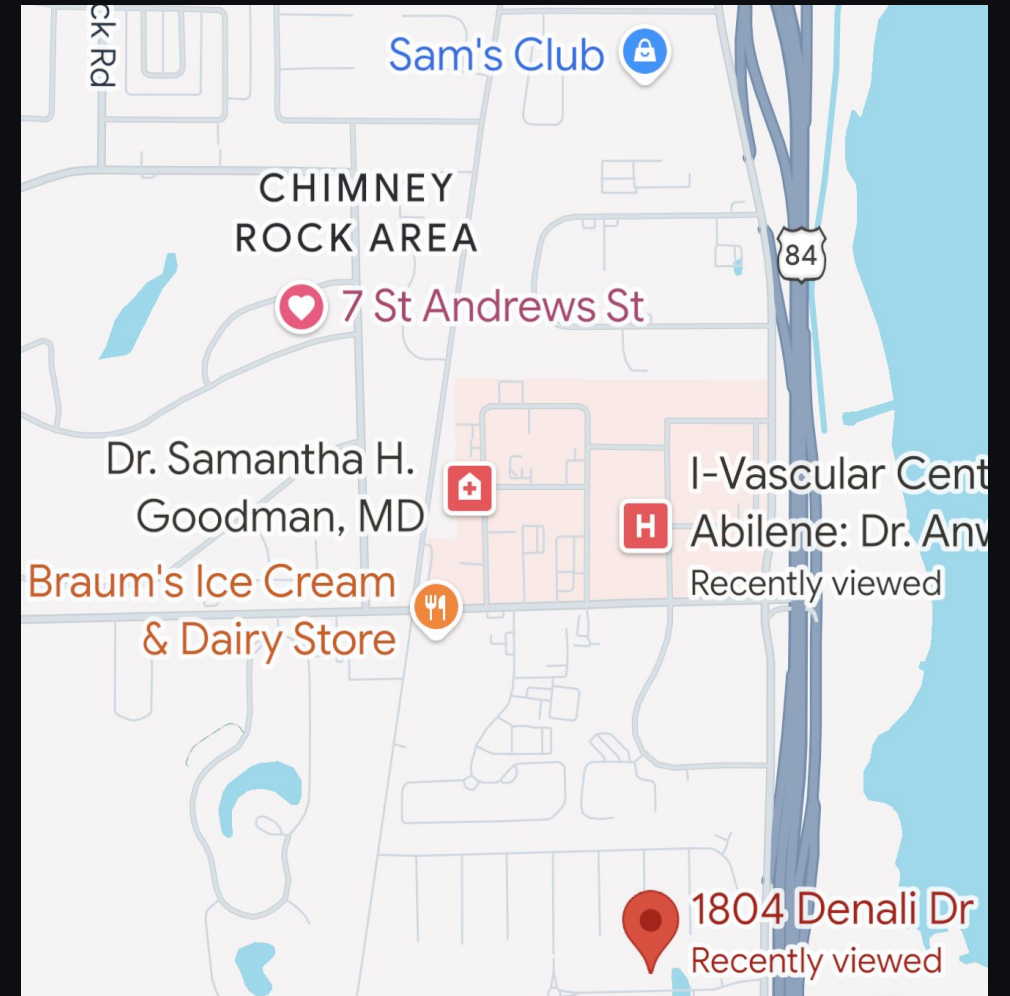
Minutes from Hendrick Medical Center South.

Walkability

Steps from retail shopping strips & services.

Accessibility

Immediate access to Hwy 84 corridor.





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