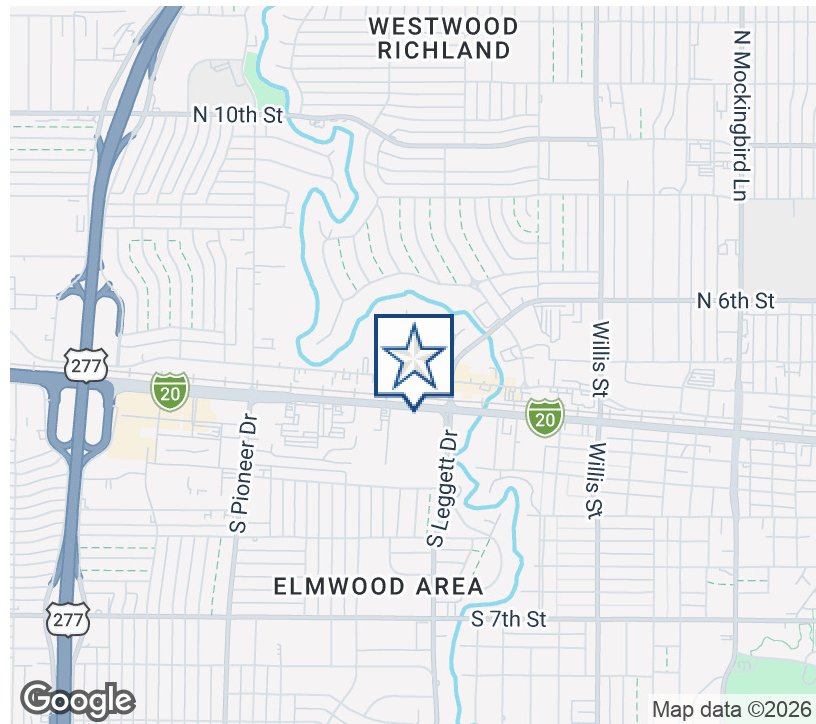


BPO - 3917 S 1ST ST, ABILENE, TX

3917 S 1st St, Abilene, TX, Abilene, TX 79605

EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF:	1,792 SF
Lease Rate:	\$5,000 per month (NNN)
Lot Size:	2.02 Acres
Year Built:	1998
Building Size:	1,792 SF
Zoning:	GC (General Commercial)
Market:	Abilene

PROPERTY OVERVIEW

3917 S 1st Street (formerly Loan Arrangers), offers a versatile commercial leasing opportunity ideally suited for automotive sales or similar retail-oriented uses. The property is currently configured as a car lot/dealership, with ample paved surface area to accommodate vehicle display, customer parking, and inventory storage. The site includes a small office structure suitable for sales operations, customer service, or administrative functions, supporting efficient day-to-day business activity. The property provides excellent frontage and visibility, making it highly effective for attracting drive-by traffic and maximizing exposure. The site features convenient ingress and egress, allowing for smooth customer access and vehicle circulation.

PROPERTY HIGHLIGHTS

- High-visibility location on S 1st Street with strong daily traffic counts.
- Configured for auto sales with existing lot layout and display capacity.
- Ample paved area for inventory, customer parking, and circulation.
- On-site office space for sales and administrative use.
- Excellent frontage with strong signage potential.

ERIK PAUL JOHNSON

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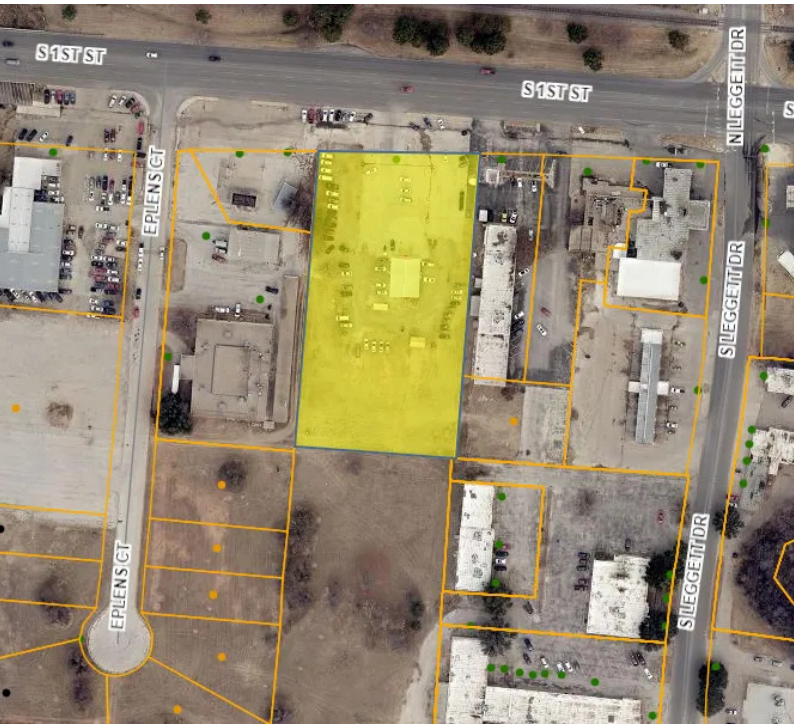
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ADDITIONAL
PHOTOS



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Brokerage makes no representation as to accuracy of all data presented.

 **Paul Johnson
& Associates**

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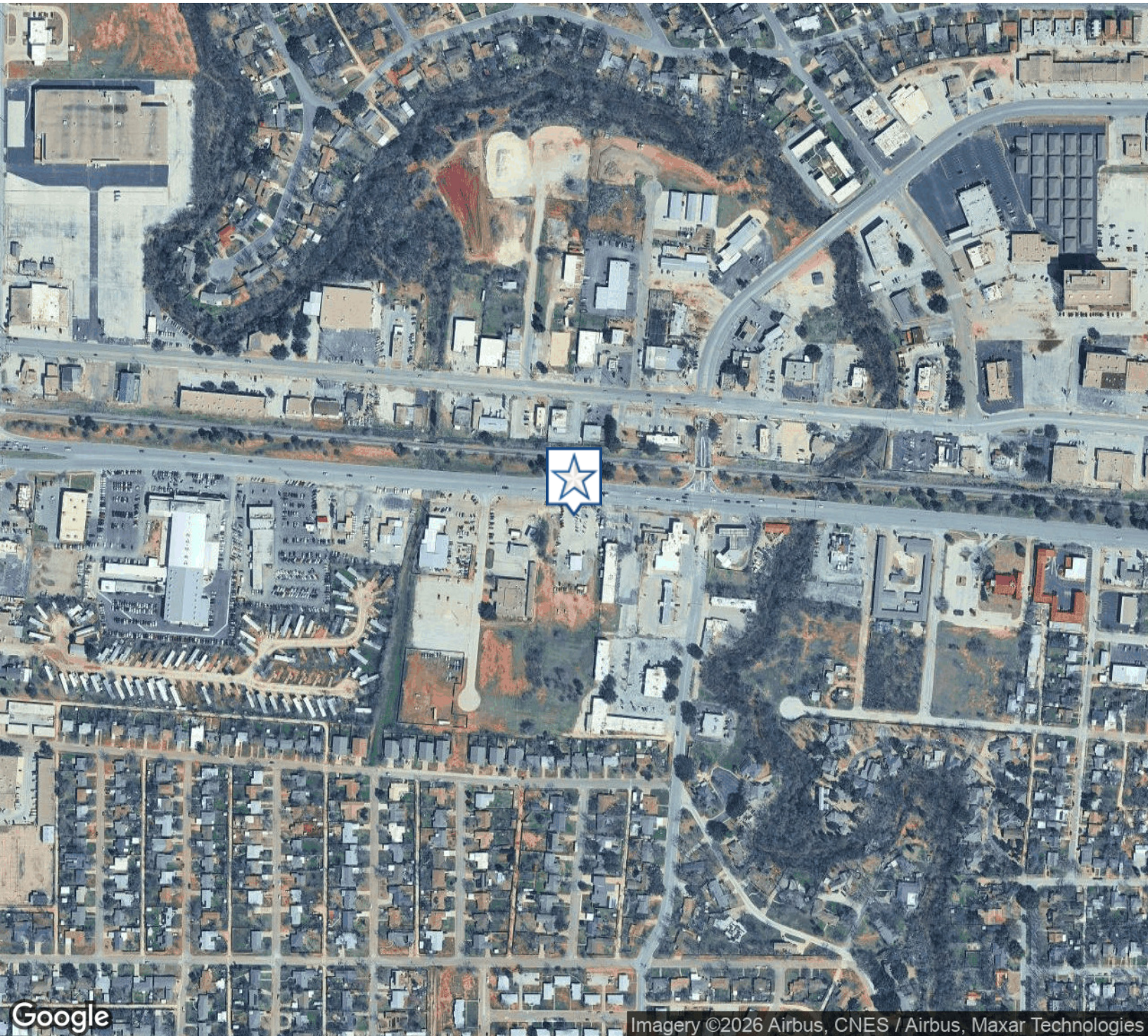
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LOCATION
MAP



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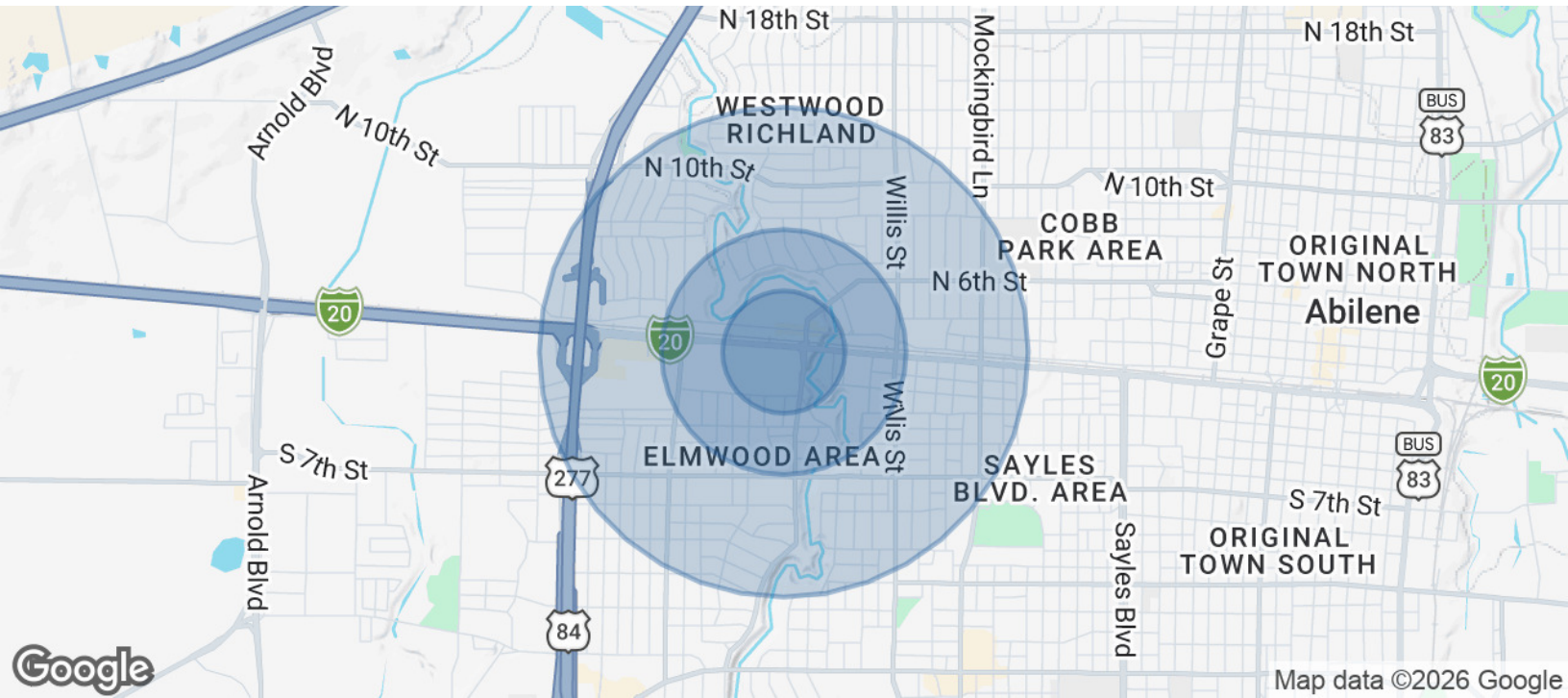
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DEMOGRAPHICS
MAP & REPORT



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	566	2,301	10,239
Average Age	37.7	37.0	37.6
Average Age (Male)	37.0	37.0	37.5
Average Age (Female)	41.7	40.1	38.7

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	222	941	3,970
# of Persons per HH	2.5	2.4	2.6
Average HH Income	\$67,401	\$71,123	\$83,742
Average House Value	\$165,022	\$157,213	\$150,835

2023 American Community Survey (ACS)

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