



#1 & #2 Village Drive  
Abilene, Texas 79605



Offered by:



# CENTURY PLAZA – #1 & #2 Village Dr.

Abilene, TX 79605

Building Class: Class “A”

Year Built: 1984

Building Size: 118,711 sf

Average Floorplate: 12,006

Number of Floors: 5 floors

Parking Ratio: 2:1000 sf

Quoted Rental Rate: \$14.00 with .50 annual bumps

Lease Type: Full Gross

Amenities/Highlights: On-Site Maintenance, Eyebrow Signage, LED Lighting, Superb Landscaping



REAL ESTATE GROUP

ENTERPRISE TOWER

CENTURY PLAZA

TUSCANY VILLAGE



RONICA COLDIRON | 325.307.1440 | RCOLDIRON@LMBGROUP.COM

[LMB Facebook Link](#)



**Ronica Coldiron, CPM®**  
Property Manager / Asset Manager  
REALTOR®

500 Chestnut St, Suite 804  
Abilene, Texas 79602  
Office: 325-307-1440  
[rcoldiron@lmbgroup.com](mailto:rcoldiron@lmbgroup.com)

#### Partial Tenant List

- Zachry Publications / HC Zachry
- Encompass Home Health
- Happy State Bank
- TDC Engineering / Scott Oils
- Merrill Lynch
- Texas Tech Small Business Development Center
- Jordan Healthcare
- Cooperative Response Center
- Morgan Stanley
- Texas Workforce Commission
- Whitten Law Firm
- Texas Alcoholic Beverage Commission
- The Toro Company NSN
- Central Texas Land Bank
- ABM Industry Groups, LLC
- Texas State Comptroller's Office



REAL ESTATE AGENT  
CLIENT SATISFACTION  
American Institute of  
Real Estate Professionals™

#### Career Summary

Ronica Coldiron serves as Property, Building and Asset Manager of LMB Real Estate Group's Abilene locations. She specializes in delivering real estate solutions to meet the building owner's needs. All concessions negotiated for her clients are calculated in the form of savings and/or cost avoidance following each transaction in order to ensure measureable value has been created through the implementation/ execution of each strategy in the marketplace. She has orchestrated over \$26.5 million in commercial leasing activity.

#### Specialties

Owner representation, strategy development, renewal, expansion and disposition, strategic consulting for merger and acquisition activities, corporate restructuring for real estate portfolios, energy-related entities and law firms, advertising and publication, testing, training and call centers, employment and home health agencies.

#### Experience

12 Years

#### Education

Texas Tech University  
Allied Business School – Real Estate  
Institute of Real Estate Management (IREM) – CPM®

#### Affiliations and Community Information

- Texas Women's Leadership Class of 2016
- Texas Women's Leadership Zone 6 Ambassador 2017-2019
- Leadership Abilene Class of 2015
- IREM CPM® 2017
- North Texas Commercial Association of REALTORS® (NTCAR)
- National Association of REALTORS® (NAR)
- Texas Association of REALTORS® (TAR)
- Abilene Association of REALTORS® (AAOR)
- Abilene Chamber of Commerce Business Council 2015-2017
- Business Expo Committee 2014-2016
- Volunteer Services Council Board 2015-2019
- Junior League of Abilene Member 2018-2019
- Abilene Junior Woman's Club Board Member 2015-2018
- Abilene Junior Woman's Club President 2017-2018
- Abilene Wednesday Rotary 2014-2019
- Abilene Wednesday Rotary President 2016-2017
- Abilene Chamber of Commerce Redcoat Committee 2012-2019
- Abilene Chamber of Commerce Redcoat Committee Co-Chair 2015-2016
- Abilene Black Chamber of Commerce Member
- Center for Contemporary Arts Board 2015-2016
- Big Country 100 Women 2017-2019
- Christian Business Women's Network 2018-2019
- Community Foundation's Future Fund Grant Committee 2017-19



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## LMB REAL ESTATE GROUP

LMB Real Estate Group is one of the leading commercial real estate firms in the West Texas area. Our extensive knowledge of the marketplace coupled with over sixty years of combined real estate experience allows us to provide our clients service above and beyond the usual real estate company. Our comprehensive list of real estate services offers creative and personalized solutions that make a real difference. Whether you need sales assistance, leasing, property management services or facility maintenance, we can meet your needs.

### Real Estate Services Offered:

- Office Sales and Leasing
- Retail Sales and Leasing
- Industrial sales and Leasing
- Land Acquisition and Disposition
- Tenant Representation
- Property Management Services
- Facility Maintenance Services
- Consulting

Our operating philosophy at LMB Real Estate Group is centered on our most important asset – “our clients.” We pride ourselves in consistently and ethically delivering innovative real estate solutions to a variety of private and institutional investors.

### Building Hours of Operation are as follows:

Monday – Friday: 6:30am – 6:30pm

Saturday: 7:30am – 1:30pm

Sunday: Closed



## PROPERTY MANAGEMENT SERVICES

LMB Real Estate group is a full service real estate management firm offering professional management services for private and institutional owners throughout West Texas. Our management team has the proven ability to oversee daily management and operations of office, retail, industrial and multi-family properties. We realize that each owner has specific goals and objectives for their investment. Our job is to listen, understand and interpret those goals, then apply our years of experience to develop a realistic, practical management plan that achieves the owner's results and enhances the value of the asset.

Upon being named the managing agent, our management team conducts an in-depth property inspection and evaluation. A property report is prepared by the Property Manager for use in establishing current and projected costs, recommended capital expenditures and the operating budget.

Utility costs, service contracts, property taxes, insurance and other existing expenses are analyzed for potential future cost reductions. We continually place service contracts out for bid to ensure that the best service at the best price is achieved. Property taxes are reviewed on an annual basis, and protested, if needed; often resulting in a reduction in property expenses.

Timely financial reporting is a priority with us. Our property management division utilizes Yardi accounting software for custom financial reporting and monthly operating statements. An excellent working knowledge of the reporting system enables our managers to be responsive to tenant billing questions or owner inquiries regarding reports and operating data. The LMB Property manager is actually a full service business manager with a multitude of responsibilities ranging from:

Answering tenant calls for maintenance requests, weekly property inspections, accounts receivable, accounts payable, operating cost analysis, budgeting, monthly operating reports, initiating and overseeing project improvements, hiring and firing of service contractors, working with attorneys on legal matters, general lease enforcement, proactive tenant visits and personnel issues.

LMB Real Estate Group provides tenants with 24-hours, 7-day a week emergency service, 365 days a year. After hour emergency calls are immediately forwarded from our answering service to the appropriate Property Manager for immediate response.

Our goal at LMB is to provide the best quality and most cost effective property management services possible, while achieving both owner and tenant satisfaction.

## REFERENCES

### **State References:**

TABC

500 Chestnut St, Suite 1573

Abilene, TX 79602

325-672-7999

Mary Jo Thomas

Texas Workforce Solutions

500 Chestnut St, Suite 1100

Abilene, TX 79602

325-795-4301

Mary Ross

Texas State Comptroller

1 Village Drive, Suite 250

Abilene, TX 79606

325-695-4623

Vanessa Zientek

### **Other References:**

Zachry & Associates Inc.

500 Chestnut St, Suite 2000

Abilene, TX 79602

325-677-1342

HC Zachry

Texas Tech University Small Business Development Center (SBDC)

749 Gateway St, Bldg. C Suite 301

Abilene, TX 79602

325-670-0300

Judy Wilhelm



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Merrill Lynch  
2 Village Dr., Suite 400  
Abilene, TX 79606  
325-691-0600  
James Newcomb

Happy State Bank  
1 Village Dr., Suite 100  
Abilene, TX 79606  
325-698-2265  
Ken Bowles

The Toro Company  
500 Chestnut St., Suite 400  
Abilene, TX 79602  
325-673-8762  
Inger Nordby

Encompass Home Health  
1 Village Dr., Suite 200  
Abilene, TX 79606  
325-695-3888  
April Anthony

Morgan Stanley  
500 Chestnut Street, Suite 1900  
Abilene, TX 79602  
325-691-4383  
Frank Johnson