



0.83 Ac

PRICE: \$3.50 SF/YR

1700 AMBLER AVE

Abilene, TX 79603

Jack Oduro

Agent
512.977.8596
jack@moriahrealstate.com

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Property Description

1700 Ambler Avenue offers an excellent pad site leasing opportunity with outstanding visibility and accessibility at one of Abilene's busiest commercial intersections. Positioned along a high-traffic retail corridor with approximately 16,000 VPD, the property is well-suited for retail, restaurant, medical, office, or service-oriented users seeking strong exposure and convenient customer access.

Property Highlights

- Pad Site Opportunity | Prime Corner Location at Ambler Avenue & Grape Street
- Excellent Visibility | 16,000 VPD
- Walking Distance to Hardin-Simmons University & Hendrick Medical Center
- Minutes from Abilene Christian University, Downtown Abilene & I-20

Location Description

Located at the signalized intersection of Ambler Avenue and Grape Street, the property benefits from a prime position in a heavily traveled retail corridor. The site is diagonally across from Walmart and directly across from Braum's, with close proximity to Hardin-Simmons University, Hendrick Medical Center, and Abilene Christian University. Just minutes from Interstate 20 and downtown Abilene, the location offers excellent connectivity and access to a large customer base.

Offering Summary

Lease Rate:	\$3.50 SF/yr (Ground)
Available SF:	36,155 SF
Lot Size:	0.83 Acres

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 **MORIAH**
BROKERAGE SERVICES, LLC

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MORIAH BROKERAGE TEAM

Significant Assignments & Transactions



JOHN ELPHICK, CCIM
BROKER



TREY DENNIS
BROKER



WES GOTCHER
PRESIDENT/MANAGING
BROKER



STEPHANIE GAUTHIER
AGENT



JACK ODURO
AGENT



MIKE GRESBACK
AGENT



TOMMY REYNOLDS
AGENT



MEGAN YANCEY
TRANSACTION COORD.



HUNTER HICKOK
AGENT



JOEY VARELA
AGENT



PRESLEY FLATT
MARKETING SPECIALIST

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Contact Broker:

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15 Smith Road, Suite 6004, Midland, TX 79705

432.682.2510 | moriahbrokeraageservices.com