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The Experts in Real Estate & Business Brokerage

7449 Buffalo Gap Road, Abilene, TX 79606

Murphy
 BUSINESS SALES
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South Abilene Growth Corridor Commercial Site

Positioned along Buffalo Gap Road with Expanding Residential Growth



PRESENTED BY:

SALES PRICE: \$879,912

DAVID POWELL, CCIM

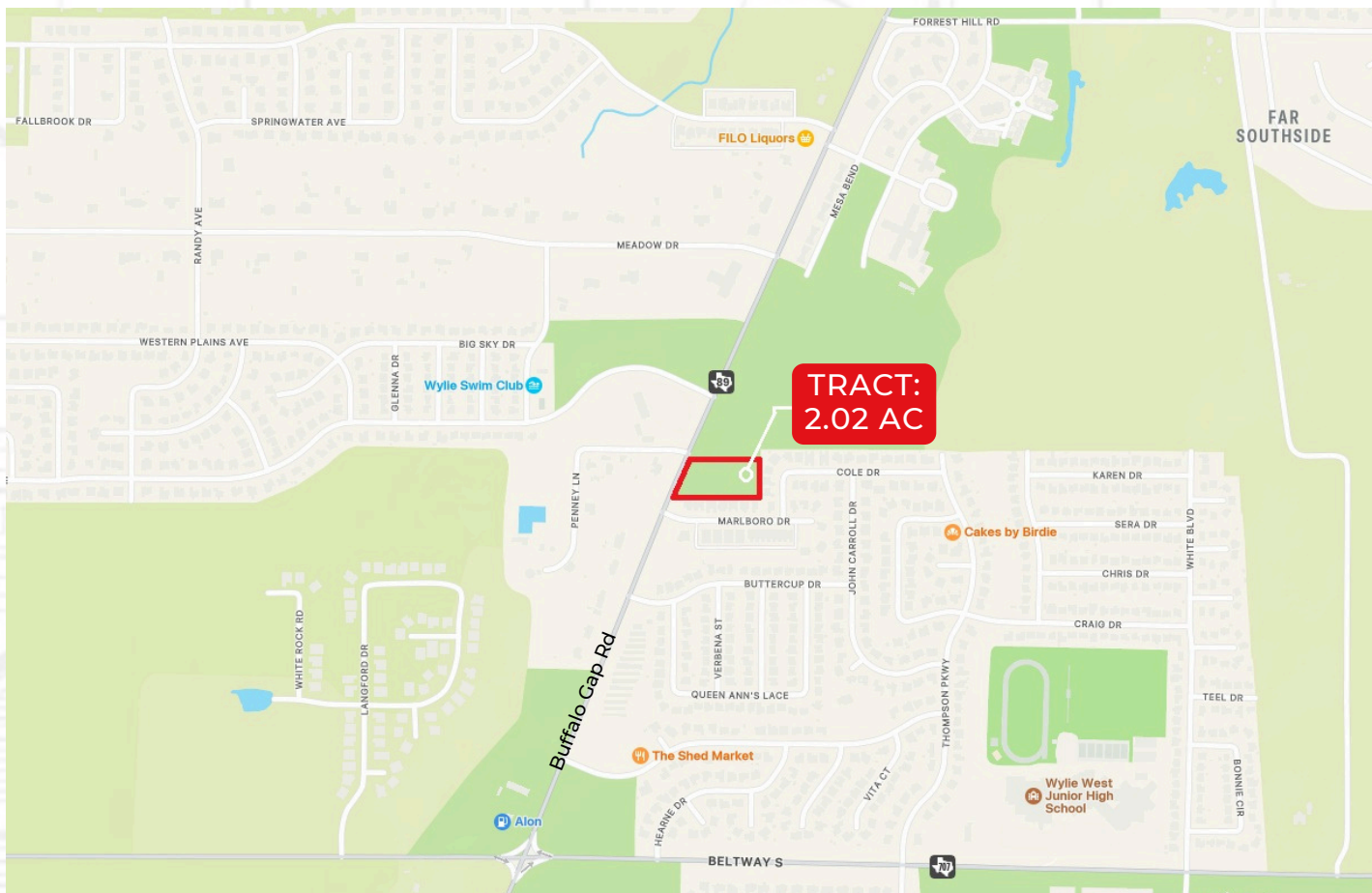
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KW Commercial | Lubbock

The Powell Group

10210 Quaker Avenue
 Lubbock, TX 79424

Property Summary



Property Summary

Address: 7449 Buffalo Gap Rd
Abilene, TX 79606

Zoning: NR

Tract: 2.02 AC

Price: \$879,912.00

Price/SF: \$10.00

Property Highlights

- Adjacent residential development underway
- Wylie ISD
- Expanding south Abilene corridor
- Ideal for retail, restaurant, office or service uses

Property Overview

Positioned along Buffalo Gap Road in rapidly expanding south Abilene, this commercial tract offers a strategic opportunity within one of the area's growing residential corridors. Located within Wylie ISD and surrounded by existing and future residential development, the site is well-suited for retail, restaurant, office, medical, or service-oriented commercial users. The property benefits from approximately 235' frontage off Buffalo Gap Road and is located adjacent to residential growth currently under development, including new townhome and multifamily construction immediately north of the site. A conceptual site layout has already been prepared illustrating potential retail and drive-thru development configurations, further supporting the site's commercial viability.

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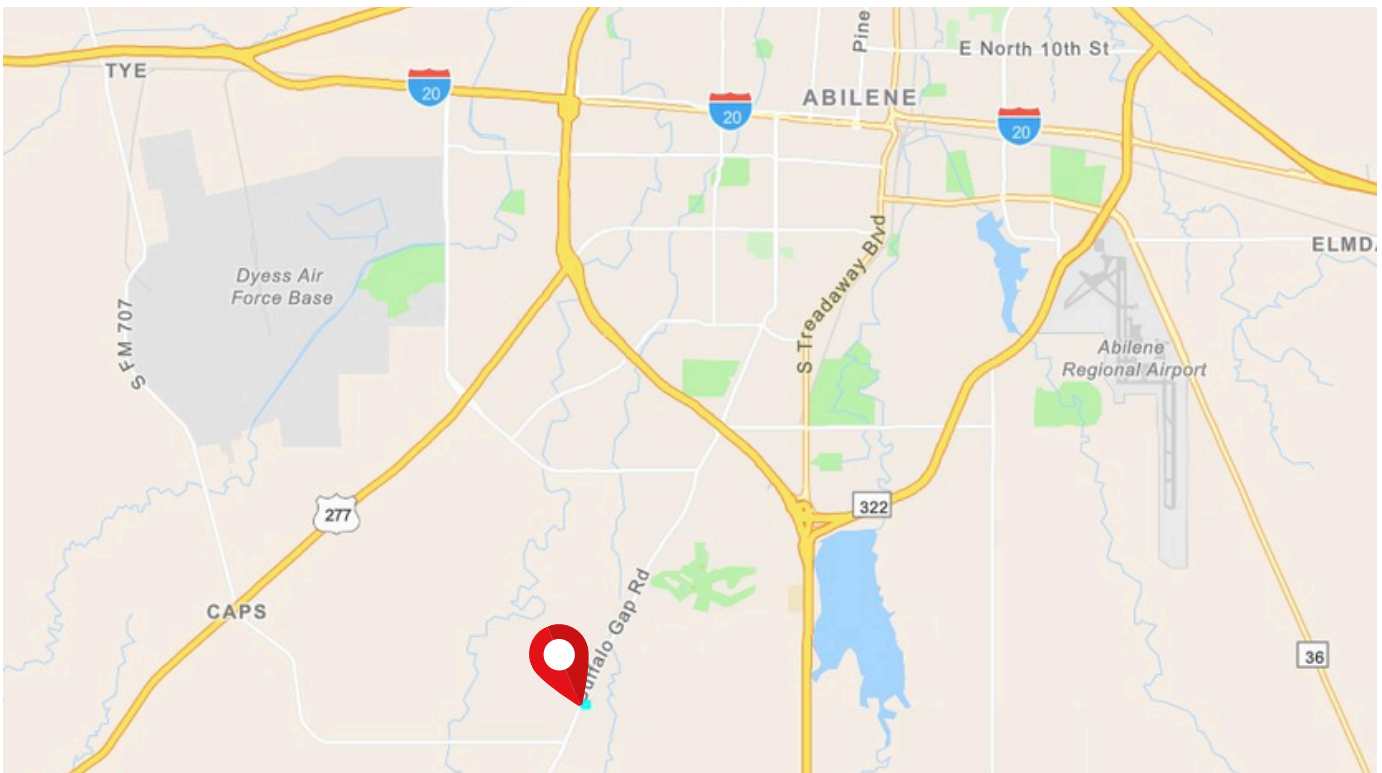
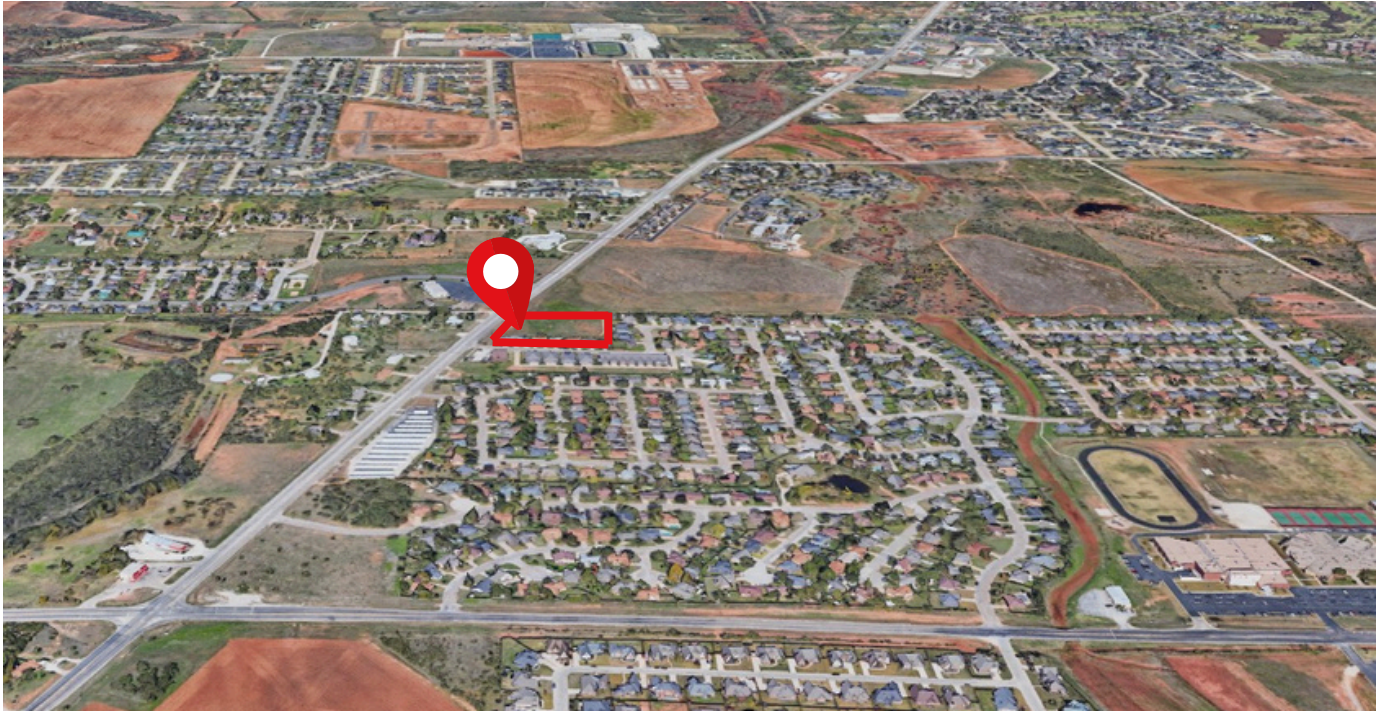
Tract



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Location Maps



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty, or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions, or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

	1 mile	3 miles	5 miles
Population			
2010 Population	4,295	14,635	42,863
2020 Population	6,145	18,995	51,714
2024 Population	6,708	20,248	53,813
2029 Population	7,152	21,009	55,555
2010-2020 Annual Rate	3.65%	2.64%	1.89%
2020-2024 Annual Rate	2.08%	1.51%	0.94%
2024-2029 Annual Rate	1.29%	0.74%	0.64%
2020 Male Population	48.8%	48.1%	49.2%
2020 Female Population	51.2%	51.9%	50.8%
2020 Median Age	33.6	39.2	34.4
2024 Male Population	49.7%	48.9%	50.0%
2024 Female Population	50.3%	51.1%	50.0%
2024 Median Age	34.0	39.8	35.0

In the identified area, the current year population is 53,813. In 2020, the Census count in the area was 51,714. The rate of change since 2020 was 0.94% annually. The five-year projection for the population in the area is 55,555 representing a change of 0.64% annually from 2024 to 2029. Currently, the population is 50.0% male and 50.0% female.

Median Age

The median age in this area is 35.0, compared to U.S. median age of 39.3.

Race and Ethnicity

2024 White Alone	74.9%	75.7%	72.0%
2024 Black Alone	4.4%	4.4%	7.1%
2024 American Indian/Alaska Native Alone	0.4%	0.5%	0.6%
2024 Asian Alone	3.7%	3.8%	3.5%
2024 Pacific Islander Alone	0.2%	0.2%	0.2%
2024 Other Race	4.6%	4.1%	5.3%
2024 Two or More Races	11.8%	11.3%	11.3%
2024 Hispanic Origin (Any Race)	17.7%	15.8%	18.6%

Persons of Hispanic origin represent 18.6% of the population in the identified area compared to 19.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 62.3 in the identified area, compared to 72.5 for the U.S. as a whole.

Households

2024 Wealth Index	67	97	81
2010 Households	1,511	5,769	17,453
2020 Households	2,138	7,309	20,354
2024 Households	2,340	7,839	21,305
2029 Households	2,515	8,209	22,170
2010-2020 Annual Rate	3.53%	2.39%	1.55%
2020-2024 Annual Rate	2.15%	1.66%	1.08%
2024-2029 Annual Rate	1.45%	0.93%	0.80%
2024 Average Household Size	2.82	2.53	2.48

The household count in this area has changed from 20,354 in 2020 to 21,305 in the current year, a change of 1.08% annually. The five-year projection of households is 22,170, a change of 0.80% annually from the current year total. Average household size is currently 2.48, compared to 2.49 in the year 2020. The number of families in the current year is 13,999 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

Source: U.S. Census Bureau. Esri forecasts for 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-03-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
<u>Pamela Titzell</u>	<u>465722</u>	<u>pamtitzell@kw.com</u>	<u>8067717710</u>
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
<u>David Powell</u>	<u>257988</u>	<u>lubbockcommercial@gmail.com</u>	<u>(806) 239-0804</u>
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date