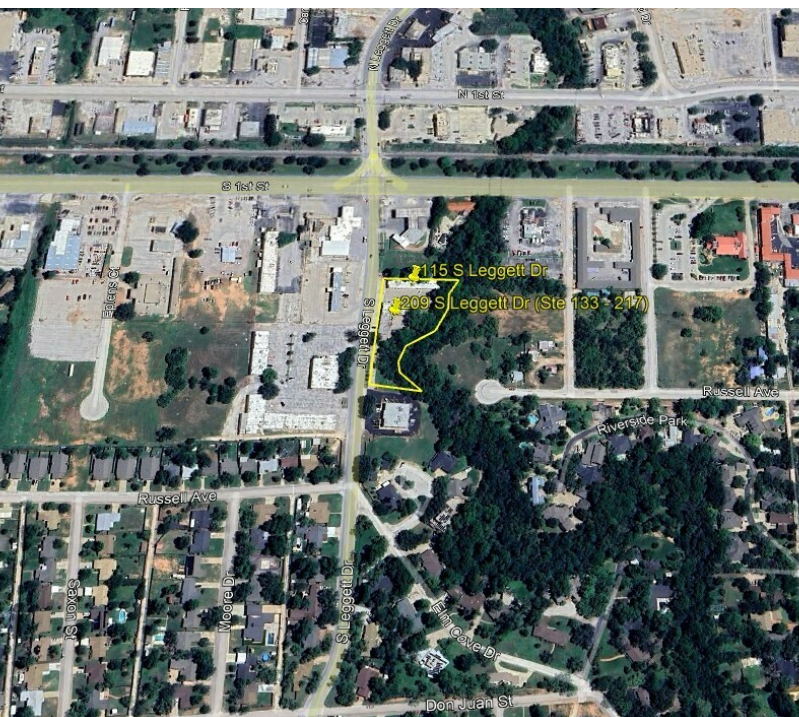


115 & 133-217 S LEGGETT

209 S Leggett, Abilene, TX 79605

EXECUTIVE
SUMMARY



OFFERING SUMMARY

Sale Price:	\$632,640
Available SF:	173 - 822 SF
Lot Size:	1.53 Acres
Year Built:	1949
Building Size:	10,544 SF
Zoning:	GC
Price / SF:	\$60.00

PROPERTY OVERVIEW

Income producing property zoned for General Commercial use. It is located in the Leggett Office Complex. The area consist of mixed use tenants including professional office and medical users, and various service providers.

Property ID: 22094 consists of two buildings on 1.527 +/- acres
209 S Leggett building is 4,904 sf +/- with multiple tenants. Spaces include 133 (A-F), 141, 209 and 217 S Leggett.
115 S Leggett is 5,640 sf and 100% leased.
Additional land may be purchased separately and is subject to offer. Contact agent for additional information.

Seller will consider owner financing. *Seller/Landlord is a Texas Licensed Real Estate Broker.

PROPERTY HIGHLIGHTS

- 90% Combined Tenant Occupancy
- Value Add Opportunity
- Diversified Tenant Mix
- Professionally Managed

ERIK PAUL JOHNSON

325.698.5661

erik@pauljohnsonrealtors.com



4633 South 14th Street | Abilene, TX 79605 | 325.698.5661

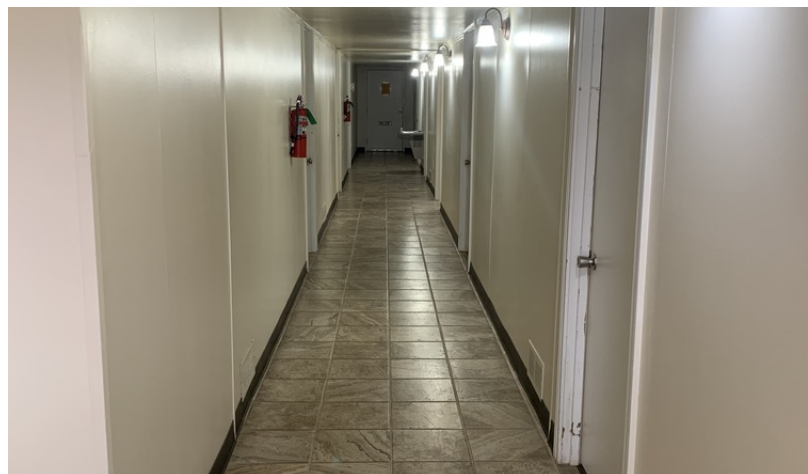
Brokerage makes no representation as to accuracy of all data presented.

PAULJOHNSONREALTORS.COM

115 & 133-217 S LEGGETT

209 S Leggett, Abilene, TX 79605

ADDITIONAL
PHOTOS



ERIK PAUL JOHNSON

325.698.5661

erik@pauljohnsonrealtors.com

 **Paul Johnson
& Associates**

4633 South 14th Street | Abilene, TX 79605 | 325.698.5661

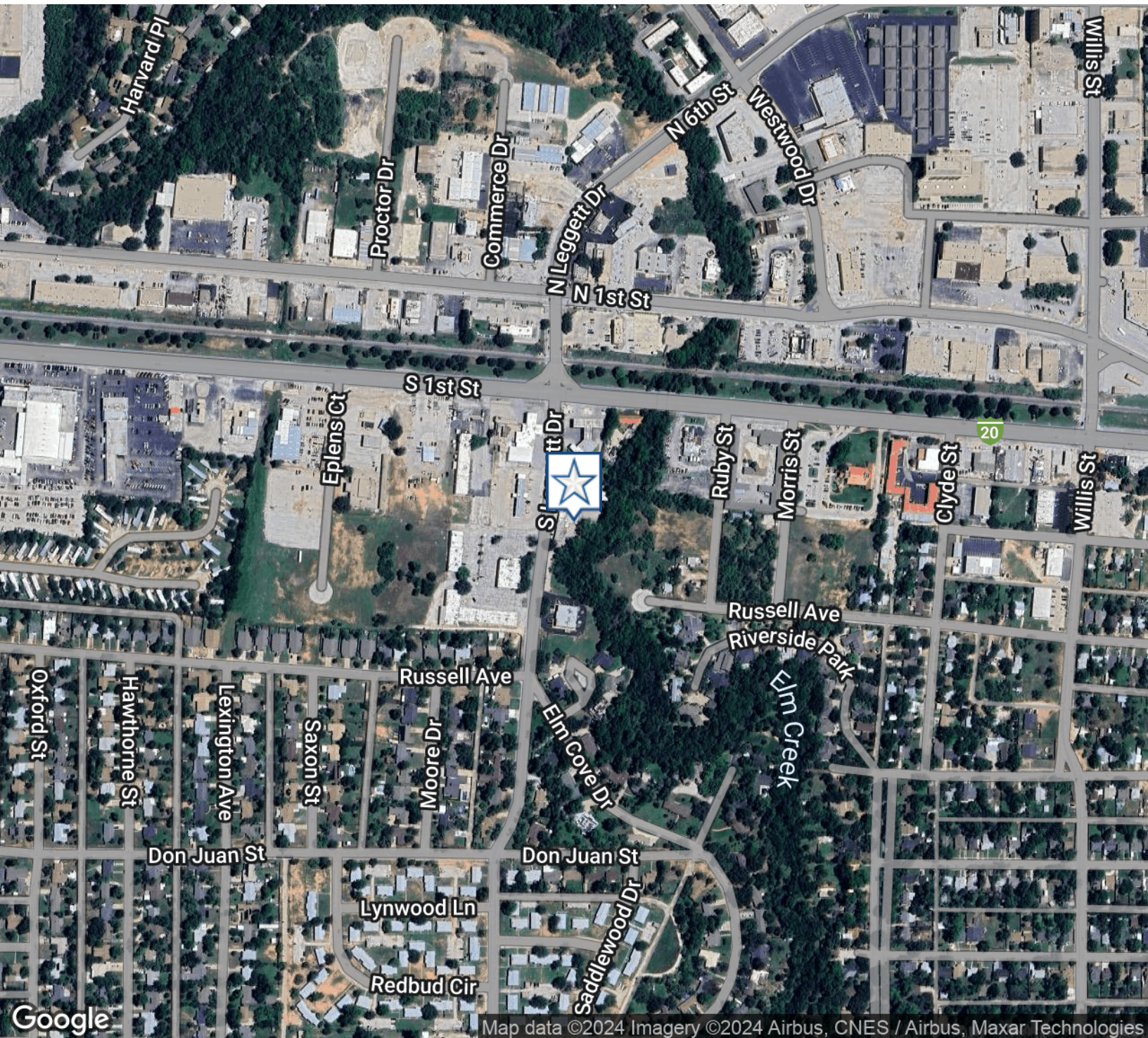
Brokerage makes no representation as to accuracy of all data presented.

PAULJOHNSONREALTORS.COM

115 & 133-217 S LEGGETT

209 S Leggett, Abilene, TX 79605

LOCATION
MAP



ERIK PAUL JOHNSON

325.698.5661

erik@pauljohnsonrealtors.com



4633 South 14th Street | Abilene, TX 79605 | 325.698.5661

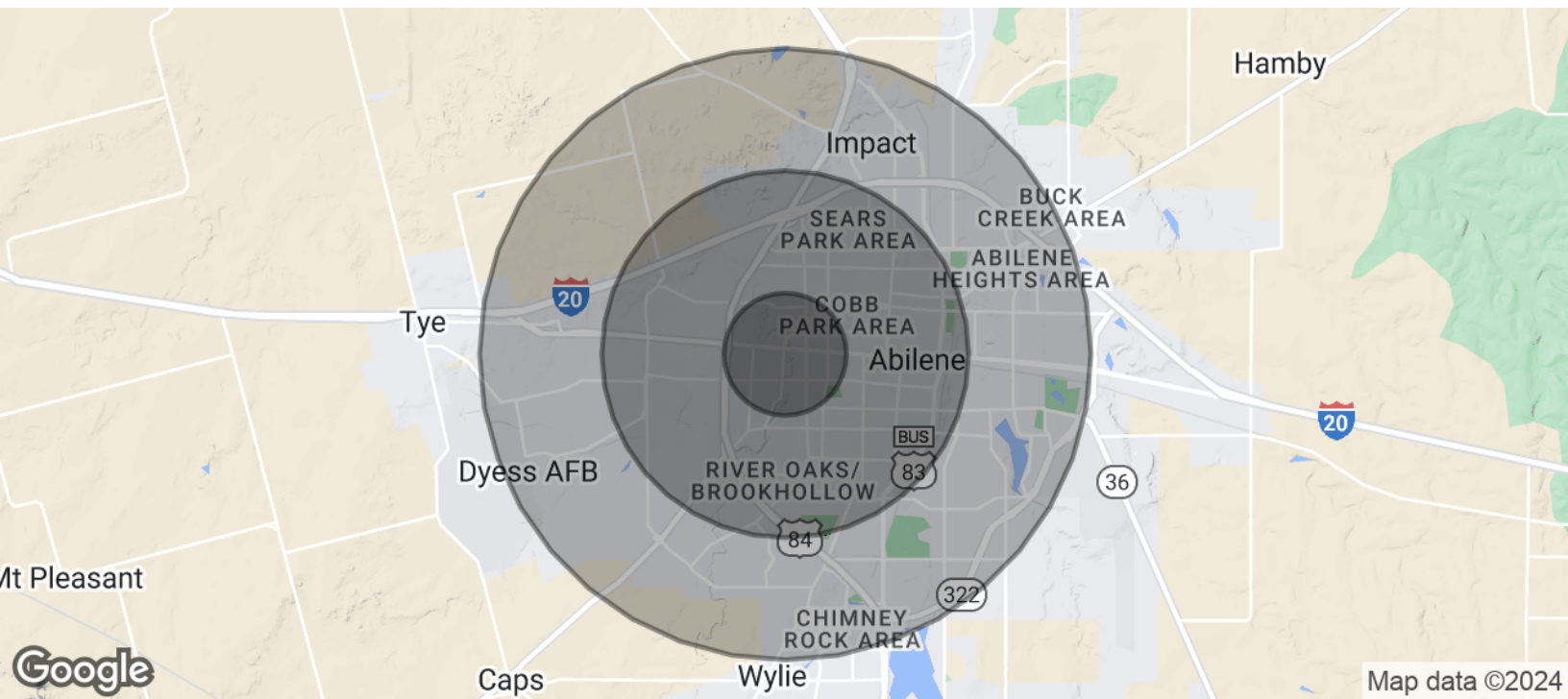
Brokerage makes no representation as to accuracy of all data presented.

PAULJOHNSONREALTORS.COM

115 & 133-217 S LEGGETT

209 S Leggett, Abilene, TX 79605

DEMOGRAPHICS
MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,082	67,161	111,032
Average age	38.2	35.0	33.5
Average age (Male)	34.2	32.6	31.4
Average age (Female)	43.9	37.6	35.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,282	26,905	43,166
# of persons per HH	2.4	2.5	2.6
Average HH income	\$46,978	\$48,038	\$50,328
Average house value	\$73,267	\$104,407	\$105,598

* Demographic data derived from 2020 ACS - US Census

ERIK PAUL JOHNSON

325.698.5661

erik@pauljohnsonrealtors.com



4633 South 14th Street | Abilene, TX 79605 | 325.698.5661

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

PAULJOHNSONREALTORS.COM

SCALE 1" = 60'

O = FOUND REBAR
 ⊙ = FOUND PIPE
 □ = FOUND CONC. MON.
 ⊙ = SET REBAR W/CAP
 "ESTES 5003"

- CONCRETE
- FENCE

GF#ABL2007453

2017-7936

SEC JOHN TOMLINSON SURVEY NO. 35
BEARS OF RECORD
SOUTH 1384.07' AND EAST 861.25'

P.O.B. SOUTH 1384.07' AND EAST 861.25'

S84° 08' 04" E 257.65'

140.5'

ASP PAV

2019-17860

ASP PAY

2014/6470

1.527 ACRE

58°51'W
I HEREBY CERTIFY TO
SECURITY ABSTRACT & TITLE
COMPANY OF ABILENE AND FL20, INC.
THAT THIS PLAT REPRESENTS
A SURVEY OF THE IMPROVEMENTS UPON
A 1.527 ACRE TRACT OUT OF
THE JOHN TOMLINSON SURVEY NO. 35 AND THE
MIREZ SURVEY NO. 34, ABILENE, TAYLOR COUNTY,
TEXAS, AND LOT 2, BLOCK A,
LISTER PROPERTIES BUSINESS & PROFESSIONAL
CENTER EAST LEGGETT-PHASE ONE, ABILENE,
TAYLOR COUNTY, TEXAS, ACCORDING TO THE
PLAT THEREOF RECORDED IN PLAT
CABINET 2, SLIDE 263-D, PLAT RECORDS OF
TAYLOR COUNTY, TEXAS.
17

DON C. MCALISTER
1.339 ACRE
11-6-1985
1431/812

C JOHN TOMLINSON SURVEY NO. 35
BEARS OF RECORD
SOUTH 1004.18' AND EAST 918.18'

N81°14'08"W

S81° 14' 08" E 182.7

LOT 2, BLOCK A

McALLISTER PROPERTIES
BUSINESS & PROFESSIONAL CENTER
EAST LEGGETT- PHASE ONE
CAB. 2, SLIDE 263-D

2007-18084

2019-17860
DON C. MCALISTER
0.803 ACRE
11-6-1985
1431/812

N89° 26' 21" W 294.54'

LOT 3 BLOCK A

SURVEYED ON THE GROUND JULY 6, 7, 8, 13, 2020.
ESTES SURVEYING, FIRM *10064600
DIEHL ESTES RPLS *5003
© ALL RIGHTS RESERVED
4194 PVT ROAD 1191, BAIRD TX. 79504
PO BOX 1044, CLYDE TX, 79510
(325) 893-2822
estessurveying@outlook.com

THIS LOT IS IN ZONE X & AE AS, THE CREEK IS IN
THE FLOOD WAY AS PER FIRM COMMUNITY
*48441C 0209F, 1-6-2012.
THERE ARE NO VISIBLE PROTRUSIONS OTHER THAN SHOWN
DRIVE ACROSS SOUTH LINE OF LOT 2, BLOCK A.
BEARINGS BASED ON NORTH WITH GPS, WGS 84.

...\\265-s-leg.dgn Oct. 09, 2002 02:03:54