

▶ ABILENE BEST BUY & BOOKS-A-MILLION

4310 Buffalo Gap Rd in Abilene, Texas 79606



LOCATED WITHIN ONLY REGIONAL MALL WITHIN 100 MILE RADIUS



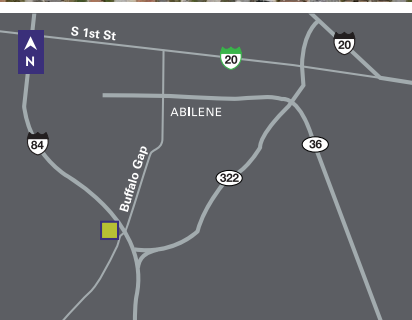
Shadow Anchors

JCPenney

Dillard's

ULTA

PREMIERE CINEMAS



	VEHICLES PER DAY		MEDIAN INCOME		POPULATION
Highway 84 west of Buffalo Gap Rd	64,044	1 Mile	\$79,386	1 Mile	9,540
Highway 84 east of Buffalo Gap Rd	48,179	3 Miles	\$74,684	3 Miles	53,251
Buffalo Gap Rd south of Highway 84	23,323	5 Miles	\$71,676	5 Miles	105,777
Buffalo Gap Rd north of Highway 84	21,753				



Carson Wilson

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15,990 SF



Tenant List

Tenant	Address	SF/Acres
A Best Buy	4310 Buffalo Gap Rd #3000	
B AVAILABLE	4310 Buffalo Gap Rd #3500	15,990

Available Lease Pending Executed



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FOR DETAILED DEMOGRAPHICS VISIT
frpltd.com/properties/best-buy

Lat/Lon: 32.4014/-99.7616

Abilene Best Buy & B-A-M Abilene, TX 79606	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	9,540	53,251	105,777
2030 Projected Population	9,129	52,727	105,618
2020 Census Population	9,580	51,454	101,833
2010 Census Population	8,983	47,170	94,860
Projected Annual Growth 2025 to 2030	-0.9%	-0.2%	-
Historical Annual Growth 2010 to 2025	0.4%	0.9%	0.8%
2025 Median Age	35.2	33.9	33.2
Households			
2025 Estimated Households	4,336	21,371	40,721
2030 Projected Households	4,266	21,658	41,587
2020 Census Households	4,425	21,038	39,719
2010 Census Households	4,144	19,540	37,351
Projected Annual Growth 2025 to 2030	-0.3%	0.3%	0.4%
Historical Annual Growth 2010 to 2025	0.3%	0.6%	0.6%
Race and Ethnicity			
2025 Estimated White	72.1%	71.8%	68.4%
2025 Estimated Black or African American	8.2%	8.4%	9.9%
2025 Estimated Asian or Pacific Islander	4.8%	3.2%	2.7%
2025 Estimated American Indian or Native Alaskan	0.5%	0.6%	0.8%
2025 Estimated Other Races	14.4%	15.9%	18.3%
2025 Estimated Hispanic	20.8%	23.1%	26.7%
Income			
2025 Estimated Average Household Income	\$93,467	\$99,250	\$93,000
2025 Estimated Median Household Income	\$79,386	\$74,684	\$71,676
2025 Estimated Per Capita Income	\$42,574	\$40,036	\$36,018
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	2.1%	2.9%	3.9%
2025 Estimated Some High School (Grade Level 9 to 11)	3.8%	5.0%	5.6%
2025 Estimated High School Graduate	22.6%	27.5%	29.4%
2025 Estimated Some College	18.7%	21.3%	21.0%
2025 Estimated Associates Degree Only	14.5%	10.9%	10.6%
2025 Estimated Bachelors Degree Only	25.9%	20.8%	19.0%
2025 Estimated Graduate Degree	12.4%	11.5%	10.5%
Business			
2025 Estimated Total Businesses	687	2,730	4,945
2025 Estimated Total Employees	7,912	22,640	41,844
2025 Estimated Employee Population per Business	11.5	8.3	8.5
2025 Estimated Residential Population per Business	13.9	19.5	21.4



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INFORMATION ABOUT BROKERAGE SERVICES

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.

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 or subagent by the buyer or buyer's agent.

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.

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.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

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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Designated Broker Firm Name or	License No.	Email	Phone
Licensed Supervisor of Sales Agent / Associate	License No.	Email	Phone
Sales Agent / Associate's Name	License No.	Email	Phone

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