

# FREESTANDING RESTAURANT OPPORTUNITY

4304 S. Clack St.

NEQ of S. Clack St &  
Buffalo Gap Rd.

Abilene, Texas

+/-2,725 SF Freestanding Building or +/-28,000 SF Lot for Ground Lease



**FOR  
LEASE**

- Second generation restaurant building
- Located directly in front of Mall of Abilene
- Excellent visibility and access from S. Clack & Winters Fwy / Hwy 83
- Lease rate: negotiable

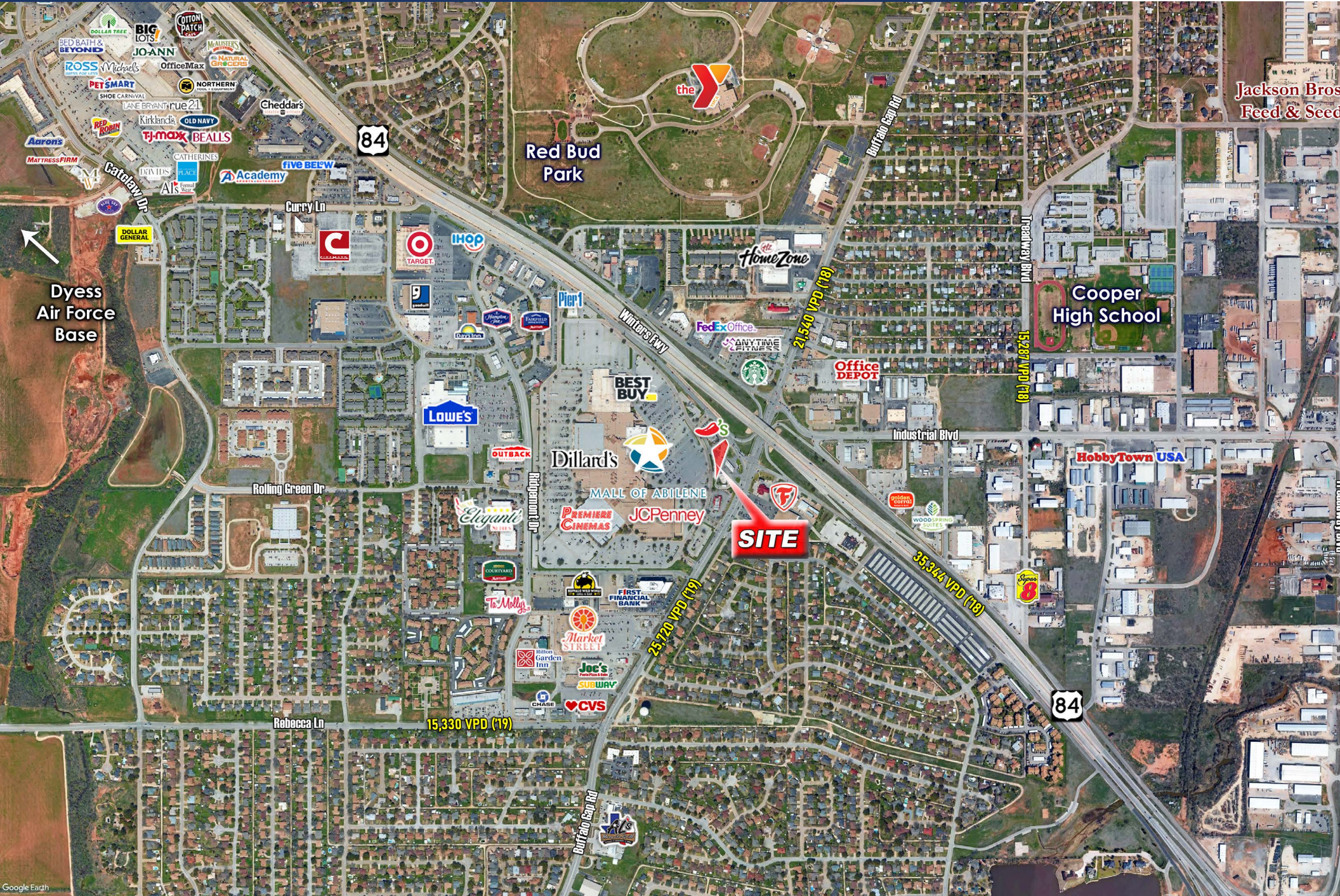


**FOR INFORMATION:**

**CAMPBELL FOSTER**  
214.484.2238  
[cfoster@psfcompanies.com](mailto:cfoster@psfcompanies.com)

**CARTER BUTLER**  
214.926.0444  
[cbutler@psfcompanies.com](mailto:cbutler@psfcompanies.com)

# RETAIL AERIAL



# INTERSECTION AERIAL



BEST BUY

ULTA  
BEAUTY

MALL OF ABILENE

JCPenney

84

S Glack St

Buffalo Gap Rd

Winters Fwy

84

Exxon

Jack's  
Convenience Stores

First Bank+Texas

S Glack St

McDonald's



# DEMOGRAPHICS



## TOTAL POPULATION

	1 mile	9,642
	3 miles	49,145
	5 miles	100,341

## 5 YR PROJECTED GROWTH

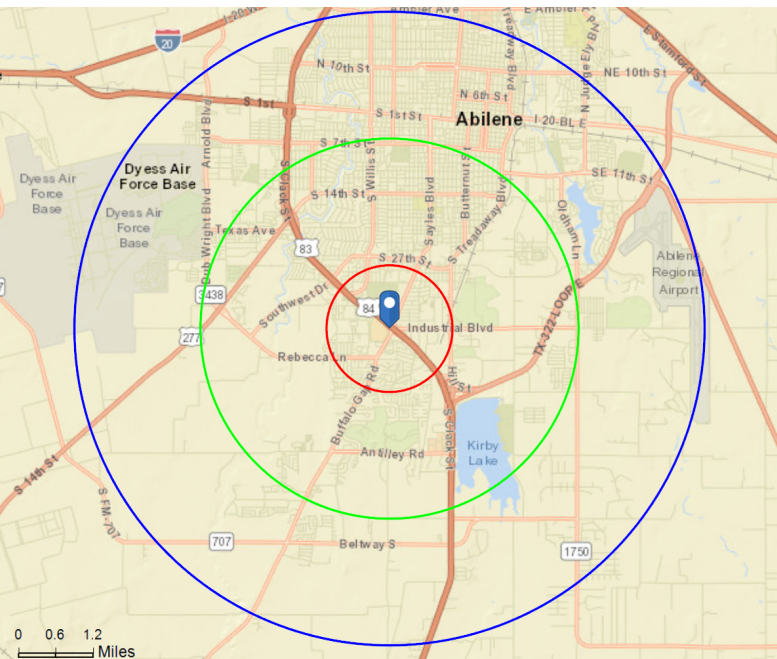
	1 mile	3.5%
	3 miles	1.6%
	5 miles	2.4%

## AVERAGE HOUSEHOLD INCOME

	1 mile	\$70,522
	3 miles	\$76,924
	5 miles	\$71,145

## MEDIAN HOME VALUE

	1 mile	\$156,677
	3 miles	\$152,383
	5 miles	\$128,027



	1 mile	3 miles	5 miles
<b>Population Summary</b>			
2000 Total Population	9,160	44,408	95,345
2010 Total Population	8,913	45,831	95,916
2019 Total Population	9,642	49,145	100,341
2019 Group Quarters	93	1,504	2,453
2024 Total Population	9,985	50,424	102,750
2019-2024 Annual Rate	0.70%	0.52%	0.48%
2019 Total Daytime Population	12,712	51,808	104,702
Workers	8,441	28,332	55,074
Residents	4,271	23,476	49,628
<b>Household Summary</b>			
2000 Households	4,023	17,888	36,281
2000 Average Household Size	2.24	2.37	2.54
2010 Households	4,115	19,060	37,722
2010 Average Household Size	2.14	2.32	2.47
2019 Households	4,495	20,405	39,451
2019 Average Household Size	2.12	2.33	2.48
2024 Households	4,675	20,944	40,375
2024 Average Household Size	2.12	2.34	2.48
2019-2024 Annual Rate	0.79%	0.52%	0.46%
2010 Families	2,373	12,010	24,667
2010 Average Family Size	2.78	2.90	3.04
2019 Families	2,520	12,807	25,608
2019 Average Family Size	2.79	2.92	3.06
2024 Families	2,594	13,101	26,138
2024 Average Family Size	2.79	2.93	3.07
2019-2024 Annual Rate	0.58%	0.45%	0.41%
<b>Housing Unit Summary</b>			
2000 Housing Units	4,173	19,049	39,642
Owner Occupied Housing Units	50.8%	57.1%	53.9%
Renter Occupied Housing Units	45.6%	36.8%	37.7%
Vacant Housing Units	3.6%	6.1%	8.5%
2010 Housing Units	4,344	20,512	41,059
Owner Occupied Housing Units	50.1%	55.1%	53.9%
Renter Occupied Housing Units	44.7%	37.9%	37.9%
Vacant Housing Units	5.3%	7.1%	8.1%
2019 Housing Units	4,685	22,058	43,102
Owner Occupied Housing Units	49.8%	56.9%	55.7%
Renter Occupied Housing Units	46.1%	35.6%	35.8%
Vacant Housing Units	4.1%	7.5%	8.5%
2024 Housing Units	4,844	22,610	44,056
Owner Occupied Housing Units	49.1%	56.8%	55.7%
Renter Occupied Housing Units	47.4%	35.8%	35.9%
Vacant Housing Units	3.5%	7.4%	8.4%
<b>Median Household Income</b>			
2019	\$56,677	\$55,594	\$51,223
2024	\$61,390	\$61,587	\$56,609
<b>Median Home Value</b>			
2019	\$156,667	\$152,383	\$128,027
2024	\$174,827	\$177,506	\$147,724
<b>Per Capita Income</b>			
2019	\$33,071	\$31,835	\$28,108
2024	\$37,172	\$35,831	\$31,810
<b>Median Age</b>			
2010	35.7	34.9	33.1
2019	36.4	36.3	34.6
2024	37.4	36.9	35.1



# 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.

## 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 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.

<u>PSF Brokerage, LP</u>	<u>531617</u>	<u>info@psfcompanies.com</u>	<u>214.699.1885</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Dale C. Foster</u>	<u>531617</u>	<u>cfoster@psfcompanies.com</u>	<u>972.362.1210</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Dale C. Foster</u>	<u>531617</u>	<u>cfoster@psfcompanies.com</u>	<u>972.362.1210</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>John Karigan</u>	<u>677062</u>	<u>jkarigan@psfcompanies.com</u>	<u>469.855.6400</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

Buyer/Tenant/Seller/Landlord Initials

Date