

Prime Abilene Location

NWC Catclaw Dr & Curry Ln

Abilene, Texas 79606



Highlights

- 1,950 SF & 2,900 SF End Caps Available
- Located at the NWC of Catclaw Drive & Curry Lane near prime Abilene retail
- Excellent visibility and easy access



2013 Demographics

	1-mile	3-mile	5-mile
Population	8,069	50,854	94,398
Workplace Emp.	6,673	23,839	52,439
Med Income	\$46,152	\$50,411	\$48,594
Avg HH Income	\$55,592	\$59,210	\$57,564



Traffic Counts

Highway 83/84: 58,000 VPD (TXDOT 2012)
Catclaw Blvd: 14,300 VPD (TXDOT 2010)
Southwest Dr: 19,500 VPD (TXDOT 2010)



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SITE SPECS (±24.86 ACRES)

RETAIL END CAP

TOTAL BUILDING AREA: 2,900 S.F.
TOTAL PARKING REQUIRED: 15 SPACES
TOTAL PARKING PROVIDED: 15 SPACES

MEN'S WAREHOUSE

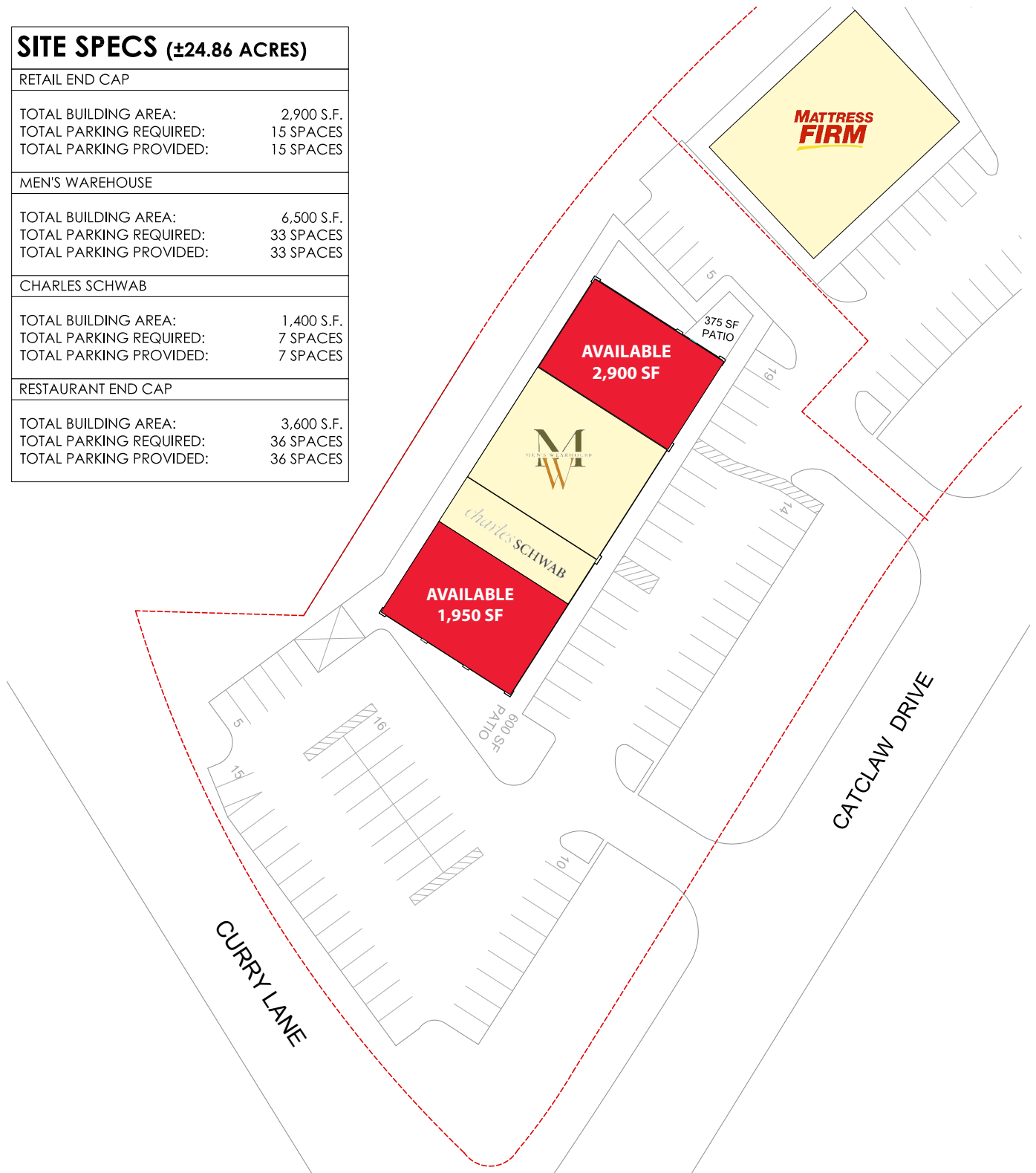
TOTAL BUILDING AREA: 6,500 S.F.
TOTAL PARKING REQUIRED: 33 SPACES
TOTAL PARKING PROVIDED: 33 SPACES

CHARLES SCHWAB

TOTAL BUILDING AREA: 1,400 S.F.
TOTAL PARKING REQUIRED: 7 SPACES
TOTAL PARKING PROVIDED: 7 SPACES

RESTAURANT END CAP

TOTAL BUILDING AREA: 3,600 S.F.
TOTAL PARKING REQUIRED: 36 SPACES
TOTAL PARKING PROVIDED: 36 SPACES



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