




# For Lease

## Park Central

3204 S Clack St | Abeline, TX

 **JLL** SEE A BRIGHTER WAY

# Property Highlights

- 3,700 SF Available
- Endcap location with excellent visibility
- Jumbo pylon signage available
- Signalized intersection with multiple access points
- Over 63,000 VPD on US Hwy 83
- Co-tenancy with DD's Discounts, TruFit Athletic Club, Dollar Tree, Verizon, and Subway
- Surrounded by Abilene's dominant retail corridor including Target, Walmart, Kohl's, Aldi, TJ Maxx, Ross, and numerous restaurants nearby



# Demographics

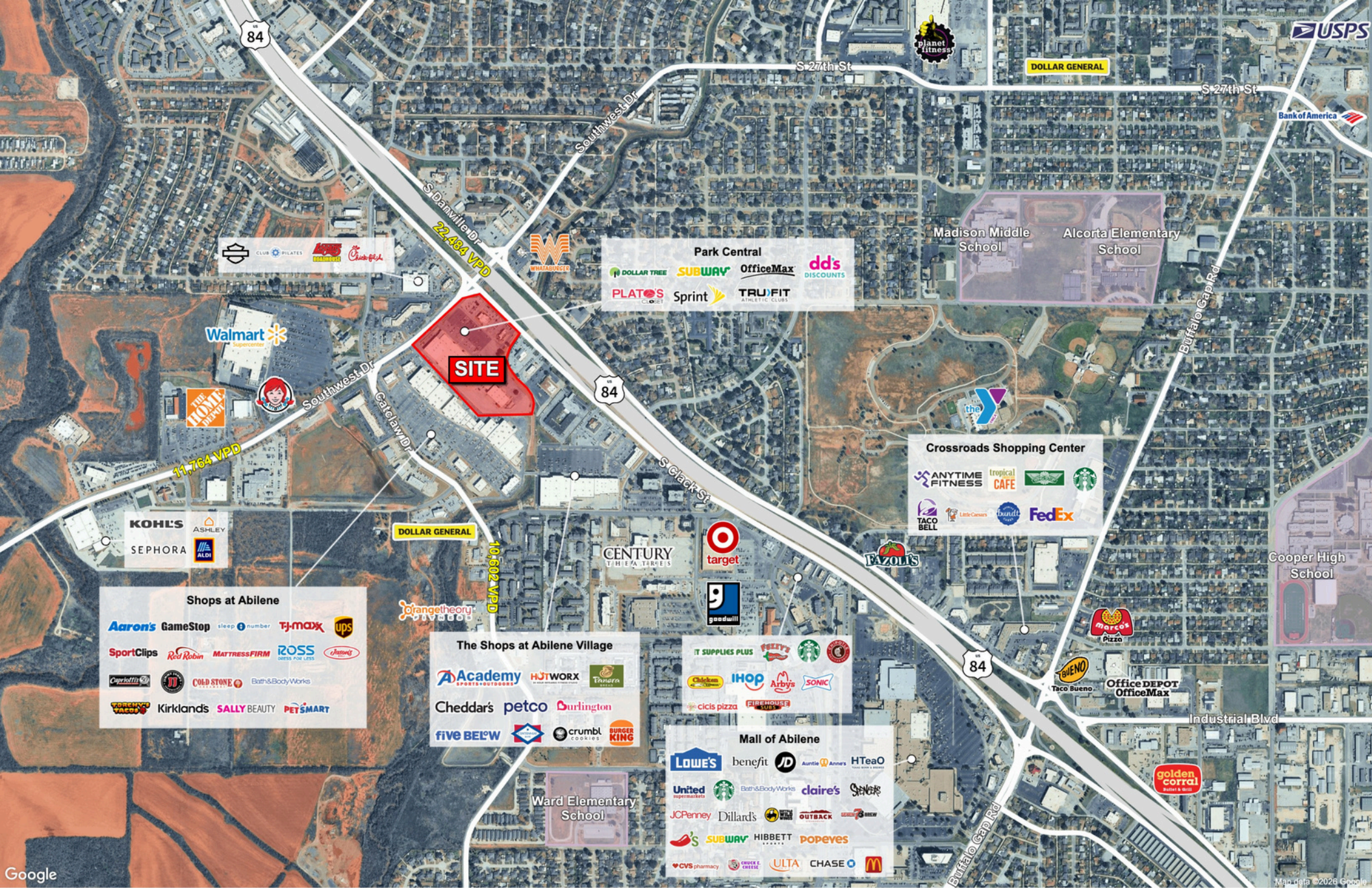
	1 mile	3 miles	5 miles
<b>Estimated Population</b>	8,250	57,374	105,372
<b>Estimated Households</b>	4,024	23,977	42,077
<b>Estimated Daytime Population</b>	5,844	26,341	51,118
<b>Est. Average HH Income</b>	\$78,352	\$84,614	\$86,107
<b>Traffic Counts</b>	Winters Fwy: +/- 63,951 VPD	Catclaw Dr: +/- 23,572 VPD	Southwest Dr: +/- 16,140 VPD

# Site Plan

## Tenants

dd's Discount	21,397 SF
Tru Fit	39,653 SF
Dollar Tree	20,680 SF
<b>AVAILABLE</b>	<b>3,700 SF</b>
Subway	1,438 SF
Verizon	3,283 SF





CLUB PILATES  
 CLUB PILATES  
 CLUB PILATES  
 Club Pilates

WINDMILLER

**Park Central**  
 DOLLAR TREE SUBWAY OfficeMax dd's DISCOUNTS  
 PLATOS SPRINT TRU/FIT

Madison Middle School  
 Alcorta Elementary School

Walmart Supercenter

THE HOME DEPOT  
 11,764 VPD

**SITE**

84

**Crossroads Shopping Center**

ANYTIME FITNESS tropical CAFE Starbucks  
 TACO BELL Little Caesars bundt FedEx

KOHL'S ASHLEY  
 SEPHORA ALDI

DOLLAR GENERAL

CENTURY THEATRES

target

RAZOLI'S

Cooper High School

**Shops at Abilene**

Aaron's GameStop sleep number TJ-maxx UPS  
 SportClips Red Robin MATTRESS FIRM ROSS  
 Capriotti's JJ COLD STONE Bath & Body Works  
 YORREY'S KIRKLAND'S SALLY BEAUTY PET SMART

Orangetheory

**The Shops at Abilene Village**

Academy SPORTS OUTDOORS HUTWORX Tanamera  
 Cheddar's petco Burlington  
 FIVE BELOW crumbl BURGER KING

IT SUPPLIES PLUS FELTY'S Starbucks  
 Chick-fil-A IHOP Arby's SONIC  
 Cicis pizza FIREHOUSE SUBS

**Mall of Abilene**

LOWE'S benefit JD Auntie Anne's HTeaO  
 United Starbucks Bath & Body Works claire's SENECA  
 JCPenney Dillard's OUTBACK  
 SUBWAY HIBBETT POPEYES  
 CVS pharmacy CRUMBLE CHURCH ULTA CHASE MCDONALD'S

Ward Elementary School

Office DEPOT OfficeMax

Industrial Blvd

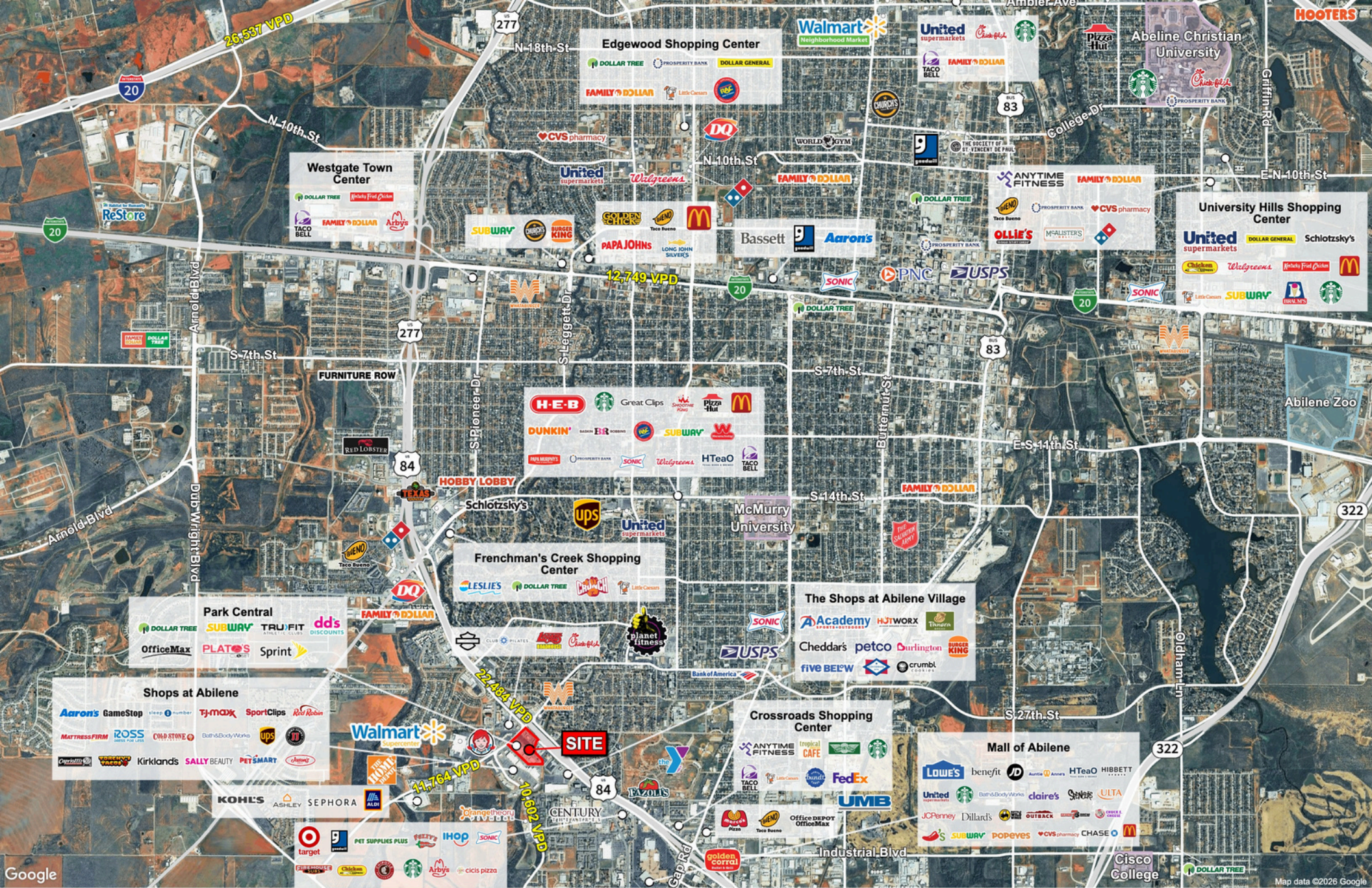
golden corral

Google

Map data ©2026 Google

Aerial

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Aerial

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# Thank you

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# 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.*

11-2-2015



**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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\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date



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