

FOR SALE OR LEASE



FORMER POPEYES

FOR SALE OR LEASE

214.378.1212

841 AMBLER AVE
ABILENE, TX

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MIA UREÑA
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LOCATION

841 AMBLER AVE
ABILENE, TX

SIZE

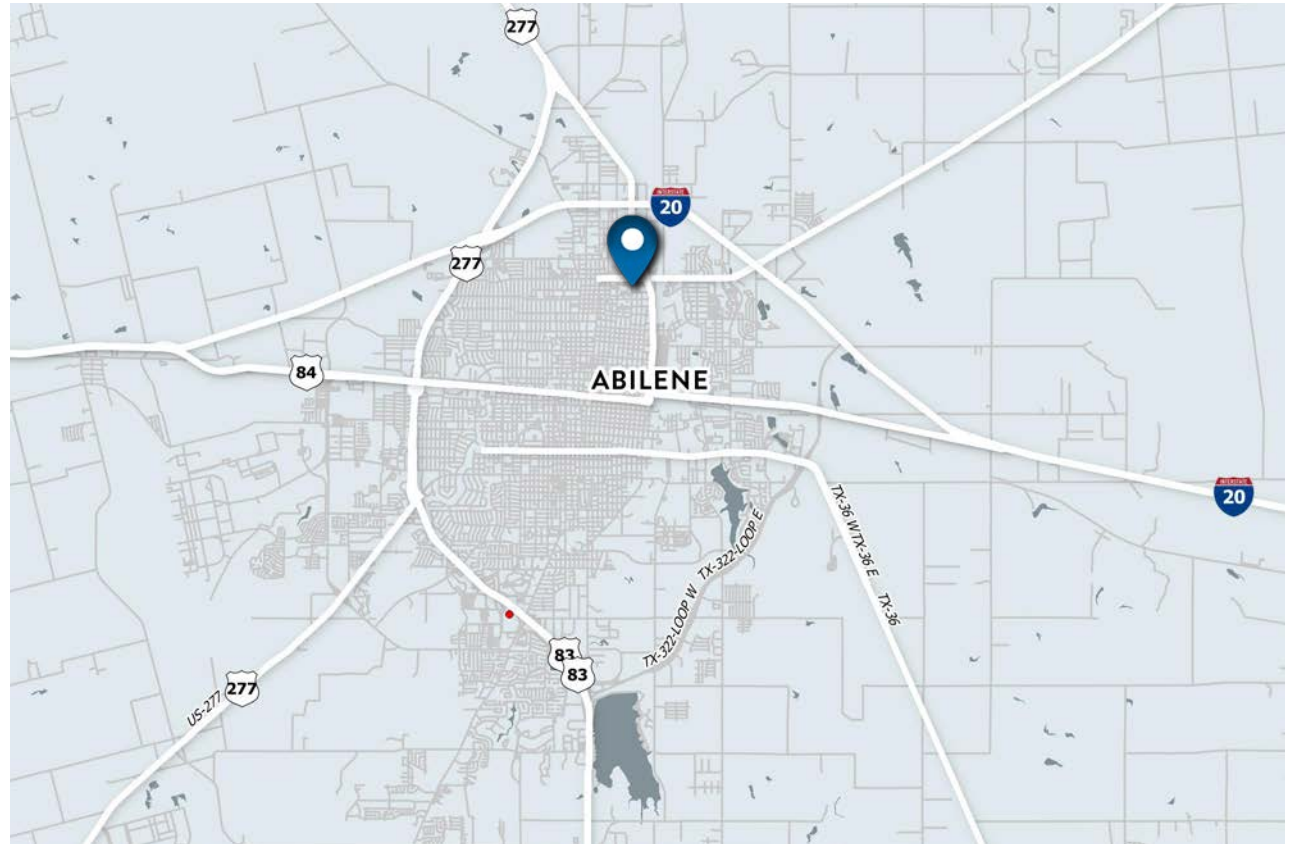
2,352 SF 0.64 AC

TRAFFIC COUNTS

AMBLER AVE TREADWAY BLVD
16,723 VPD 2021 9,835 VPD 2020

PROPERTY HIGHLIGHTS

- ★ ADJACENT TO HARDIN-SIMMONS UNIVERSITY AND TEXAS TECH HEALTH SCIENCES CENTER
- ★ NEXT TO HENDRICK HOSPITAL WITH 231 BEDS
- ★ FREESTANDING 2ND GEN RESTAURANT WITH DRIVE THRU AND PYLON
- ★ JUST EAST OF WALMART SUPERCENTER & UNITED SUPERMARKET



2023 DEMOGRAPHIC SUMMARY

| | 1 MILE | 3 MILES | 5 MILES |
|-------------------------|----------|----------|----------|
| EST. POPULATION | 6,672 | 49,562 | 85,477 |
| EST. DAYTIME POPULATION | 2,721 | 19,188 | 32,700 |
| EST. AVG. HH INCOME | \$42,534 | \$68,975 | \$79,565 |

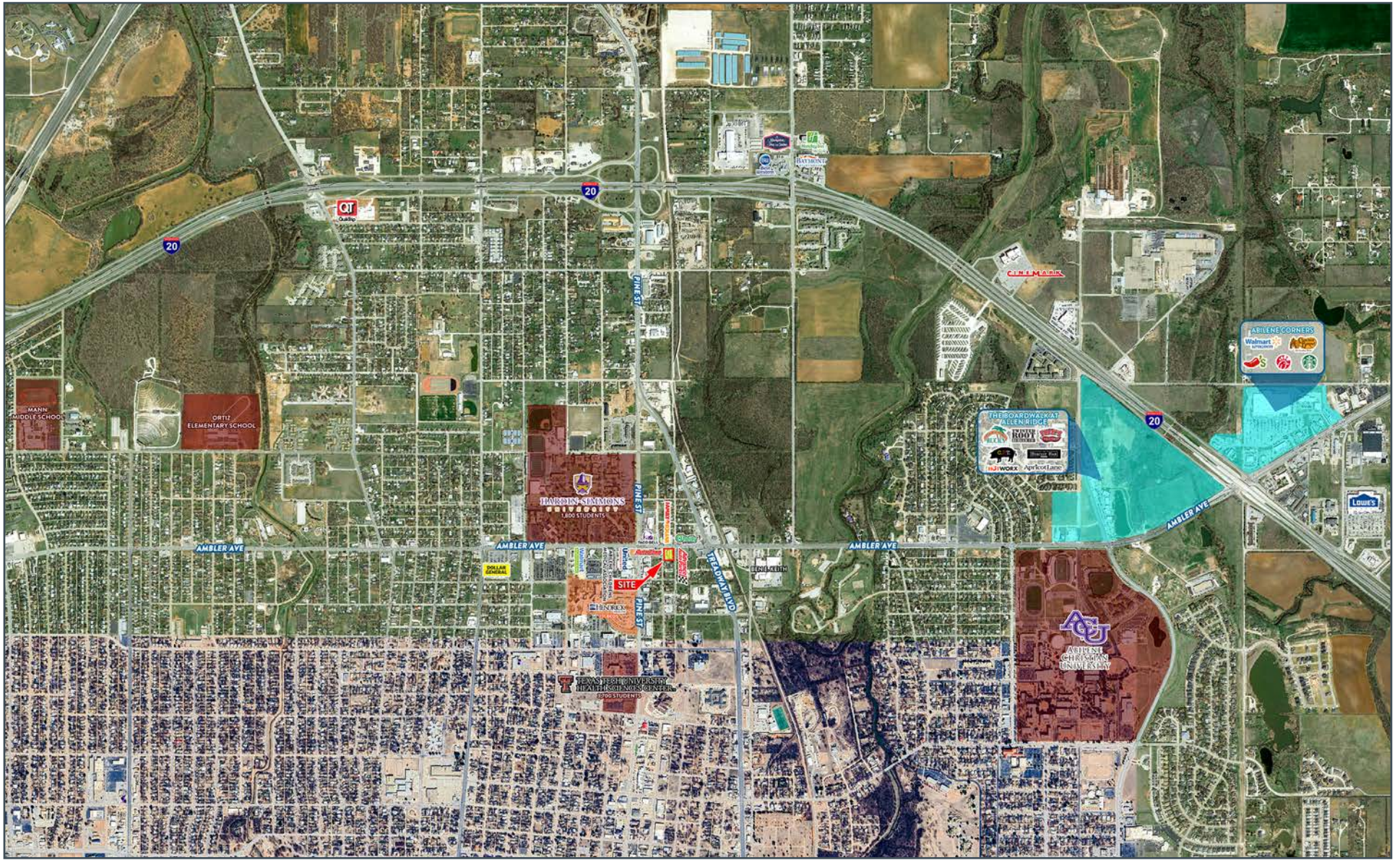
AREA ATTRACTIONS





- ★ 2,352 SF BUILDING
- ★ VENT HOOD
- ★ WALK-IN COOLER
- ★ PYLON SIGN











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MIA UREÑA

Transaction Manager
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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.

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 supervised by a broker to perform any services 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 OR SUBAGENT 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. A subagent represents the owner, not the buyer, through an agreement with the owner's broker. 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.

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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.

| | | | |
|---|---------------|--------------------------------|---------------------|
| Venture Commercial Real Estate, LLC | 476641 | info@venturedfw.com | 214-378-1212 |
| Broker's Licensed Name or Primary Assumed Business Name | License No. | Email | Phone |
| Michael E. Geisler | 350982 | mgeisler@venturedfw.com | 214-378-1212 |
| Designated Broker's Name | License No. | Email | Phone |
| XXXXXXXXXXXXXXXXXXXXXXXXXXXX | XXXXXXXXXXXX | XXXXXXXXXXXXXXXXXXXXXXXXXXXX | XXXXXXXXXXXX |
| Agent's Supervisor's Name | License No. | Email | Phone |
| Natalia Singer | 617025 | nsinger@venturedfw.com | 214-378-1212 |
| Sales Agent/Associate's Name | License No. | Email | Phone |

Buyer/Tenant/Seller/Landlord Initials

Date



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| Amy Pjetrovic | 550374 | apjetrovic@venturedfw.com | 214-378-1212 |
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| Agent's Supervisor's Name | License No. | Email | Phone |
| Mia Ureña | 748118 | murena@venturedfw.com | 214-378-1212 |
| Sales Agent/Associate's Name | License No. | Email | Phone |

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