



SITE CHARACTERISTICS

Interstate Visibility

- Prime location along IH-20
- High commuter traffic and regional accessibility

Medical District

- Adjacent to Hendrick Medical Center and Hendrick Hospital [South of Ambler Road]; near Texas Tech University Health Sciences Center
- Major employment hub with consistent traffic

College District

- Near Abilene Christian University, Hardin-Simmons University, and McMurry University
- Strong daytime population driving retail and demand

Established Retail, Restaurants, and Hotels

- Ambler Road features fast food, QSRs, casual dining, and convenience retail
- Walmart Supercenter, Lowe's, Chick-fil-A, Cracker Barrel, Chili's, Whataburger, 7 Brew Coffee, The Biscuit Bar, Twisted Root Burger Co.
- Residence Inn by Marriott, Courtyard by Marriott, Holiday Inn Express, Home2 Suites by Hilton, TownePlace Suites by Marriott, Comfort Suites, Quality Inn

Traffic Generators

- 5 minute access to Taylor County Expo Center, Abilene Regional Airport, Abilene Convention Center, Dodge Jones Youth Sports Center, and Abilene Zoo