

BARNETT & HILL

REAL ESTATE



The Meadows Apartments

4026 S 7th St
Abilene, TX 79605

Contact:

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CCIM

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TABLE OF CONTENTS

PROPERTY INFO & DISCLAIMER	2
PROPERTY DESCRIPTION	3
PROPERTY PHOTOS	4
DEMOGRAPHIC ANALYSIS	9
LOCATION RISK ANALYSIS	22
AERIAL & LOCATION REPORT	30



PROPERTY INFO:

■ PURCHASE
PRICE: \$2,640,000

■ PROPERTY ADDRESS:
4026 S 7TH ST
ABILENE, TX 79605

■ YEAR BUILT:
1955

■ PROPERTY SIZE
92,088 SQ. FT.

■ LAND SIZE
9.71 ACRES

THE MEADOWS APARTMENTS

PROPERTY OVERVIEW

136-unit, value-add multifamily property in a stable, centrally-located neighborhood. This property needs investors to address windows, HVAC, & interiors which then requires investors to develop a plan for water & electric service to accomodate upgrades to make these apartments marketable. Opportunity exists to improve this property in stable market driven by institutional money from hospitals, multiple universities, and Dyess AFB.

The Meadows Apartments *Abilene TX 79605*

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PROPERTY PHOTOS

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PROPERTY PHOTOS

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PROPERTY PHOTOS

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PROPERTY PHOTOS

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PROPERTY PHOTOS

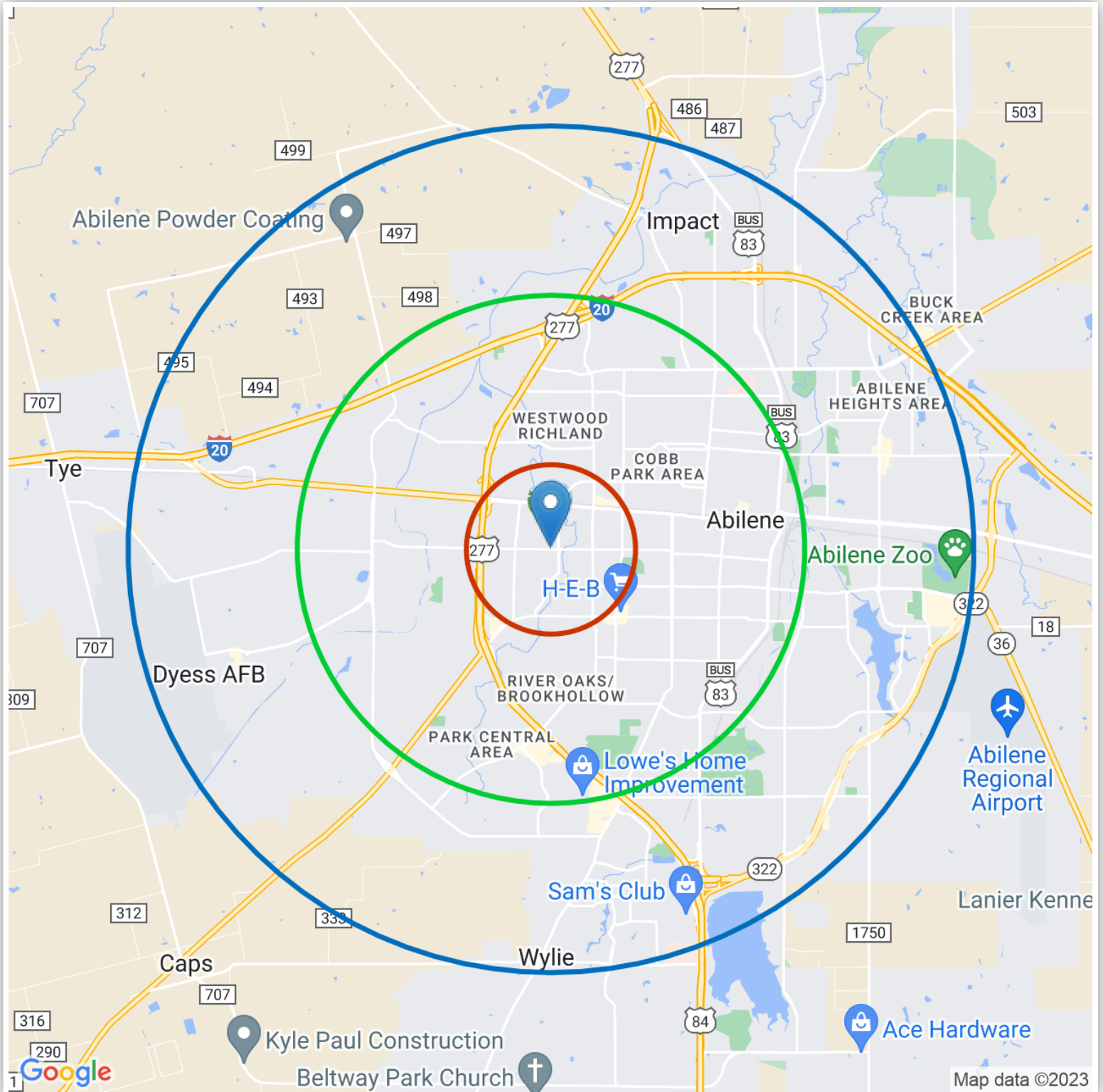
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The Meadows Apartments

4026 S 7th St, Abilene, TX, 79605

LOCATION/STUDY AREA MAP (RINGS: 1, 3, 5 MILE RADIUS)



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KEY FACTS

9,336

Population



Average Household Size

37.9

Median Age

\$51,893

Median Household Income

EDUCATION

11%

No High School Diploma



34%

High School Graduate



33%

Some College



22%

Bachelor's/Grad/Pr of Degree

BUSINESS



563

Total Businesses



4,954

Total Employees

EMPLOYMENT



White Collar

67%



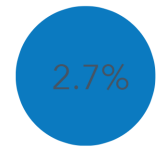
Blue Collar

19%



Services

14%



Unemployment Rate

INCOME



\$51,893

Median Household Income



\$27,323

Per Capita Income



\$72,438

Median Net Worth

Households By Income

The largest group: <\$15,000 (17.8%)

The smallest group: \$150,000 - \$199,999 (3.6%)

Indicator	Value	Difference
<\$15,000	17.8%	+5.7%
\$15,000 - \$24,999	9.2%	+0.5%
\$25,000 - \$34,999	9.7%	-0.5%
\$35,000 - \$49,999	11.2%	-2.7%
\$50,000 - \$74,999	17.7%	-2.8%
\$75,000 - \$99,999	11.4%	-2.4%
\$100,000 - \$149,999	15.4%	+1.9%
\$150,000 - \$199,999	3.6%	-0.5%
\$200,000+	3.9%	+0.5%

Bars show deviation from 48441 (Taylor County)

This infographic contains data provided by Esri, Esri and Data Axle. The vintage of the data is 2021, 2026.

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KEY FACTS

70,368

Population



Average Household Size

33.7

Median Age

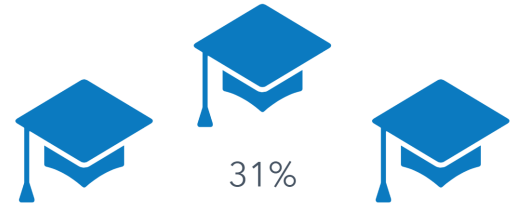
\$46,936

Median Household Income

EDUCATION

13%

No High School Diploma



36%

High School Graduate

31%

Some College

20%

Bachelor's/Grad/Pr of Degree

BUSINESS



3,036

Total Businesses



35,378

Total Employees

EMPLOYMENT



57%

White Collar



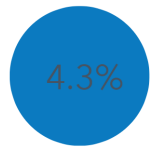
26%

Blue Collar



17%

Services



4.3%

Unemployment Rate

INCOME



\$46,936

Median Household Income



\$23,255

Per Capita Income



\$39,209

Median Net Worth

Households By Income

The largest group: \$50,000 - \$74,999 (20.7%)

The smallest group: \$200,000+ (1.5%)

Indicator	Value	Difference	
<\$15,000	14.2%	+2.1%	
\$15,000 - \$24,999	10.0%	+1.3%	
\$25,000 - \$34,999	11.9%	+1.7%	
\$35,000 - \$49,999	16.5%	+2.6%	
\$50,000 - \$74,999	20.7%	+0.2%	
\$75,000 - \$99,999	12.5%	-1.3%	
\$100,000 - \$149,999	9.9%	-3.6%	
\$150,000 - \$199,999	2.7%	-1.4%	
\$200,000+	1.5%	-1.9%	

Bars show deviation from 48441 (Taylor County)

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KEY FACTS

106,231

Population



Average Household Size

33.3

Median Age

\$50,111

Median Household Income

EDUCATION

11%

No High School Diploma



33%

High School Graduate

31%

Some College



25%

Bachelor's/Grad/Pr of Degree

BUSINESS



4,475

Total Businesses



56,262

Total Employees

EMPLOYMENT



White Collar

60%



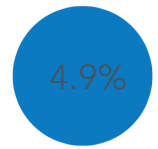
Blue Collar

24%



Services

17%



Unemployment Rate

INCOME



\$50,111

Median Household Income



\$24,690

Per Capita Income



\$51,397

Median Net Worth

Households By Income

The largest group: \$50,000 - \$74,999 (20.5%)

The smallest group: \$200,000+ (2.1%)

Indicator	Value	Difference	
<\$15,000	13.8%	+1.7%	<div style="width: 13.8%;"></div>
\$15,000 - \$24,999	9.4%	+0.7%	<div style="width: 9.4%;"></div>
\$25,000 - \$34,999	11.3%	+1.1%	<div style="width: 11.3%;"></div>
\$35,000 - \$49,999	15.3%	+1.4%	<div style="width: 15.3%;"></div>
\$50,000 - \$74,999	20.5%	0	<div style="width: 20.5%;"></div>
\$75,000 - \$99,999	13.2%	-0.6%	<div style="width: 13.2%;"></div>
\$100,000 - \$149,999	11.0%	-2.5%	<div style="width: 11.0%;"></div>
\$150,000 - \$199,999	3.3%	-0.8%	<div style="width: 3.3%;"></div>
\$200,000+	2.1%	-1.3%	<div style="width: 2.1%;"></div>

Bars show deviation from 48441 (Taylor County)

This infographic contains data provided by Esri, Esri and Data Axle. The vintage of the data is 2021, 2026.

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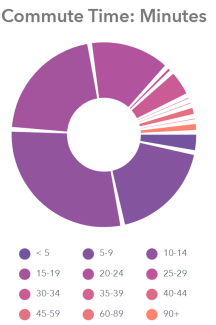
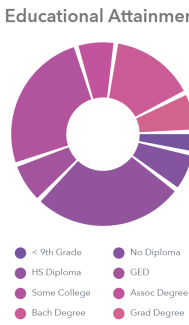
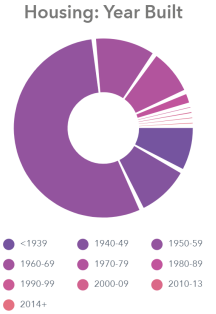
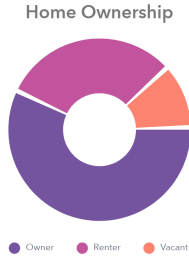
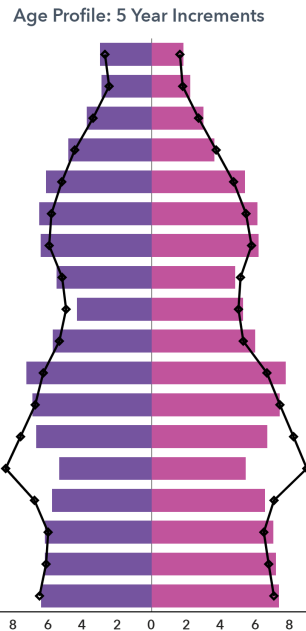
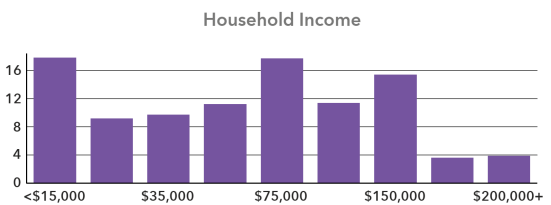
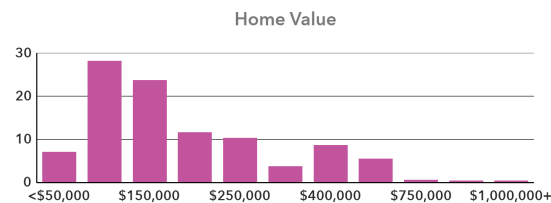
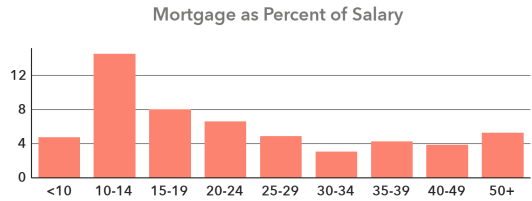
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COMMUNITY PROFILE

9,336 0.1% 2.5 66.3 37.9 \$51,893 \$72,438 \$131,086 24% 59% 17%

Population Total Pop Growth Average HH Size Diversity Index Median Age Median HH Income Median Net Worth Median Home Value Under 18 Ages 18 to 65 Aged 66+



Source: U.S. Census Bureau, Census 2010 Summary File 1, Eiri forecasts for 2021 and 2026



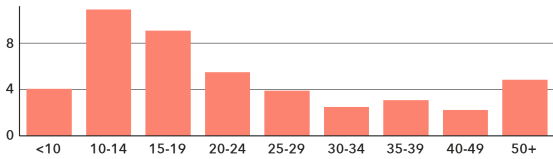
COMMUNITY PROFILE

70,368 0.2% 2.5 72.6 33.7 \$46,936 \$39,209 \$108,668 25% 61% 14%

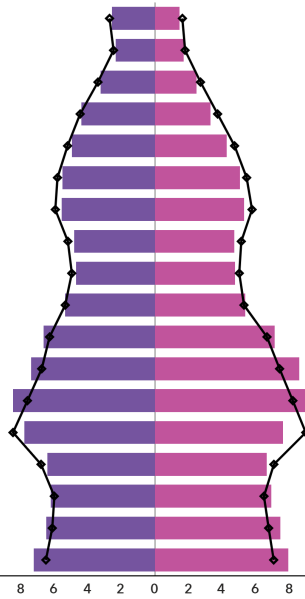
Population Total Pop Growth Average HH Size Diversity Index Median Age Median HH Income Median Net Worth Median Home Value Under 18 Ages 18 to 65 Aged 66+



Mortgage as Percent of Salary



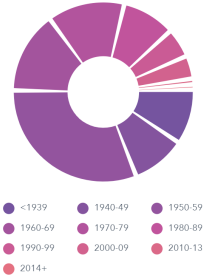
Age Profile: 5 Year Increments



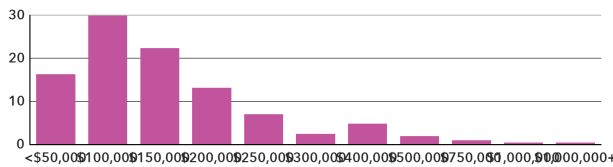
Home Ownership



Housing: Year Built



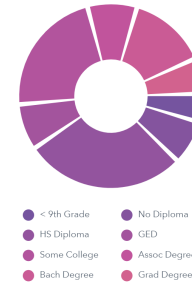
Home Value



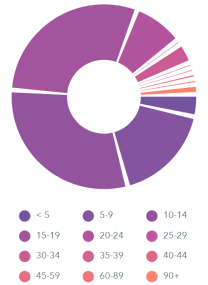
Household Income



Educational Attainment



Commute Time: Minutes



Source: U.S. Census Bureau, Census 2010 Summary File 1, Esri forecasts for 2021 and 2026



The Meadows Apartments

4026 S 7th St, Abilene, TX, 79605

INFOGRAPHIC: COMMUNITY PROFILE (RING: 5 MILE RADIUS)

COMMUNITY PROFILE

106,231 0.3% 2.5 68.7 33.3 \$50,111 \$51,397 \$135,740 23% 62% 15%

Population Total Pop Growth Average HH Size Diversity Index Median Age Median HH Income Median Net Worth Median Home Value Under 18 Ages 18 to 65 Aged 66+



16.5%
Service Workers

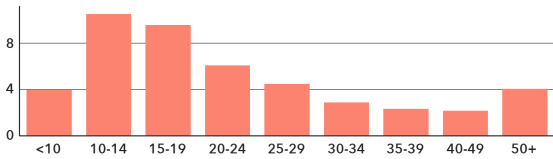


23.7%
Blue Collar Workers

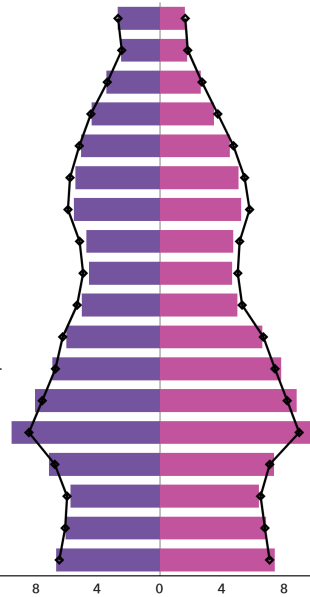


59.8%
White Collar Worker

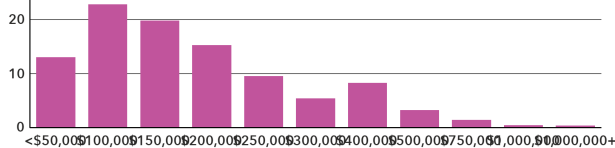
Mortgage as Percent of Salary



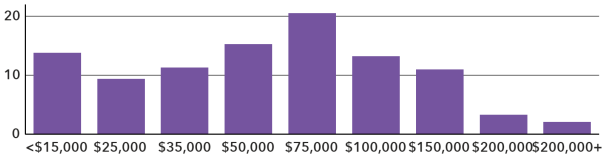
Age Profile: 5 Year Increments



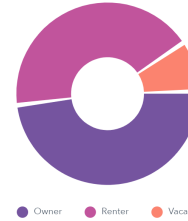
Home Value



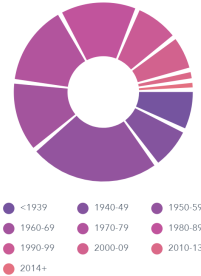
Household Income



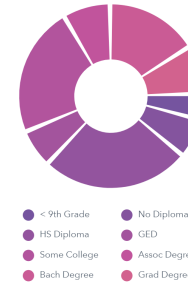
Home Ownership



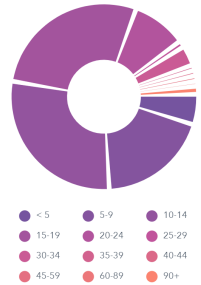
Housing: Year Built



Educational Attainment



Commute Time: Minutes



Source: U.S. Census Bureau, Census 2010 Summary File 1, Esri forecasts for 2021 and 2026



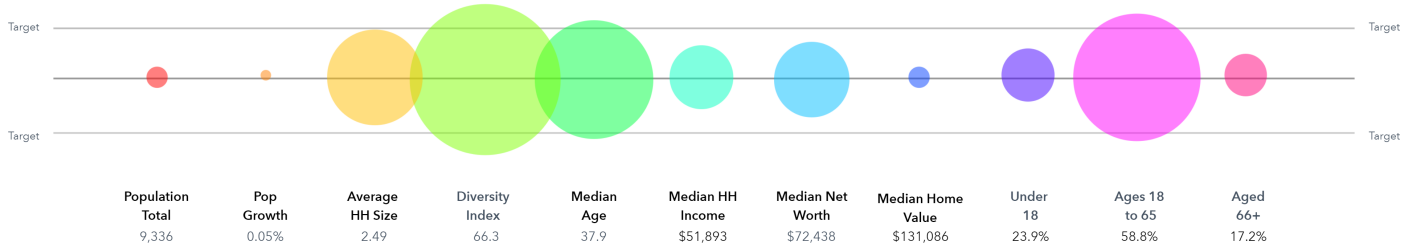
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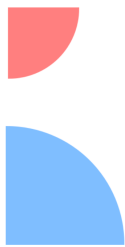


MARKET SUMMARY

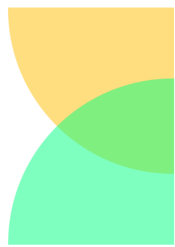
4026 S 7th St, Abilene, TX, 79605
1-mile ring



No High School Diploma 11%

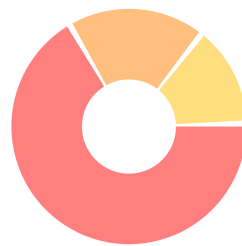


High School Graduate 34%



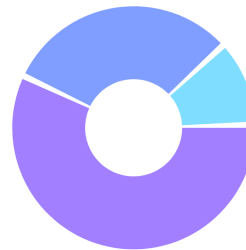
Bachelor's, Professional or Graduate Degree 22% Some College 33%

Educational Attainment



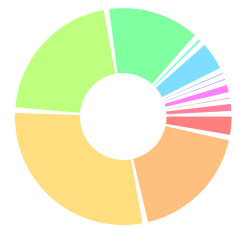
White Collar Blue Collar Services

Job Type



Owner Renter Vacant

Home Ownership

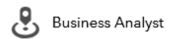


< 5 5-9 10-14 15-19 20-24
25-29 30-34 35-39 40-44 45-59
60-89 90+

Commute Time



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2024.



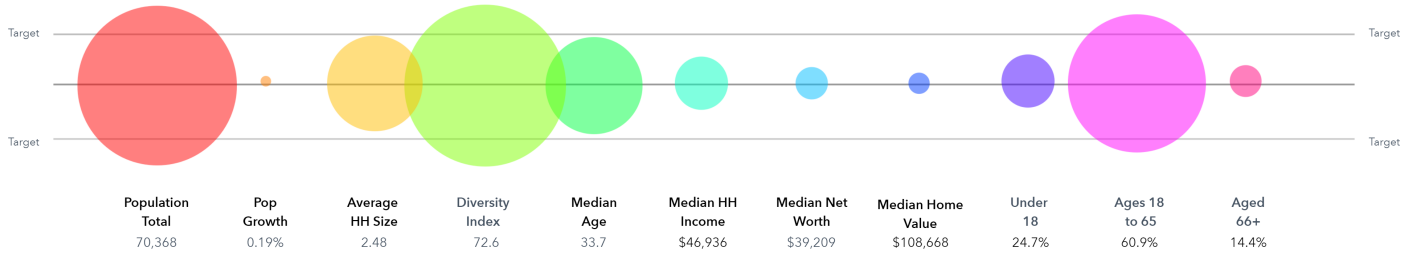
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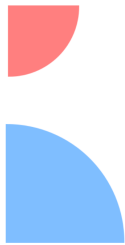


MARKET SUMMARY

4026 S 7th St, Abilene, TX, 79605
 3-mile ring

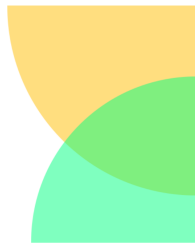


No High School Diploma 13%



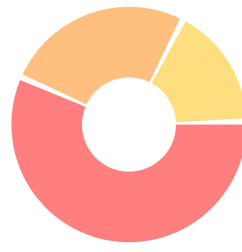
Bachelor's, Professional or Graduate Degree 20%

High School Graduate 36%



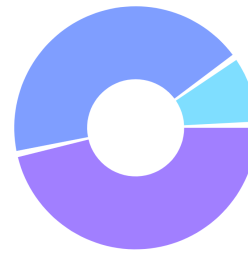
Some College 31%

Educational Attainment



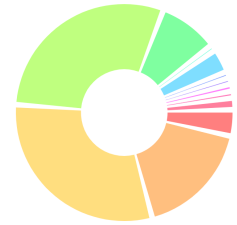
White Collar Blue Collar Services

Job Type



Owner Renter Vacant

Home Ownership

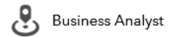


< 5 5-9 10-14 15-19 20-24
 25-29 30-34 35-39 40-44 45-59
 60-89 90+

Commute Time



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2024.



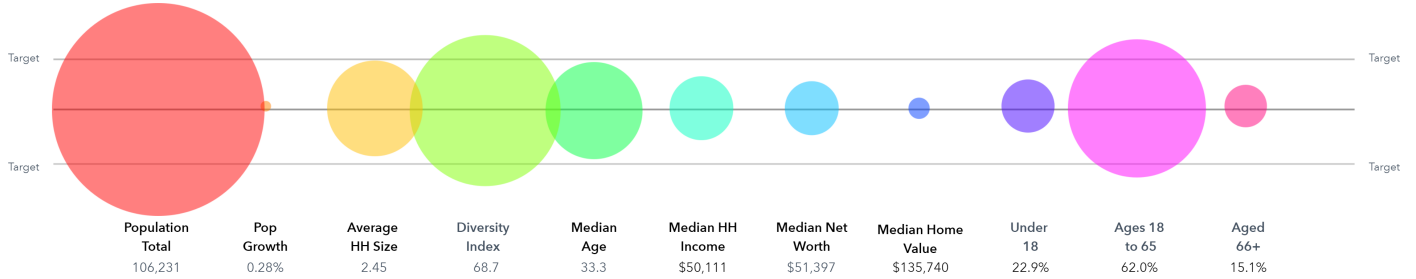
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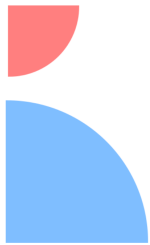


MARKET SUMMARY

4026 S 7th St, Abilene, TX, 79605
 5-mile ring



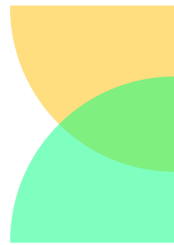
No High School Diploma 11%



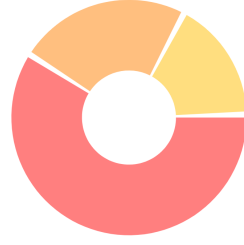
Bachelor's, Professional or Graduate Degree 25%

Educational Attainment

High School Graduate 33%

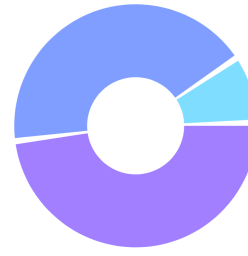


Some College 31%



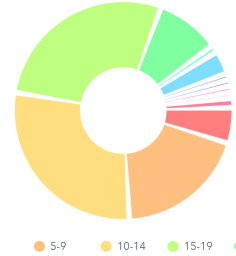
White Collar Blue Collar Services

Job Type



Owner Renter Vacant

Home Ownership



< 5 5-9 10-14 15-19 20-24
 25-29 30-34 35-39 40-44 45-59
 60-89 90+

Commute Time



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2024.

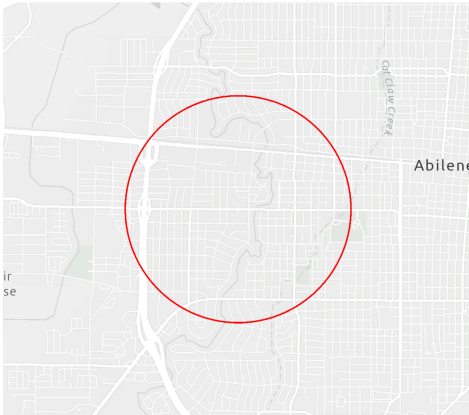


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POPULATION TRENDS AND KEY INDICATORS



9,336	3,713	2.49	37.9	\$51,893	\$131,086	71	N/A	66
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

MORTGAGE INDICATORS



\$8,028

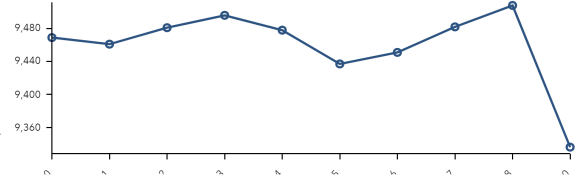
Avg Spent on Mortgage & Basics



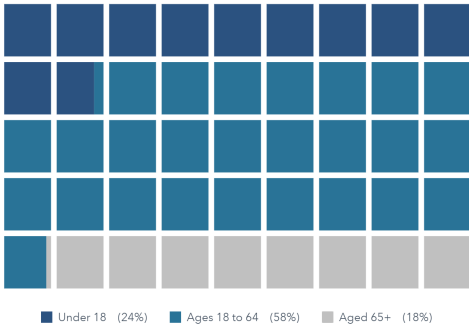
10.6%

Percent of Income for Mortgage

Historical Trends: Population



POPULATION BY AGE



POPULATION BY GENERATION



7.7%

Greatest Gen:
Born 1945/Earlier



21.0%

Baby Boomer:
Born 1946 to 1964



17.0%

Generation X:
Born 1965 to 1980



24.8%

Millennial:
Born 1981 to 1998



22.7%

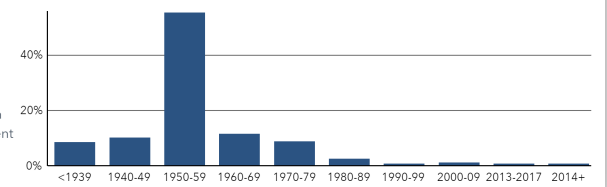
Generation Z:
Born 1999 to 2016



6.9%

Alpha: Born
2017 to Present

Housing: Year Built



This infographic contains data provided by American Community Survey (ACS), Esri, Esri and Bureau of Labor Statistics. The vintage of the data is 2014-2018, 2020, 2025. © 2020 Esri



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The Meadows Apartments

4026 S 7th St, Abilene, TX, 79605

INFOGRAPHIC: POPULATION TRENDS (RING: 3 MILE RADIUS)

POPULATION TRENDS AND KEY INDICATORS



70,368	27,783	2.48	33.7	\$46,936	\$108,668	50	N/A	73
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

MORTGAGE INDICATORS



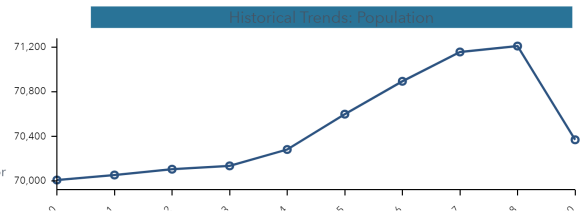
\$6,217

Avg Spent on Mortgage & Basics

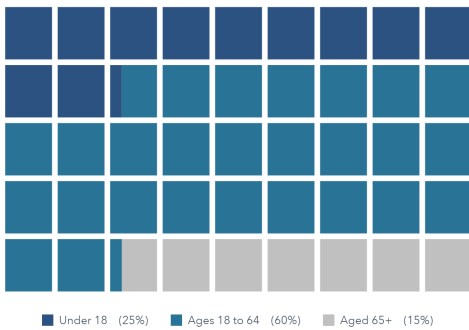


9.7%

Percent of Income for Mortgage



POPULATION BY AGE



POPULATION BY GENERATION



6.3%

Greatest Gen:
Born 1945/Earlier



17.7%

Baby Boomer:
Born 1946 to 1964



15.8%

Generation X:
Born 1965 to 1980



27.9%

Millennial:
Born 1981 to 1998



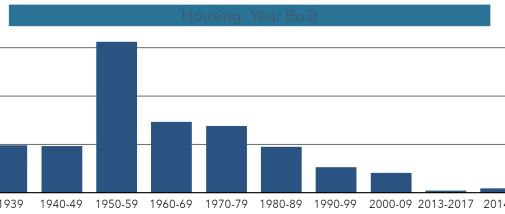
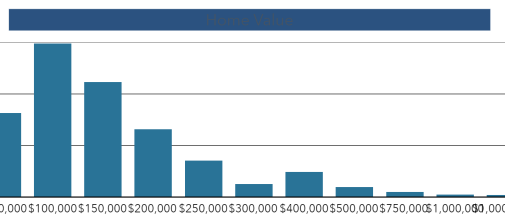
24.7%

Generation Z:
Born 1999 to 2016



7.6%

Alpha: Born
2017 to Present



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INFOGRAPHIC: POPULATION TRENDS (RING: 5 MILE RADIUS)

POPULATION TRENDS AND KEY INDICATORS



106,231	41,474	2.45	33.3	\$50,111	\$135,740	57	N/A	69
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

MORTGAGE INDICATORS



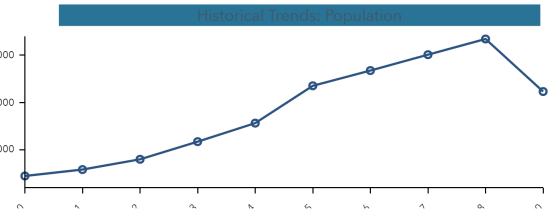
\$6,634

Avg Spent on Mortgage & Basics

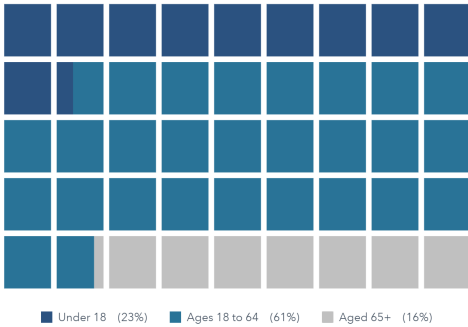


11.4%

Percent of Income for Mortgage



POPULATION BY AGE



POPULATION BY GENERATION



6.7%

Greatest Gen:
Born 1945/Earlier



18.0%

Baby Boomer:
Born 1946 to 1964



15.4%

Generation X:
Born 1965 to 1980



26.5%

Millennial:
Born 1981 to 1998



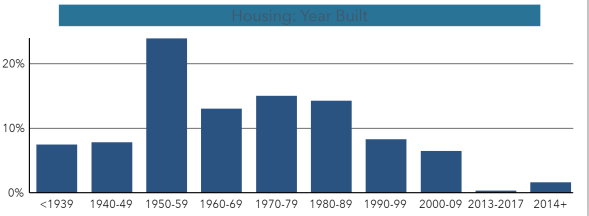
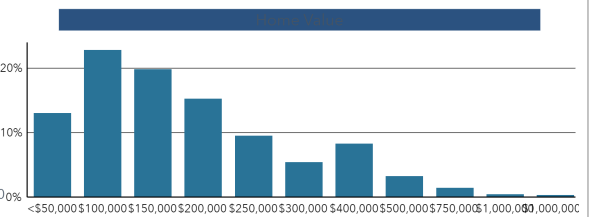
26.3%

Generation Z:
Born 1999 to 2016



7.0%

Alpha: Born
2017 to Present



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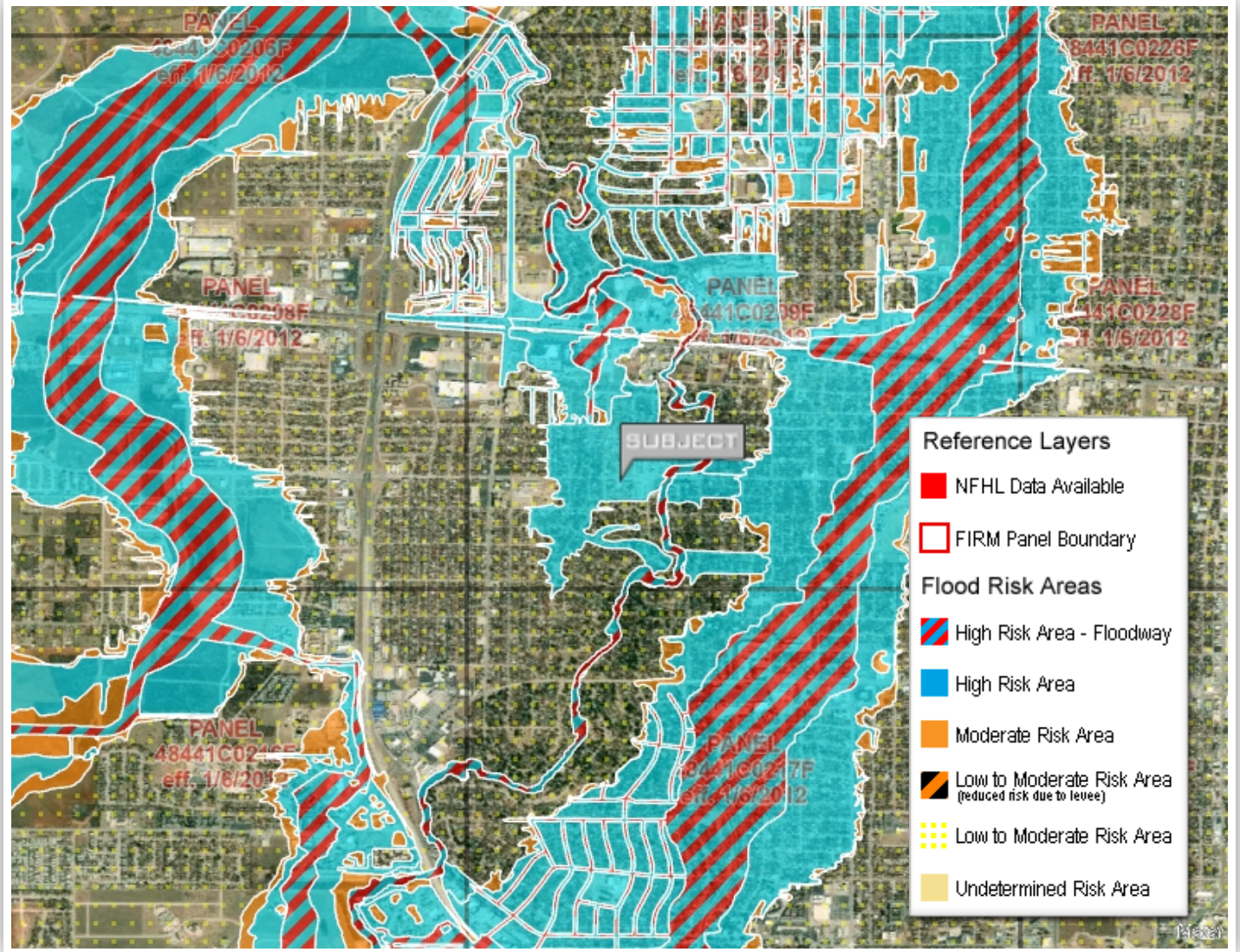


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Flood Risk Analysis
 FEMA Map Last Updated: 2022-08-30



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Flood Hazard Designations

FEMA Map Last Updated: 2022-08-30

High Risk Area - Flood hazard areas identified on the Flood Insurance Rate Map are identified as a Special Flood Hazard Area (SFHA). SFHA are defined as the area that will be inundated by the flood event having a 1-percent chance of being equaled or exceeded in any given year. The 1-percent annual chance flood is also referred to as the base flood or 100-year flood. SFHAs are labeled as:

Zone A: Areas subject to inundation by the 1-percent-annual-chance flood event generally determined using approximate methodologies. Because detailed hydraulic analyses have not been performed, no Base Flood Elevations (BFEs) or flood depths are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Zone AE and A1-30: Areas subject to inundation by the 1-percent-annual-chance flood event determined by detailed methods. Base Flood Elevations (BFEs) are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Zone AH: Areas subject to inundation by 1-percent-annual-chance shallow flooding (usually areas of ponding) where average depths are between one and three feet. Base Flood Elevations (BFEs) derived from detailed hydraulic analyses are shown in this zone. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Zone AO: Areas subject to inundation by 1-percent-annual-chance shallow flooding (usually sheet flow on sloping terrain) where average depths are between one and three feet. Average flood depths derived from detailed hydraulic analyses are shown in this zone. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Some Zone AO have been designated in areas with high flood velocities such as alluvial fans and washes. Communities are encouraged to adopt more restrictive requirements for these areas.

Zone AR: Areas that result from the decertification of a previously accredited flood protection system that is determined to be in the process of being restored to provide base flood protection. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Zone A99: Areas subject to inundation by the 1-percent-annual-chance flood event, but which will ultimately be protected upon completion of an under-construction Federal flood protection system. These are areas of special flood hazard where enough progress has been made on the construction of a protection system, such as dikes, dams, and levees, to consider it complete for insurance rating purposes. Zone A99 may only be used when the flood protection system has reached specified statutory progress toward completion. No Base Flood Elevations (BFEs) or depths are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Zone V: Areas along coasts subject to inundation by the 1-percent-annual-chance flood event with additional hazards associated with storm-induced waves. Because detailed hydraulic analyses have not been performed, no Base Flood Elevations (BFEs) or flood depths are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Zone VE and V1-30: Areas subject to inundation by the 1-percent-annual-chance flood event with additional hazards due to storm-induced velocity wave action. Base Flood Elevations (BFEs) derived from detailed hydraulic analyses are shown. Mandatory flood insurance purchase requirements and floodplain management standards apply.

Moderate Risk Area - Labeled Zone B or Zone X, are the areas between the limits of the base flood and the 0.2-percent-annual-chance (or 500-year) flood.

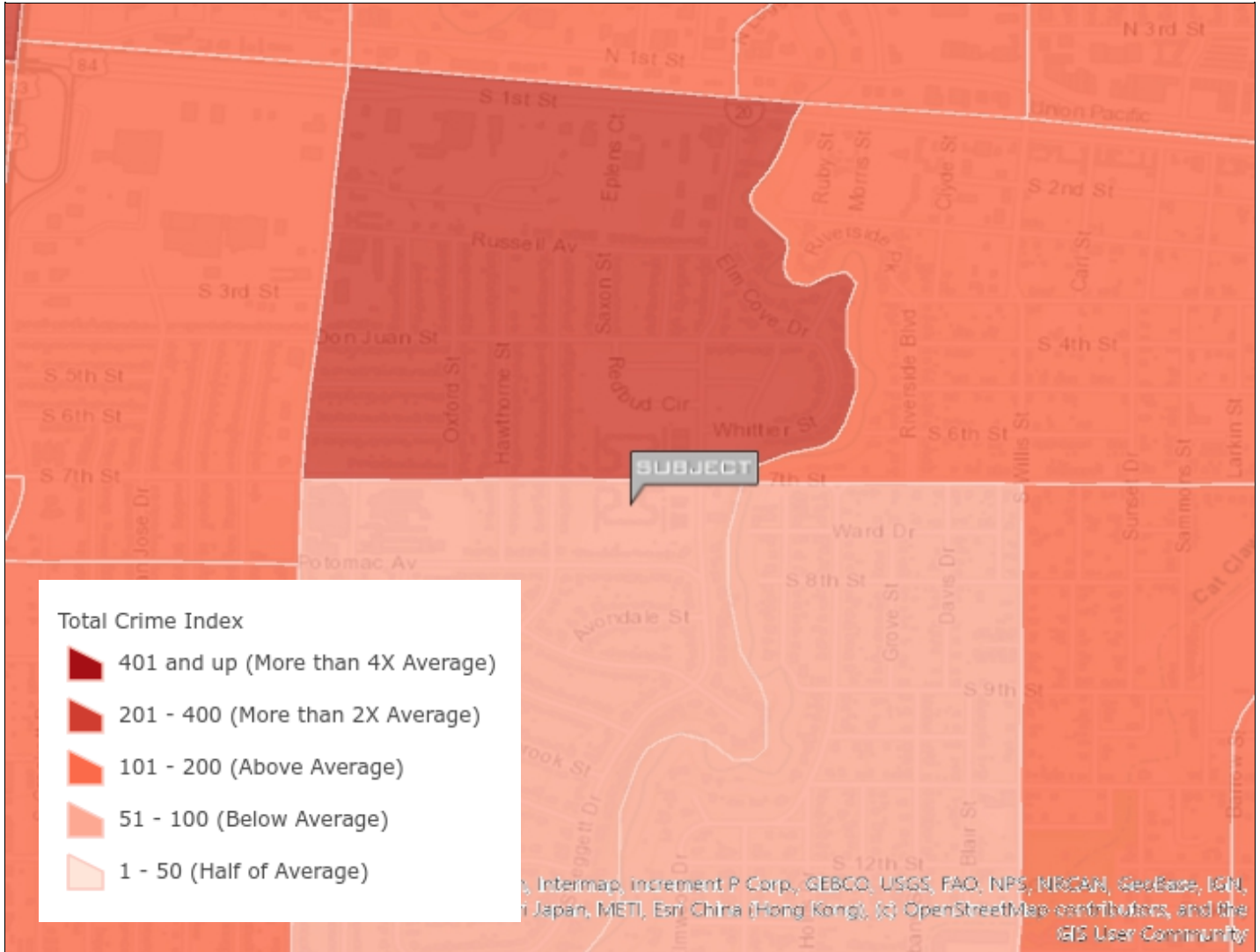
Low to Moderate Risk Area - Labeled Zone C or Zone X, areas outside the SFHA and higher than the elevation of the 0.2-percent-annual-chance flood.



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CRIME RISK ANALYSIS



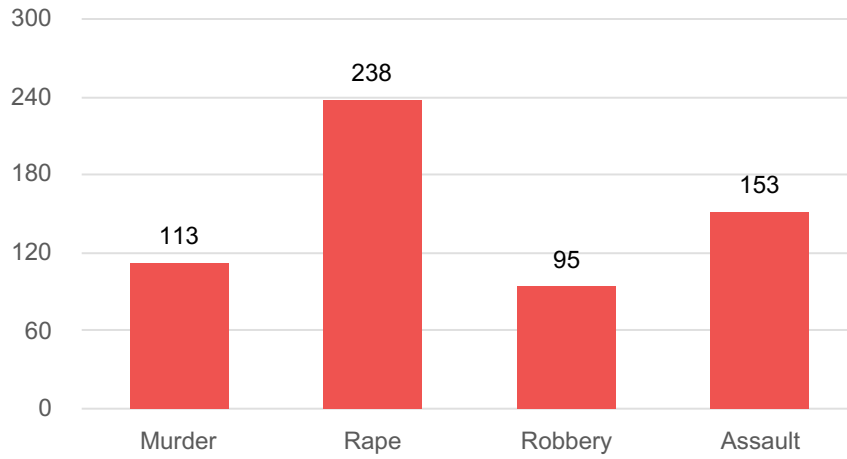
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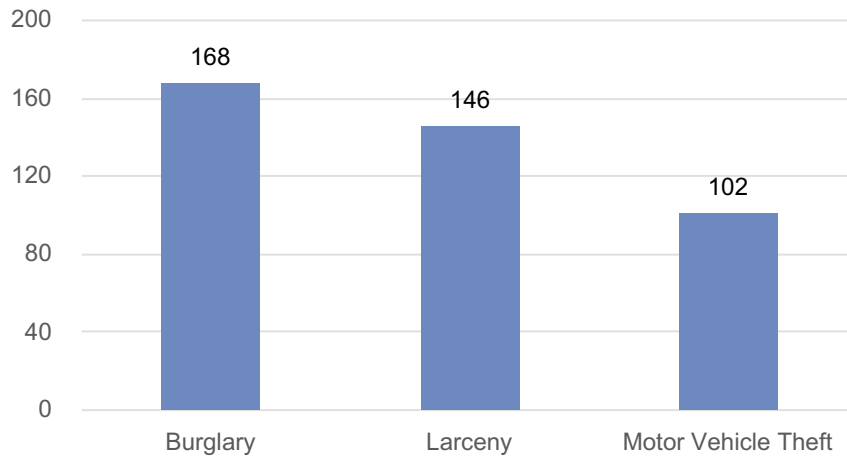
Personal Crime

Overall Index in this area is:



Property Crime

Overall Index in this area is: 146



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Crime Designations

Crime Risk is a geographic database consisting of a series of standardized indexes for a range of serious crimes against both persons and property. It is derived from an extensive analysis of several years of crime reports from the vast majority of law enforcement jurisdictions nationwide. The crimes included in the database are the "Part 1" crimes and include murder, rape, robbery, assault, burglary, theft, and motor vehicle theft. These categories are the primary reporting categories used by the FBI in its Uniform Crime Report (UCR), with the exception of Arson, for which data is very inconsistently reported at the jurisdictional level. Part II crimes are not reported in the detail databases and are generally available only for selected areas or at high levels of geography.

In accordance with the reporting procedures using in the UCR reports, aggregate indexes have been prepared for personal and property crimes separately, as well as a total index. While this provides a useful measure of the relative "overall" crime rate in an area, it must be recognized that these are unweighted indexes, in that a murder is weighted no more heavily than a purse snatching in the computation. For this reason, caution is advised when using any of the aggregate index values.

Methodology & Source

The primary source of Crime Risk was a careful compilation and analysis of the FBI Uniform Crime Report databases. On an annual basis, the FBI collects data from each of about 16,000 separate law enforcement jurisdictions at the city, county, and state levels and compiles these into its annual Uniform Crime Report (UCR). For a limited number of areas, such as New York City, the local jurisdiction spans several counties.

The resulting estimates were then scaled to match the master database of 8,500 jurisdictions. For cities, the block groups within each city were scaled to match the city total. For areas outside of these cities (or for smaller centers), results were scaled to match the county total after adjusting for those cities scaled separately. The final crime rate estimates were then weighted by population and aggregated to the national totals.

The Esri ArcGIS Crime Index shows the total crime index in the U.S. in 2023 and is configured to include the following information for each geography level:

- Total crime index
- Personal and Property crime indices
- Sub-categories of personal and property crime indices

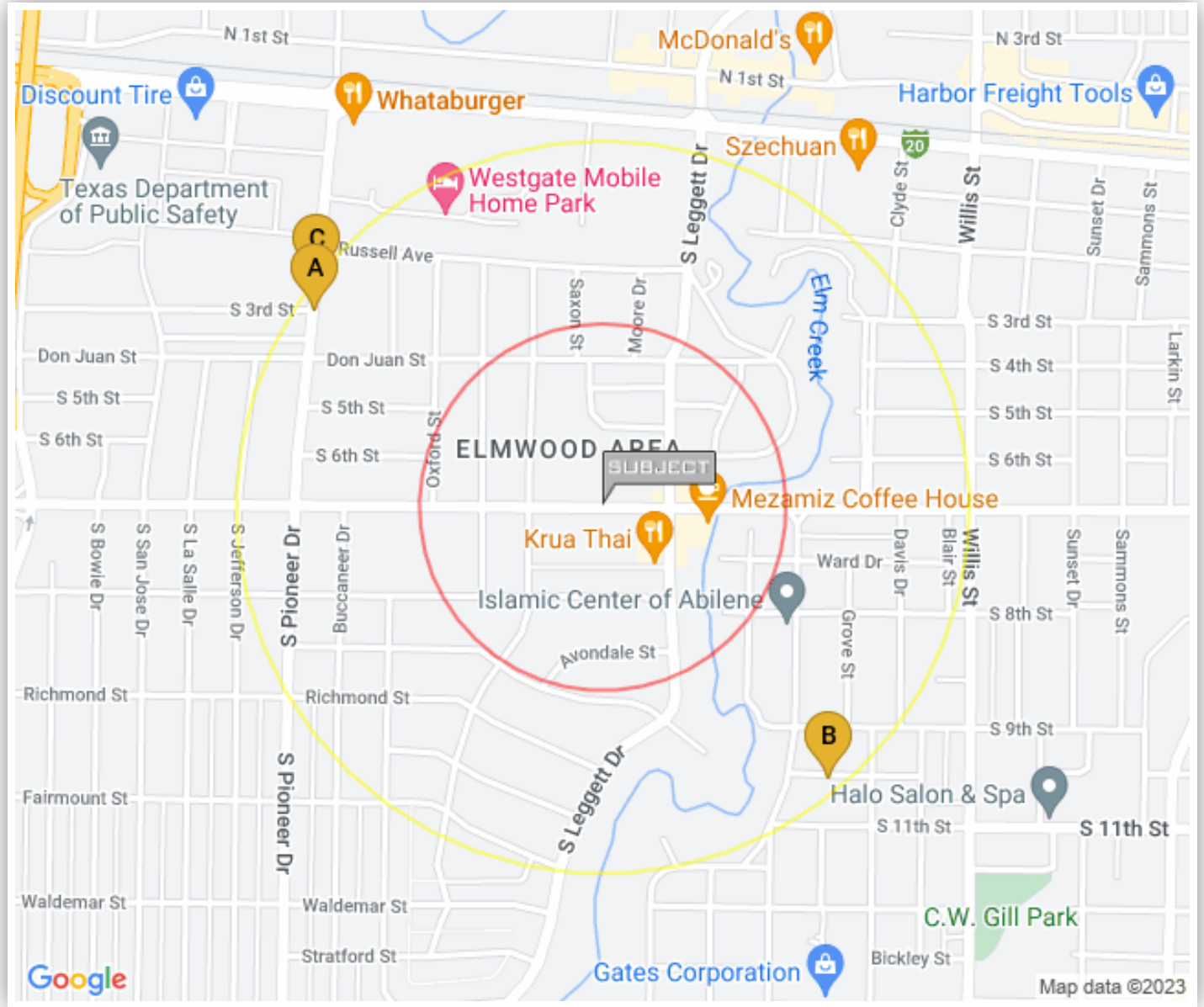
The values are all referenced by an index value. The index values for the US level are 100, representing average crime for the country. A value of more than 100 represents higher crime than the national average, and a value of less than 100 represents lower crime than the national average. For example, an index of 120 implies that crime in the area is 20 percent higher than the US average; an index of 80 implies that crime is 20 percent lower than the US average.



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ENVIRONMENTAL RISK ANALYSIS



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Locations within 0.25 mile of Subject

There are no environmental hazards in our database within this area.

Locations within 0.50 mile of Subject

A BORDEN DAIRY PRODUCTS INC Latest Update: 09-Aug-2010

Site Type: STATIONARY Address: 309 S PIONEER DR
 County: TAYLOR Facility Detail Report: [110005036022](#)
 Country: UNITED STATES

Interest Type	Source	Contact Role	Contact Name	Phone
UNSPECIFIED UNIVERSE	RCRAINFO		PLANT MANAGER	915-692-8234

B 3442 S 10TH Latest Update: 10-Nov-2008

Site Type: STATIONARY Address: 3442 S 10TH ST
 County: TAYLOR Facility Detail Report: [110033487313](#)
 Country: UNITED STATES

Interest Type	Source	Contact Role	Contact Name	Phone
STATE MASTER	TX-TCEQ ACR			

C WESTGATE SHOPPING CENTER - KC CLEANERS Latest Update:

Site Type: STATIONARY Address: 254 S PIONEER DR
 County: TAYLOR Facility Detail Report: [110035043805](#)
 Country: UNITED STATES

Interest Type	Source	Contact Role	Contact Name	Phone
STATE MASTER	TX-TCEQ ACR			



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Data Quality & Sources

The Environmental Risk Analysis is limited to the 25 environmental records closest to the subject property location. EPA, authorized or delegated states, tribal and local jurisdictions conduct compliance assurance and enforcement activities related to federal environmental laws. Each level of government works to ensure that information contained in national databases is accurate. The migration of data from many jurisdictions to multiple national program databases is a challenging task. Some state and local jurisdictions directly enter data to national databases, while others maintain their own databases and transfer data to EPA through batch processing. Under both approaches, steps are taken to ensure that the data are of the highest quality (e.g., each database maintains standards and procedures for ensuring data integrity on a day-to-day basis).

Data are continuously evaluated. Through periodic analysis, conference calls, and national meetings, database managers at all levels of government work to ensure quality information.

The facility locations displayed come from the FRS Spatial Coordinates tables. They are the best representative locations for the displayed facilities based on the accuracy of the collection method and quality assurance checks performed against each location. The North American Datum of 1983 is used to display all coordinates.

Disclaimer

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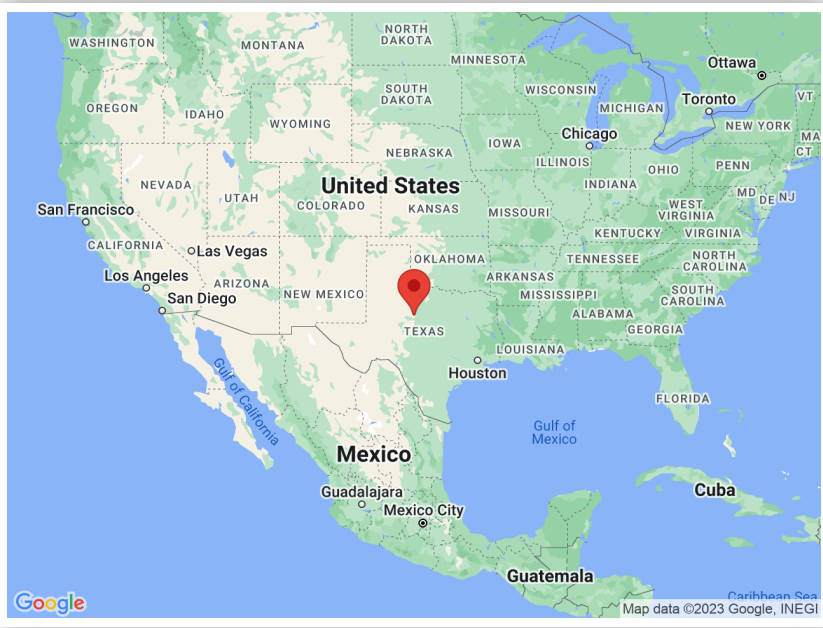
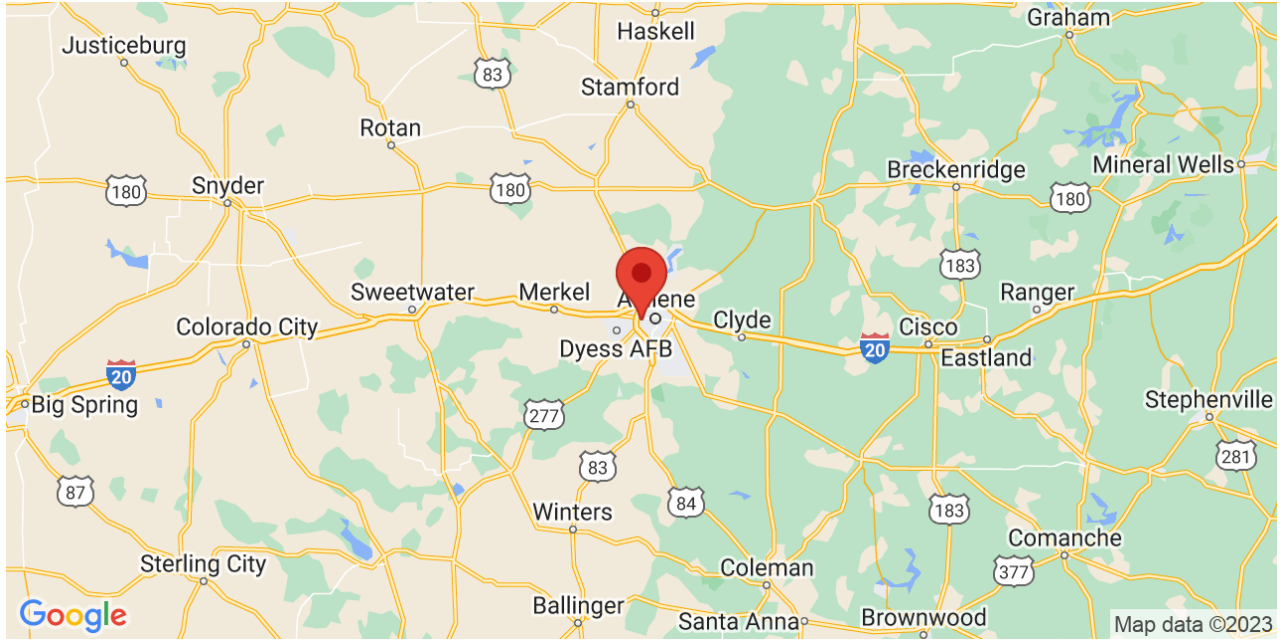
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The Meadows Apartments

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AREA LOCATION MAP

The Meadows Apartments 4026 S 7th St, Abilene, TX, 79605

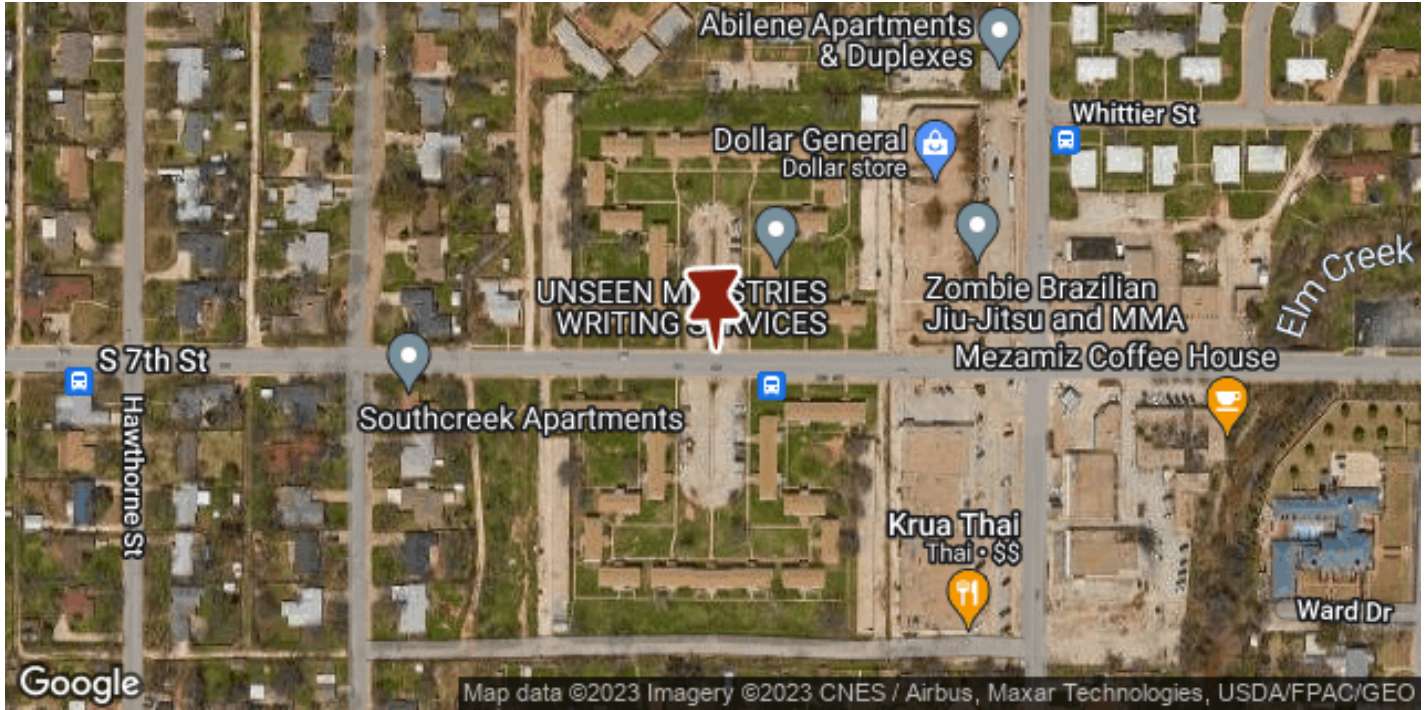


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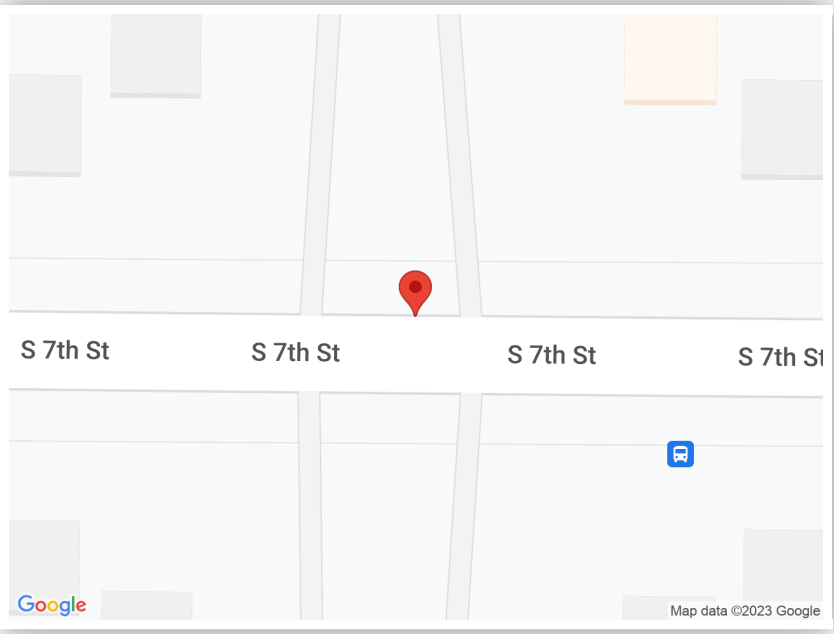


The Meadows Apartments

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STREET VIEW MAP

The Meadows Apartments 4026 S 7th St, Abilene, TX, 79605



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