



# VICTORY GARDENS APARTMENTS

711 NW 10th Street, Abilene, Kansas



## SALE PRICE: \$1,250,000 | 7.2% CAP RATE

### DEMOGRAPHICS

	1 mile	3 miles	5 miles
Estimated Population	5,042	7,200	7,893
Avg. Household Income	\$83,892	\$86,731	\$88,222

- 24 unit apartment complex for sale
- 16 one bedroom and 8 two bedroom apartments
- Additional income with coin washer and dryer
- 100% occupied
- Current rents below market



CLICK HERE TO VIEW MORE  
LISTING INFORMATION

[For More Information Contact:](#)

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*Exclusive Agents*



## PHOTOS





## AERIAL

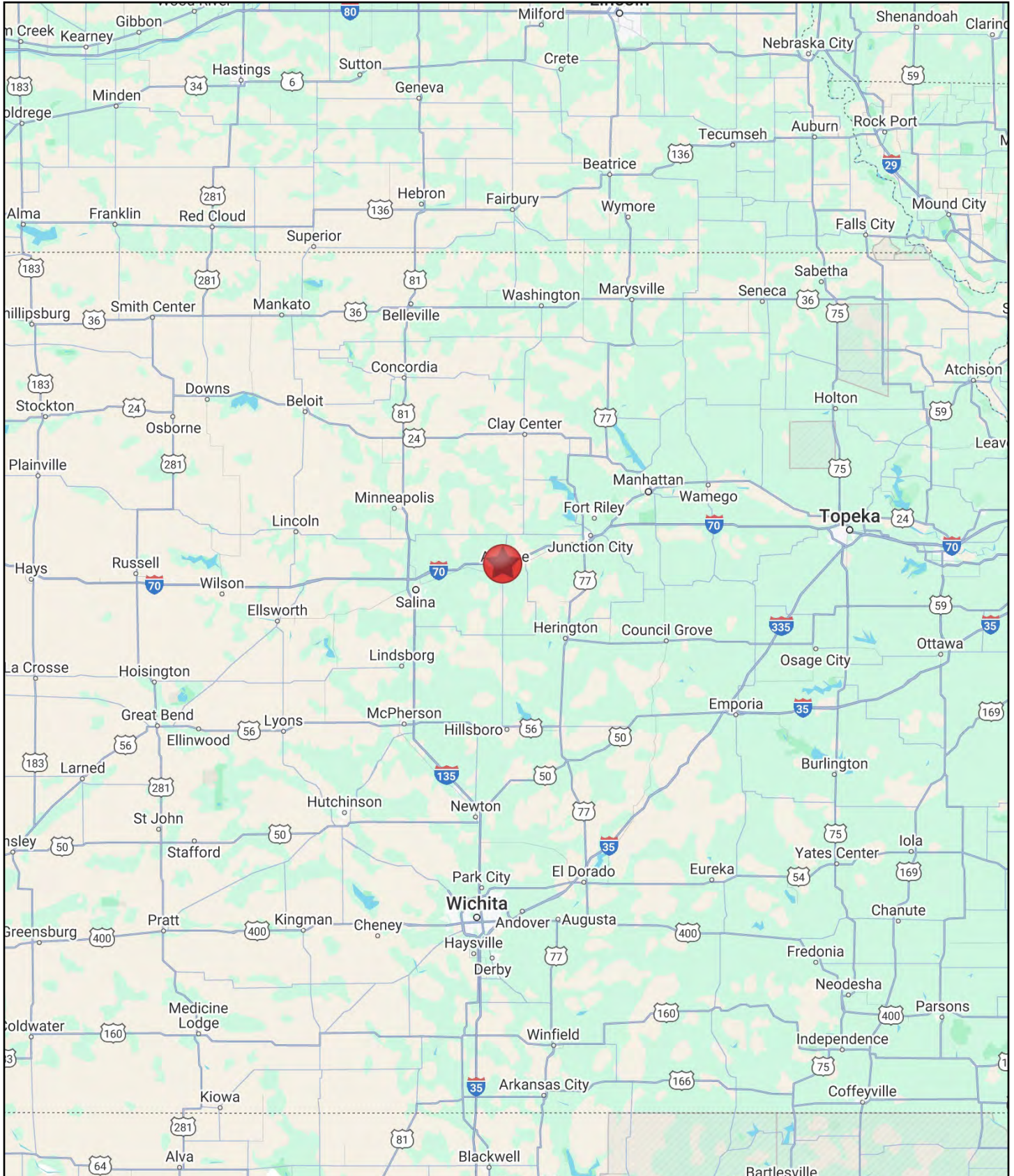






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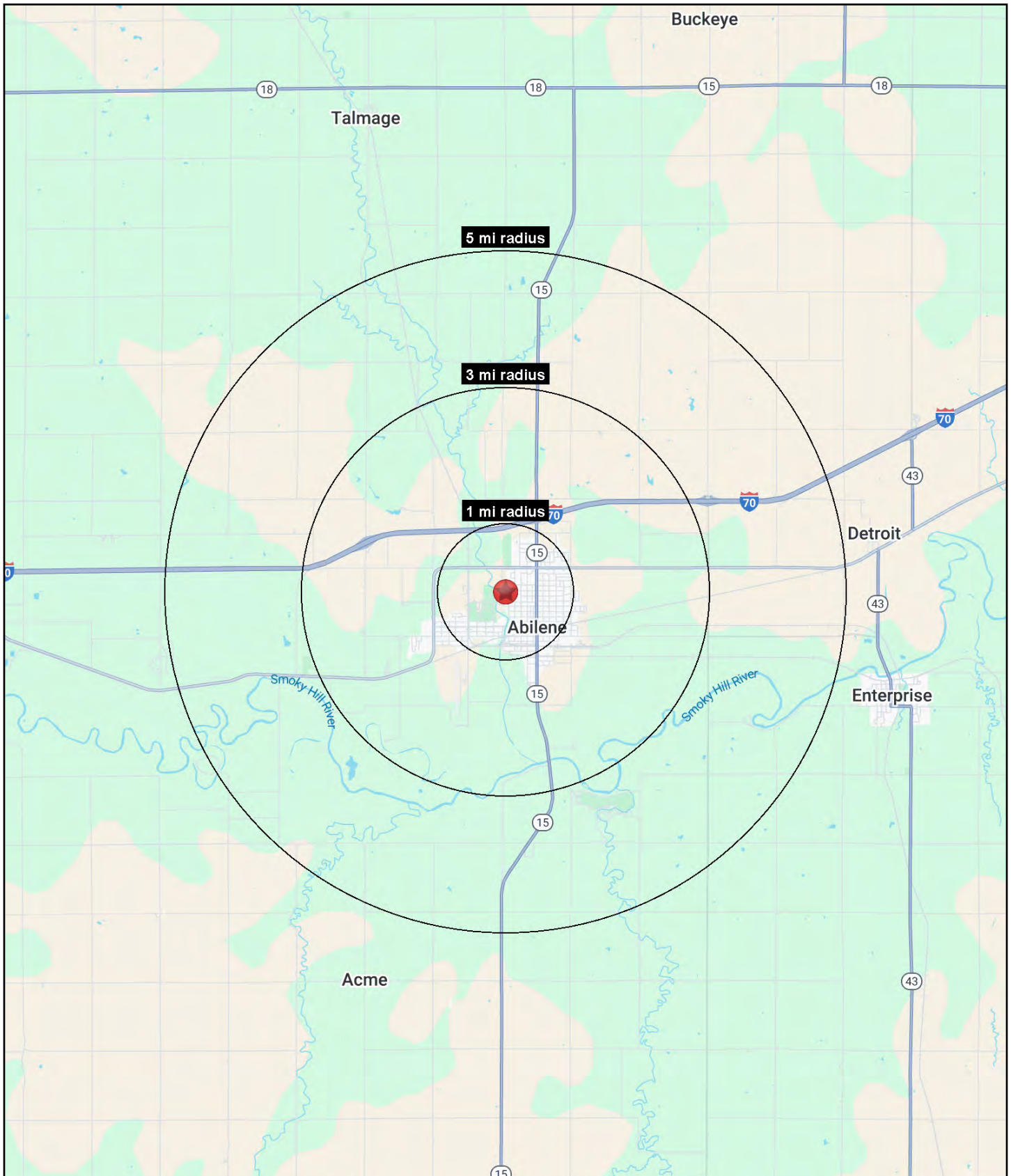
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711 NW 10th Street Abilene, KS 67410	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2024 Estimated Population	5,042	7,200	7,893
2029 Projected Population	5,129	7,336	8,053
2020 Census Population	5,215	7,512	8,171
2010 Census Population	5,536	7,931	8,600
Projected Annual Growth 2024 to 2029	0.3%	0.4%	0.4%
Historical Annual Growth 2010 to 2024	-0.6%	-0.7%	-0.6%
2024 Median Age	39.6	40.0	40.2
<b>Households</b>			
2024 Estimated Households	2,183	3,106	3,386
2029 Projected Households	2,185	3,113	3,402
2020 Census Households	2,256	3,207	3,466
2010 Census Households	2,333	3,311	3,577
Projected Annual Growth 2024 to 2029	-	-	-
Historical Annual Growth 2010 to 2024	-0.5%	-0.4%	-0.4%
<b>Race and Ethnicity</b>			
2024 Estimated White	91.2%	91.4%	91.5%
2024 Estimated Black or African American	1.8%	1.7%	1.6%
2024 Estimated Asian or Pacific Islander	0.4%	0.5%	0.5%
2024 Estimated American Indian or Native Alaskan	0.3%	0.3%	0.3%
2024 Estimated Other Races	6.2%	6.1%	6.0%
2024 Estimated Hispanic	6.9%	7.0%	6.7%
<b>Income</b>			
2024 Estimated Average Household Income	\$83,892	\$86,731	\$88,222
2024 Estimated Median Household Income	\$59,674	\$62,665	\$64,767
2024 Estimated Per Capita Income	\$36,519	\$37,600	\$38,027
<b>Education (Age 25+)</b>			
2024 Estimated Elementary (Grade Level 0 to 8)	3.1%	2.8%	2.7%
2024 Estimated Some High School (Grade Level 9 to 11)	4.5%	4.8%	4.8%
2024 Estimated High School Graduate	28.6%	28.8%	29.1%
2024 Estimated Some College	24.2%	24.7%	24.5%
2024 Estimated Associates Degree Only	12.2%	12.2%	12.1%
2024 Estimated Bachelors Degree Only	22.0%	20.6%	20.3%
2024 Estimated Graduate Degree	5.5%	6.1%	6.5%
<b>Business</b>			
2024 Estimated Total Businesses	265	341	360
2024 Estimated Total Employees	2,320	3,102	3,296
2024 Estimated Employee Population per Business	8.8	9.1	9.2
2024 Estimated Residential Population per Business	19.0	21.1	22.0

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