

2458 E Overland Trl
Abilene TX 79601

PRIME I-20 FRONTAGE

Asking Price:
\$2,000,000



OUTLINES ARE APPROXIMATE

OVERVIEW

With approx. 5.49 acres and about 6,800 sqft, this multiple office building and shop provide flexibility for a wide range of business operations and future growth.

SARAH TRAMMELL REALTOR

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📍 1700 Industrial Blvd Abilene TX 79602

HIGHLIGHTS

- Right off an exit in a PRIME location
- Outstanding exposure and visibility
- Strong Investment Opportunity With Upside Potential
- Income Producing Asset

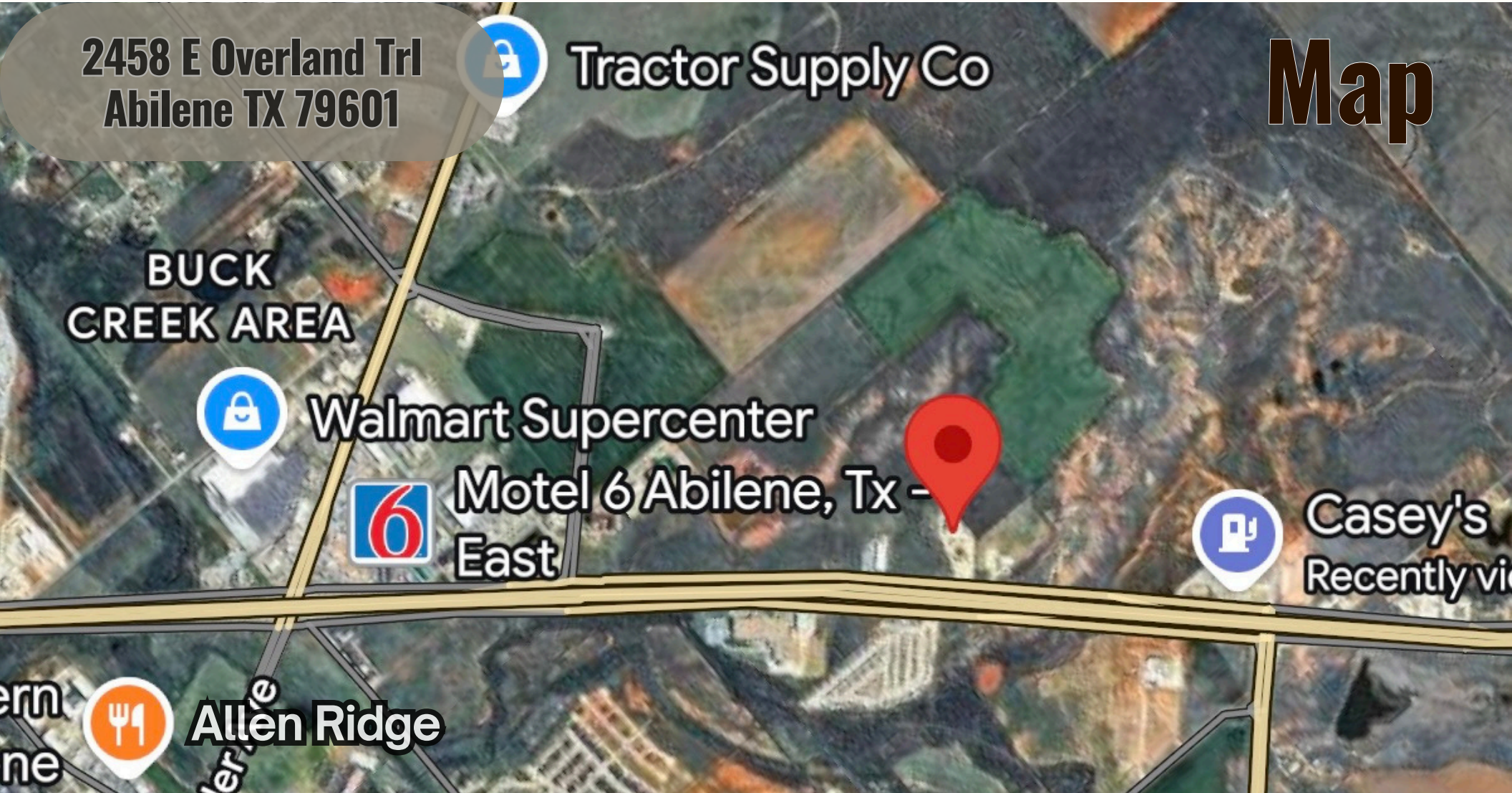
kw SYNERGY
KELLERWILLIAMS.



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Tractor Supply Co

Map



📍 On the North Side of Interstate 20, right off of exit 288, about .5 miles from Casey's, across the interstate from Ridgeview RV Resort

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Location Report



Demographics - 1-Mile Radius

- Population: 390
- Households: 155
- Median Household Income: \$52,916
- Average Age: 41 years
- Median Home Value: \$264,422
- Population Growth (2025-2030): +4.62%

The property benefits from proximity to established commercial users, including Casey's, Holiday Inn Express & Suites Abilene by IHG, Hooters, and multiple businesses along the I-20 corridor. Supported by projected population growth, the site is well positioned for industrial, service, logistics, or owner-user opportunities.

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