

6458 E I-20 ABILENE TX - 13.00 ACRES

6458 E I-20, Abilene, TX 79510

EXECUTIVE
SUMMARY



OFFERING SUMMARY

Available SF:	13.00 Acres
Lease Rate:	\$1,000 P/Acre Per Month + NNN's
Lot Size:	1.00 - 13.00 Acres
Zoning:	CM

PROPERTY OVERVIEW

Set on 13 acres of prime industrial land, this property offers an exceptional opportunity for those seeking an expansive and adaptable industrial yard space. Boasting direct access to I-20, it provides unparalleled connectivity for logistics and transportation needs. The site's substantial acreage allows for flexible configuration and expansion, perfectly suited for large-scale manufacturing or distribution operations. With its strategic location this property presents an ideal location for industrial tenants looking to establish close to the data centers.

PROPERTY HIGHLIGHTS

- - For Lease / 1.00 - 13.00 Acres Available / Industrial Land
- - \$1,000 Per Acre / Per Month
- - Strategically located with direct access to I-20
- - Build to Suit Options Available
- - Outdoor Storage / Yard / Parking
- - Utilities Available

MATTHEW MUZECHENKO

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4633 South 14th Street | Abilene, TX 79605 | 325.698.5661

Brokerage makes no representation as to accuracy of all data presented.

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ADDITIONAL
PHOTOS

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LOCATION
MAP

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DEMOGRAPHICS
MAP & REPORT

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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	4	19	82
Average Age	66.3	55.8	54.1
Average Age (Male)	68.1	57.3	56.2
Average Age (Female)	62.3	52.5	50.8

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	1	7	32
# of Persons per HH	4.0	2.7	2.6
Average HH Income	\$148,567	\$84,895	\$81,843
Average House Value	\$264,256	\$176,171	\$173,337

2023 American Community Survey (ACS)

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