

PRICE: \$1,825,000

RAW LAND IN PRIME SPOT - READY FOR RETAIL DEVELOPMENT

1011 E Overland Trail | Abilene, TX 79601



Map data ©2025 Imagery ©2025 Airbus, CNES / Airbus, Maxar Technologies

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MORIAH
BROKERAGE SERVICES, LLC

PRICE: \$1,825,000

1011 EAST OVERLAND TRAIL

Abilene, TX 79601



Location Description

Situated in North Abilene on E Overland Trail, which runs parallel to I-20, this prime corner lot is strategically located near major landmarks and high-traffic areas. Surrounded by numerous national and local retailers including Buffalo Wild Wings and Walmart. Additionally, the property benefits from proximity to other key distribution hubs on the north side of Abilene. Just across the road from the Allen Ridge development, the Lofts Apartments, and Abilene Christian University.

Offering Summary

Sale Price:	\$1,825,000 (\$130,637.08/AC)
Lot Size:	13.97 Acres

Property Description

Discover this undeveloped 13.97 AC land opportunity in Abilene, perfect for retail or commercial use. Offering excellent visibility, convenient access, and flexible zoning, this property presents a prime chance for development in a high-traffic area.

Property Highlights

- Prime location | Ideal for Retail Development
- Annual Average Daily Traffic (TXDOT 2023): 26,158 vehicles
- Zoning: AO
- Near the Signalized Intersection of E. Overland Trail & E. Ambler Ave

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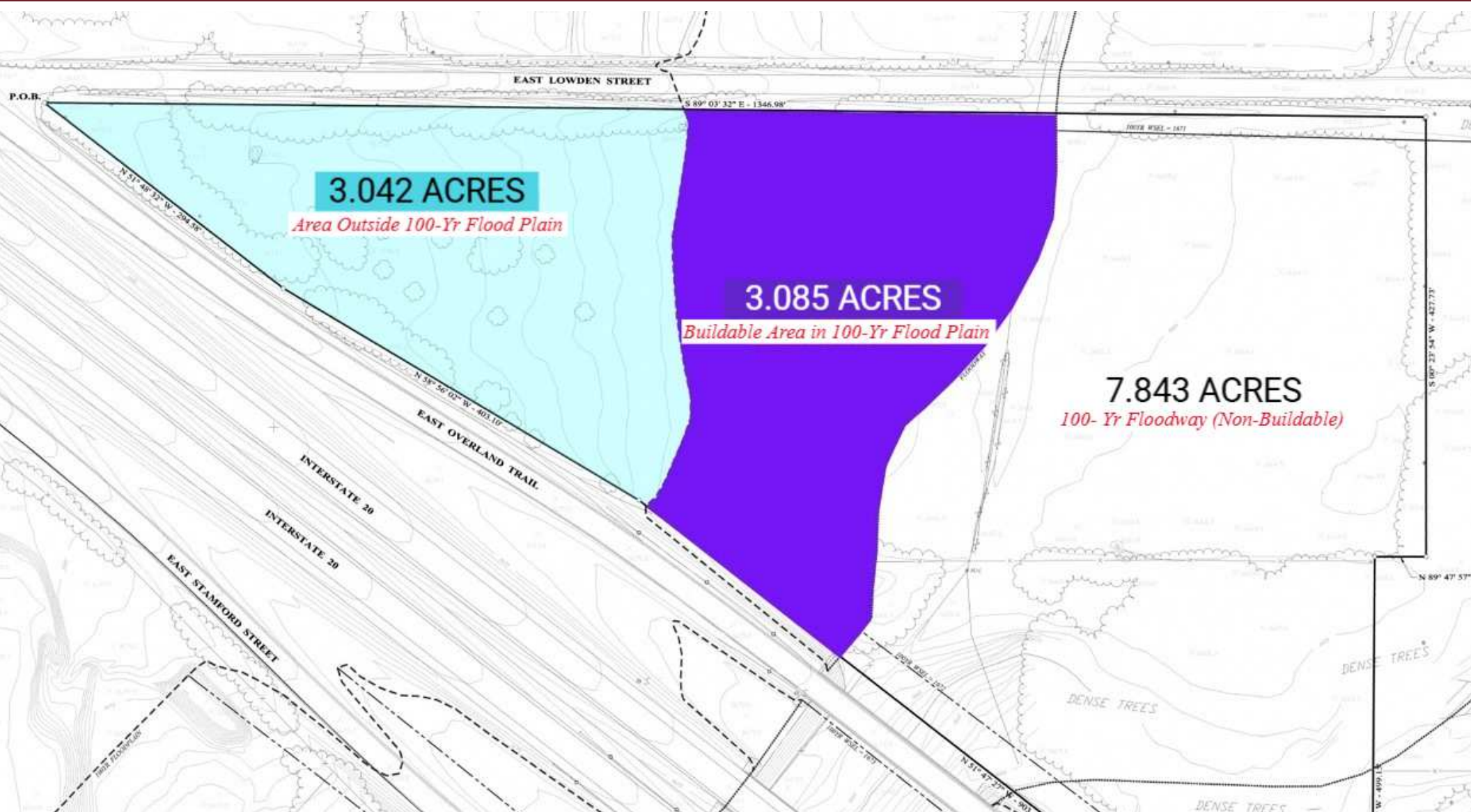
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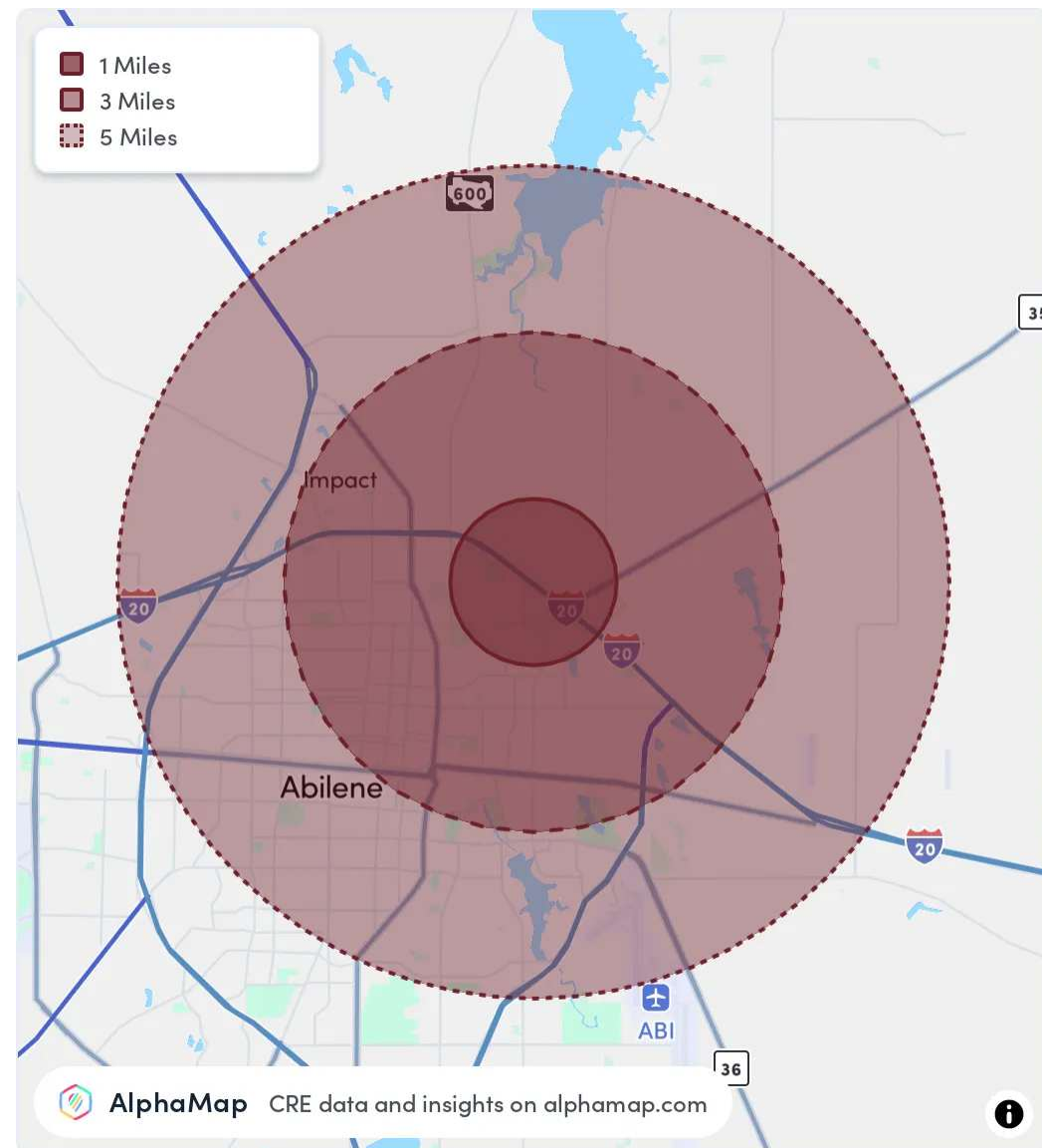
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Population	1 Mile	3 Miles	5 Miles
Total Population	3,858	26,365	65,025
Average Age	33	36	38
Average Age (Male)	33	35	37
Average Age (Female)	33	37	39

Household & Income	1 Mile	3 Miles	5 Miles
Total Households	1,368	9,597	24,445
Persons per HH	2.8	2.7	2.7
Average HH Income	\$50,704	\$54,945	\$62,660
Average House Value	\$161,085	\$158,109	\$160,166
Per Capita Income	\$18,108	\$20,350	\$23,207

Map and demographics data derived from AlphaMap



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