

INDUSTRIAL OUTSIDE STORAGE

± 12.47 Acres | US Highway 277 Frontage | No Zoning

SALE

6277 US HWY 277
STAMFORD, TEXAS



FORMATION
REAL ESTATE

EXCLUSIVELY MARKETING BY

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PROPERTY SUMMARY & FEATURES



HIGHLIGHTS

Land Area	12.47± Acres
Frontage	US Highway 277, East Side
Surface	Caliche Base Pad
Fencing	Full Perimeter
Utilities	Water & Electricity On-Site
Improvements	(3) Metal Barns, Small Office
Zoning	No Zoning
Sale Price	\$500,000

Seven Projects Within 60 Miles

Google is building two campuses in Haskell County, 15 miles north on this same road. A 640-megawatt solar farm with battery storage went online next to one of them in June. Forty-five miles south in Abilene, Crusoe's Stargate campus and the Microsoft campus next to it come to 2.1 gigawatts between them. Vantage is putting up ten buildings in Shackelford County. IREN is adding 600 megawatts at Sweetwater. Abilene has taken on roughly 6,000 construction workers for a city of 125,000, and city sales tax receipts are up about 40 percent.

Work at that scale runs on pipe, conduit, steel, and heavy equipment, and all of it has to sit somewhere before it goes in the ground. Contractors need fenced ground with power, room to turn a lowboy, and a highway they can pull onto loaded. There is very little of that for sale between Abilene and Wichita Falls. Plenty of raw acreage, but raw acreage means a year of dirt work, fencing, and utility runs before anyone stages a load on it.

This yard is finished. The pad is in, the fence is up, water and electricity are set, and the barns and office are standing. It has been running as a pipe and reel yard, so the ground is already carrying loaded trailers and equipment. No zoning to work around. A buyer can be operating on it the week they close

CONSTRUCTION PROJECT MAP

FOR SALE



Information contained herein has been obtained from sources deemed reliable. While we believe this information to be true, Formation Real Estate, LLC makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. All information is submitted subject to errors and/or omissions.

CONSTRUCTION PROJECT INFO

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PROJECT	LOCATION	SCALE	STATUS	MILES
Google Journey	Haskell County	2 data centers, ~\$800M	Under construction	13
Quantum Clean Energy	Haskell County	640 MW solar, 1.3 GWh storage	Operating	13
Google Thelma	Haskell County, near Lueders	Multi-building campus	Under construction	17
Vantage Frontier	Shackelford County	10 buildings, 1.4 GW, \$25B	Under construction	31
Stargate / Crusoe	Abilene, Taylor County	8 buildings, 1.2 GW, \$15B JV	Partially operating	45
Microsoft Campus	Abilene, Taylor County	900 MW, next to Stargate	Site work underway	45
IREN Sweetwater	Nolan County	600 MW added, ~2 GW hub	Phase 1 energized	51

MILES ARE STRAIGHT-LINE DISTANCE FROM THE SITE

Google's Texas commitment is \$40 billion through 2027. In March 2026 it acquired Intersect Power, the developer behind the Haskell County solar and storage project, outright for \$4.75 billion. Abilene has taken on roughly 6,000 construction workers for a city of 125,000, and city sales tax receipts are up about 40 percent.

LOCATION

6277 US Highway 277, Stamford, TX 79553. Jones/Haskell county line. 45 miles north of Abilene via US 277. 195 miles west of Fort Worth via I-20 and US 277. US 277 runs north through Haskell, Seymour, and Wichita Falls.

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PROPERTY PHOTOS

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