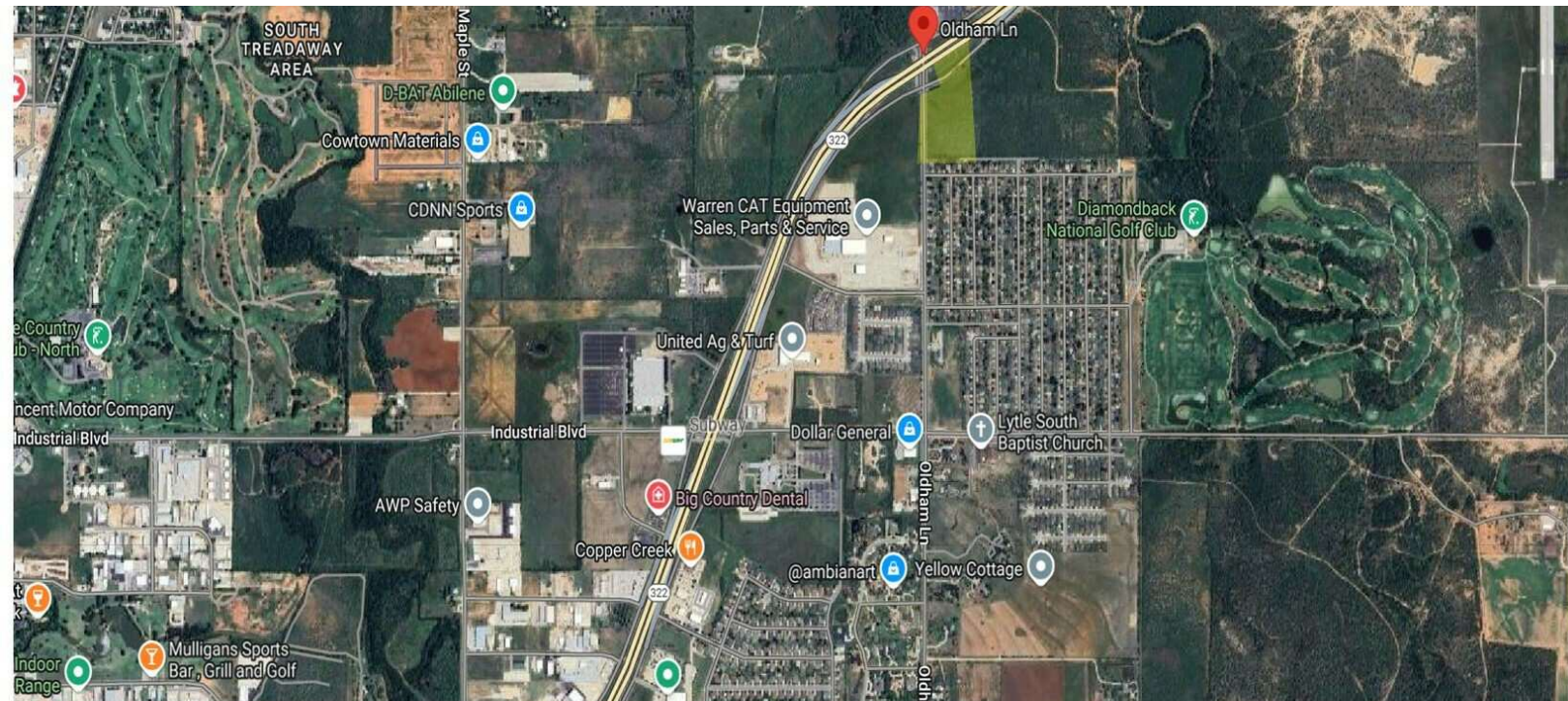


# 3539 OLDHAM LN / 8.85 ACRES

3539 Oldham Ln, Abilene, TX 79601

EXECUTIVE  
SUMMARY



## OFFERING SUMMARY

Sale Price:	\$2,880,971
\$ / PSF	\$ 7.47
Lot Size:	8.85 Acres
Zoning:	AO

## PROPERTY OVERVIEW

Presenting an exceptional investment opportunity in Southeast Abilene, TX. This prime property currently zoned AO / Open Agricultural, is located at 3539 Oldham Ln and offers potential for a variety of land or retail ventures. It is situated along the southeast corner at Oldham Ln and Loop 322 and it boasts high visibility with easy access to Loop 322. This strategic location is minutes from the Abilene Zoo, Abilene Regional Airport and the Taylor County Coliseum further details contact Matthew Muzechenko or Tami Shifflett at 325-698-5661.

## PROPERTY HIGHLIGHTS

- High Visibility
- High Traffic Area
- Easily Accessible
- SE Abilene

MATTHEW MUZECHENKO

325.439.1420

[matt@pauljohnsonrealtors.com](mailto:matt@pauljohnsonrealtors.com)



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

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

PAULJOHNSONREALTORS.COM

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3539 Oldham Ln, Abilene, TX 79601

LOCATION  
MAPS



Map data ©2024 Google Imagery ©2024 Airbus, CNES / Airbus, Landsat / Copernicus, Maxar Technologies

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DEMOGRAPHICS  
MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,278	22,699	81,548
Median age	31.6	35.4	35.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	909	8,868	32,535
# of persons per HH	2.5	2.45	2.39
Average HH income	\$87,176	\$73,166	\$72,182

\* Demographic data derived from U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019.

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