

# 17+/- Acres For Sale

4750 & Part 4902 Boys Ranch Road | Abilene, TX



S. Treadaway Blvd (83D Business)



Ben Richey Rd.

47.7 Acres  
SOLD  
NEW 100k SF of  
flex warehouse  
planned

Boys Ranch Rd.

Part of  
4750 Boys Ranch Rd.  
17 Acres  
4902 Boys Ranch Rd.

Jake Roberts Freeway (Loop 322)

Hill St.

## 17+/- Acres Commercial / Industrial

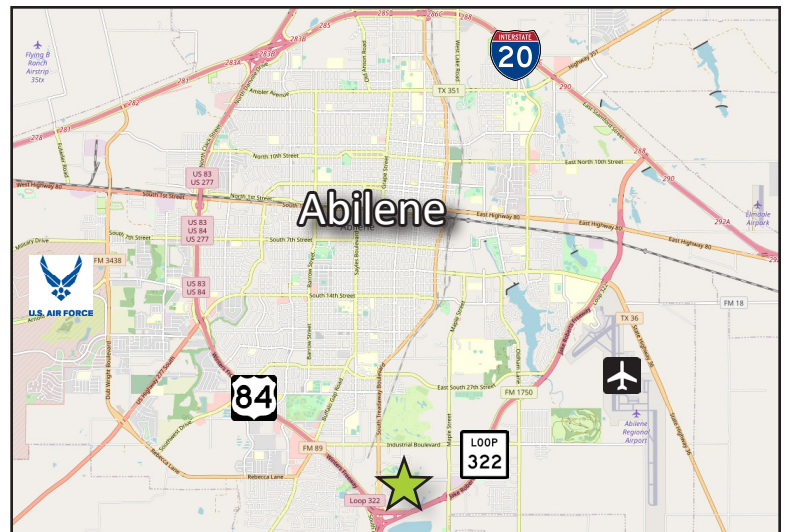
- Frontages +/-: 2,309' Boys Ranch Road
- Direct exit onto property from westbound Loop 322
- Topography: Level to gently sloping
- Zoning: 17+/- acres GC - General Commercial
- Flood Zone: not located within 100-year zone
- Up to 10" Water at property and 8" sewer near property

Zoning GC - General Commercial

Traffic counts 16,712 VPD on Loop 322

Demographics	3 mile	5 miles	10 miles
Population	38,060	89,738	137,562
Median Household Inc.	\$79,445	\$68,836	\$66,172

17 acres is priced at \$2,699,000 (approximately \$3.64/sf)



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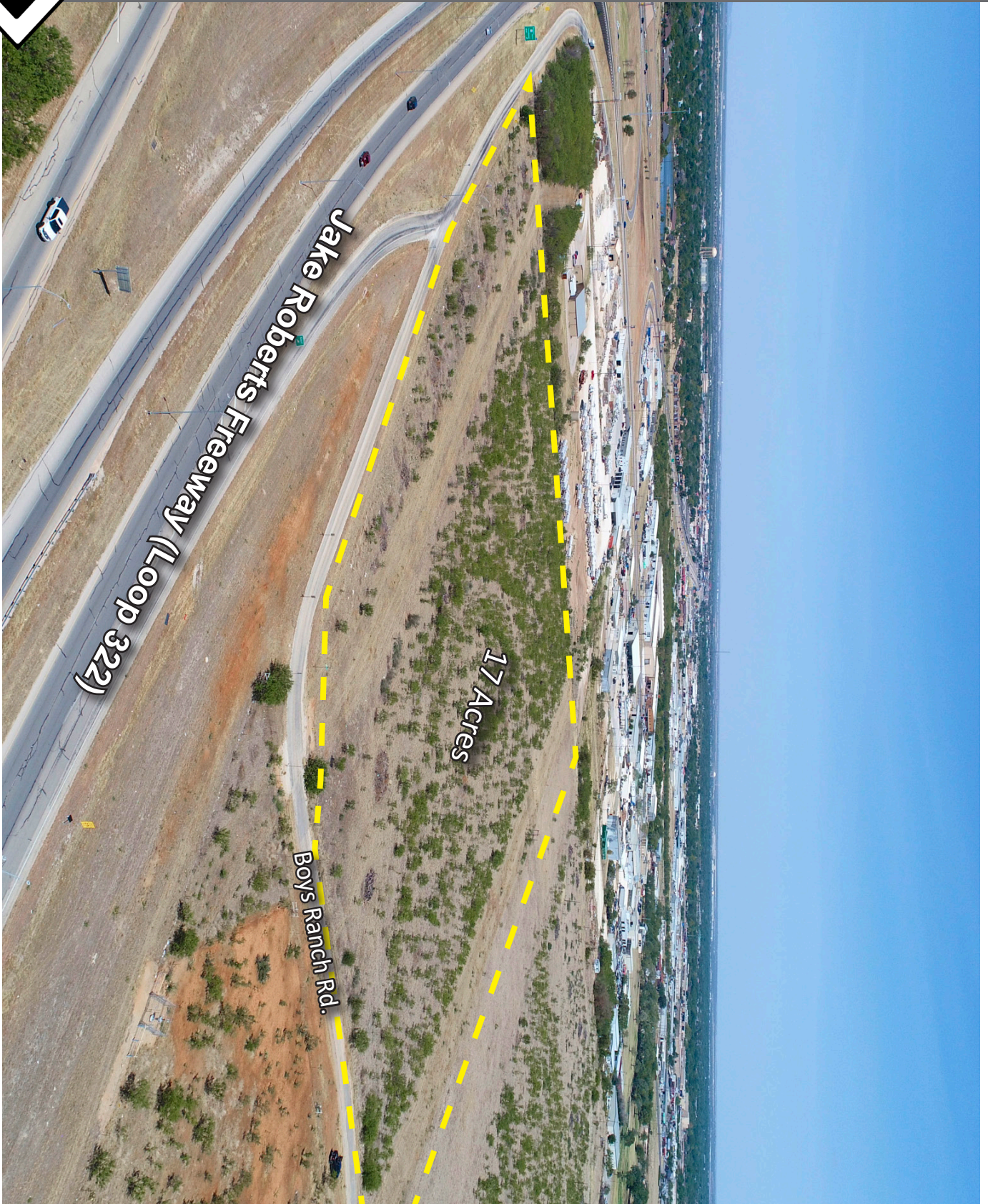
**Brian Scott, CCIM**

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High visibility location with easy direct ramp access to Hill Street frontage with additional access to east side of tract from Boys Ranch Road.

Tract may be divisible at an adjusted price.

Opportunity to be a part of this booming city at the forefront of AI development in a business friendly state with less regulatory burdens.

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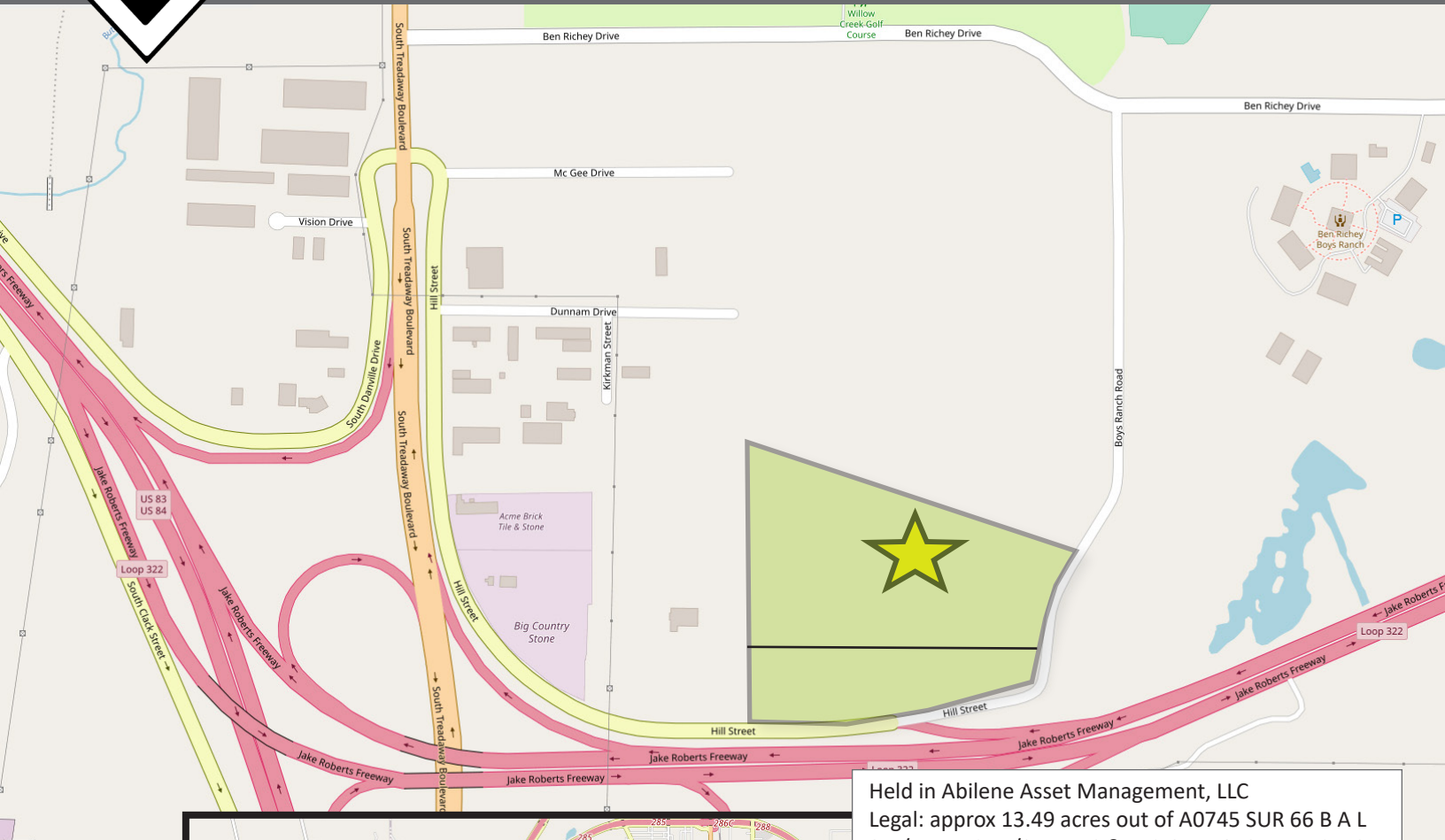
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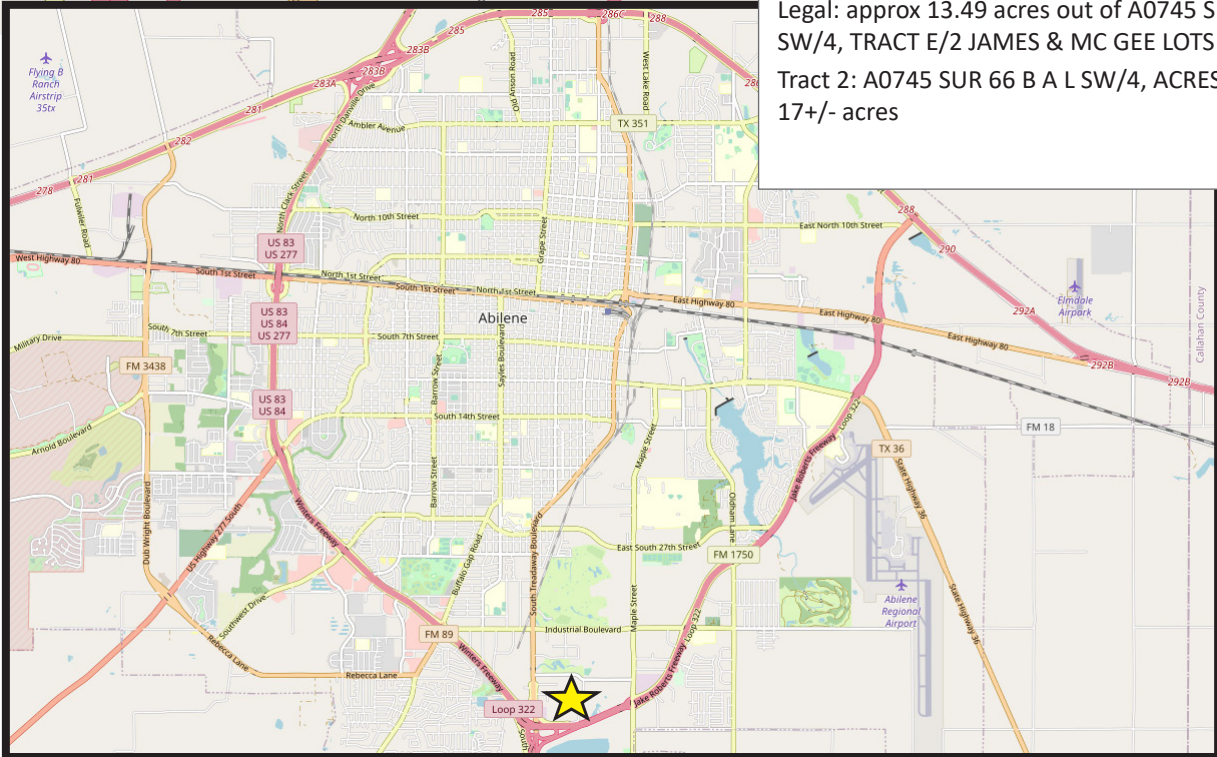


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Held in Abilene Asset Management, LLC  
Legal: approx 13.49 acres out of A0745 SUR 66 B A L SW/4, TRACT E/2 JAMES & MC GEE LOTS 1-7, ACRES 13.49  
Tract 2: A0745 SUR 66 B A L SW/4, ACRES 3.51  
17+/- acres



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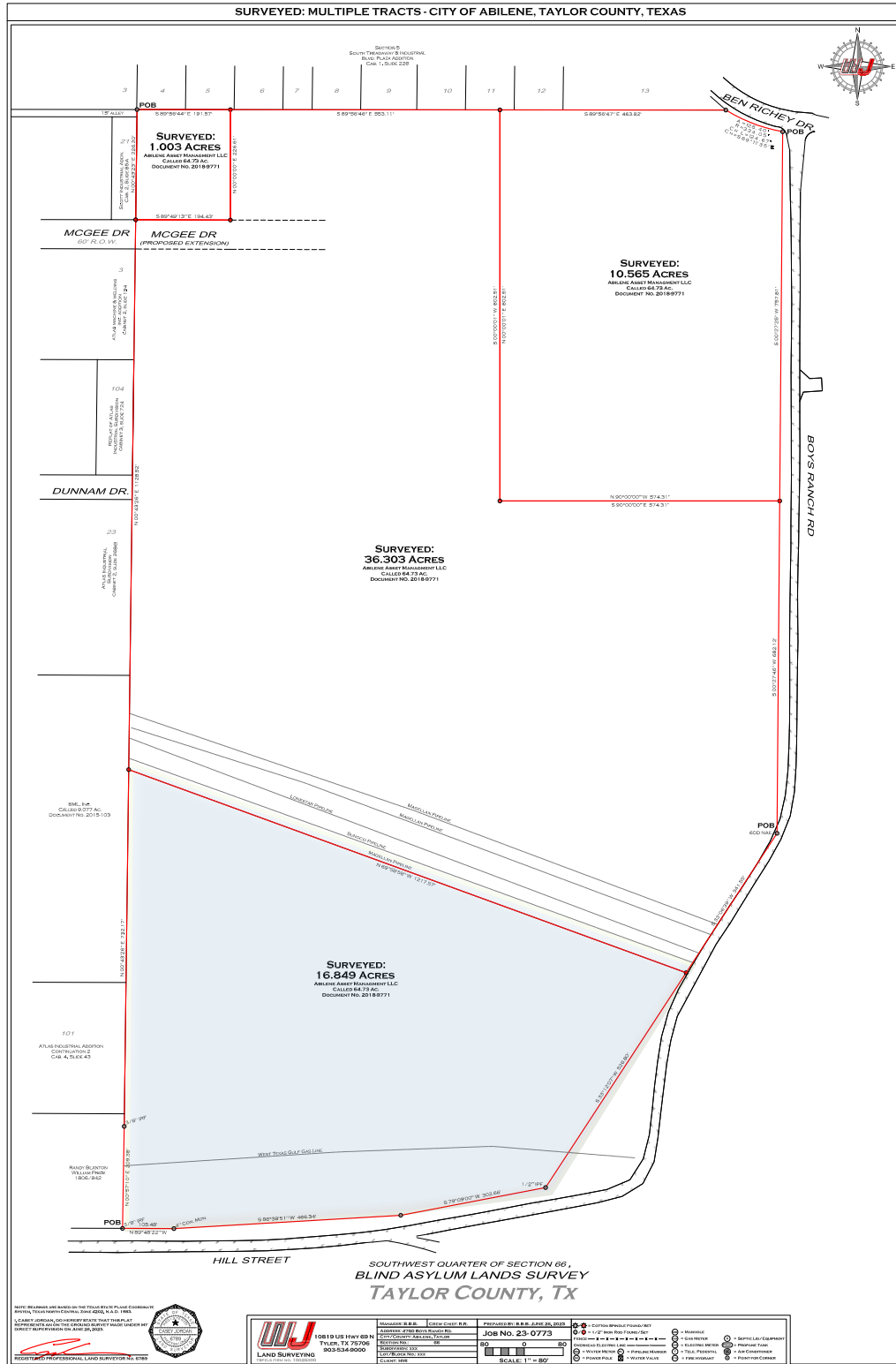
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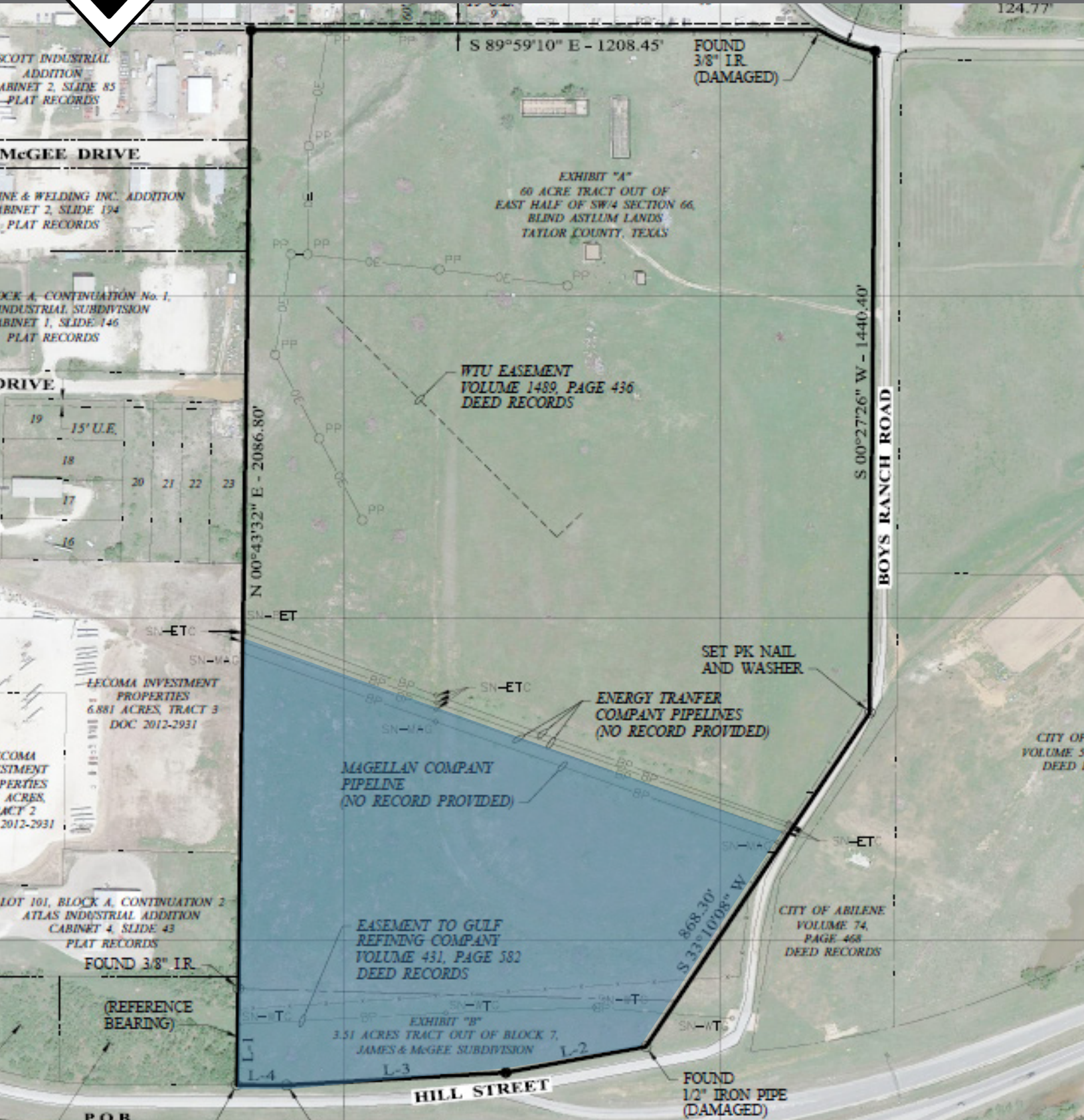
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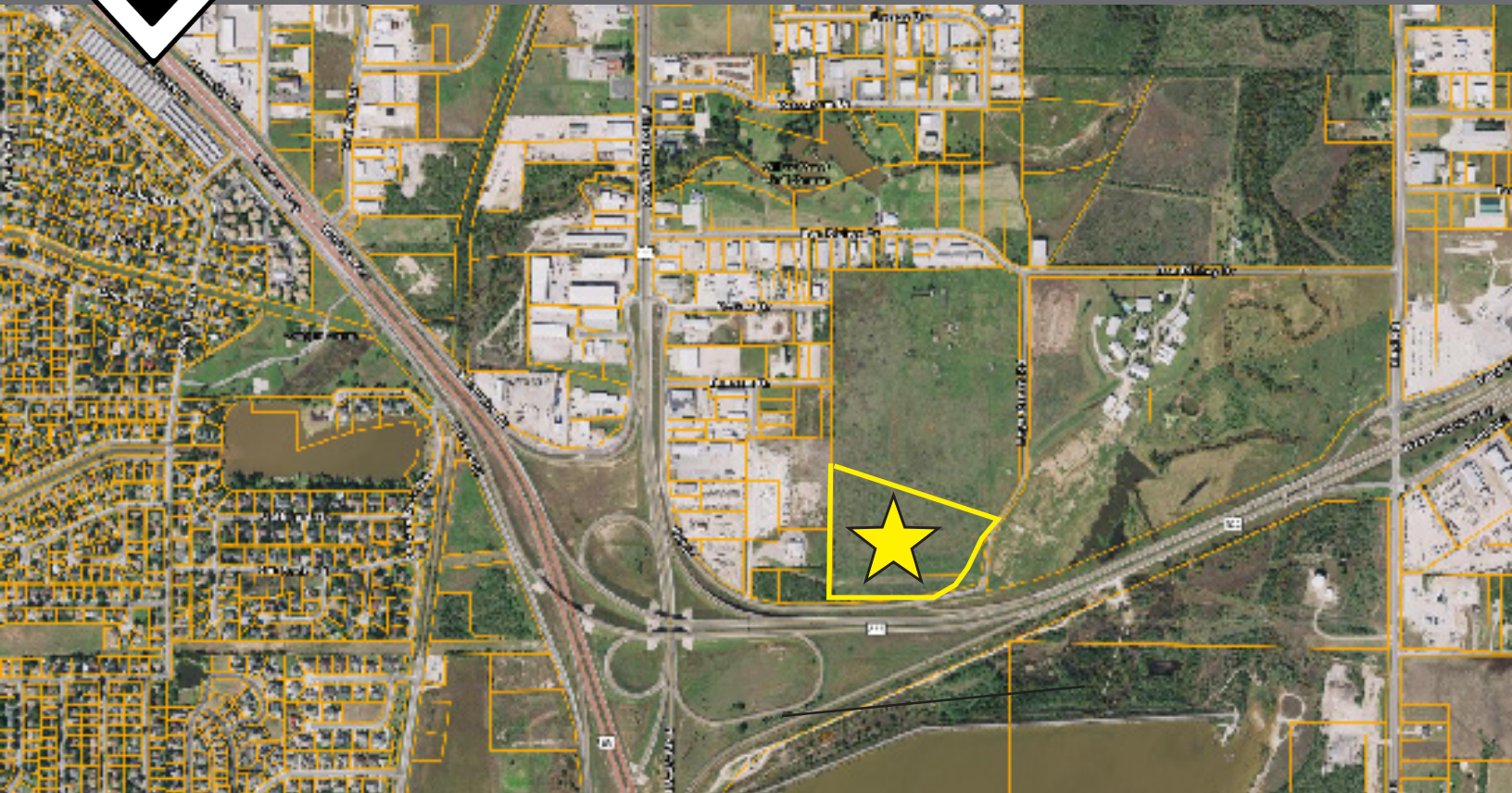
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The property is surrounded by commercial developments and has very good highway access including an off ramp. The property has good visibility and there is a good size population base within a short distance. Abilene, like most of Texas benefits from low cost of living, a strong business environment with less government regulation.

The market size is growing at about 1/2 percent per year in recent years and continued growth is expected. Major employers include

- Crusoe/Lancium - a new 200+ MW Capacity AI Data Center Developed by Crusoe on Lancium's 1000 acre Clean Campus site is expected to be completed in 2025 and is expected to contribute nearly \$1 billion to the local economy over the next 20 years, as estimated by the Development Corporation of Abilene
- **ABILENE IS HOME TO STARGATE AI DEVELOPMENT, A MULTI BILLION DOLLAR, 1 MILLION SF FACILITY, ABILENE FIRST CITY ANNOUNCED OF OVERALL \$500 BILLION STARGATE AI PLAN**
- Abimar Foods - approximately 700 employees
- Rentech Boiler systems - 400 employees
- Coca Cola - 340 employees
- Petrosmith Equipment - 235 employees
- Tige Boats - 200 employees
- PepsiCo - 180 employees
- Bridgestone - 155 employees

Dyess Air Force Base spans over 6,000 acres and employs over 8,000 military personnel and civilians. Abilene is a diverse economy with large governmental and private sector employment and oil and gas, wind farms, farming, health care and government are all major contributors to its long term growth possibilities.

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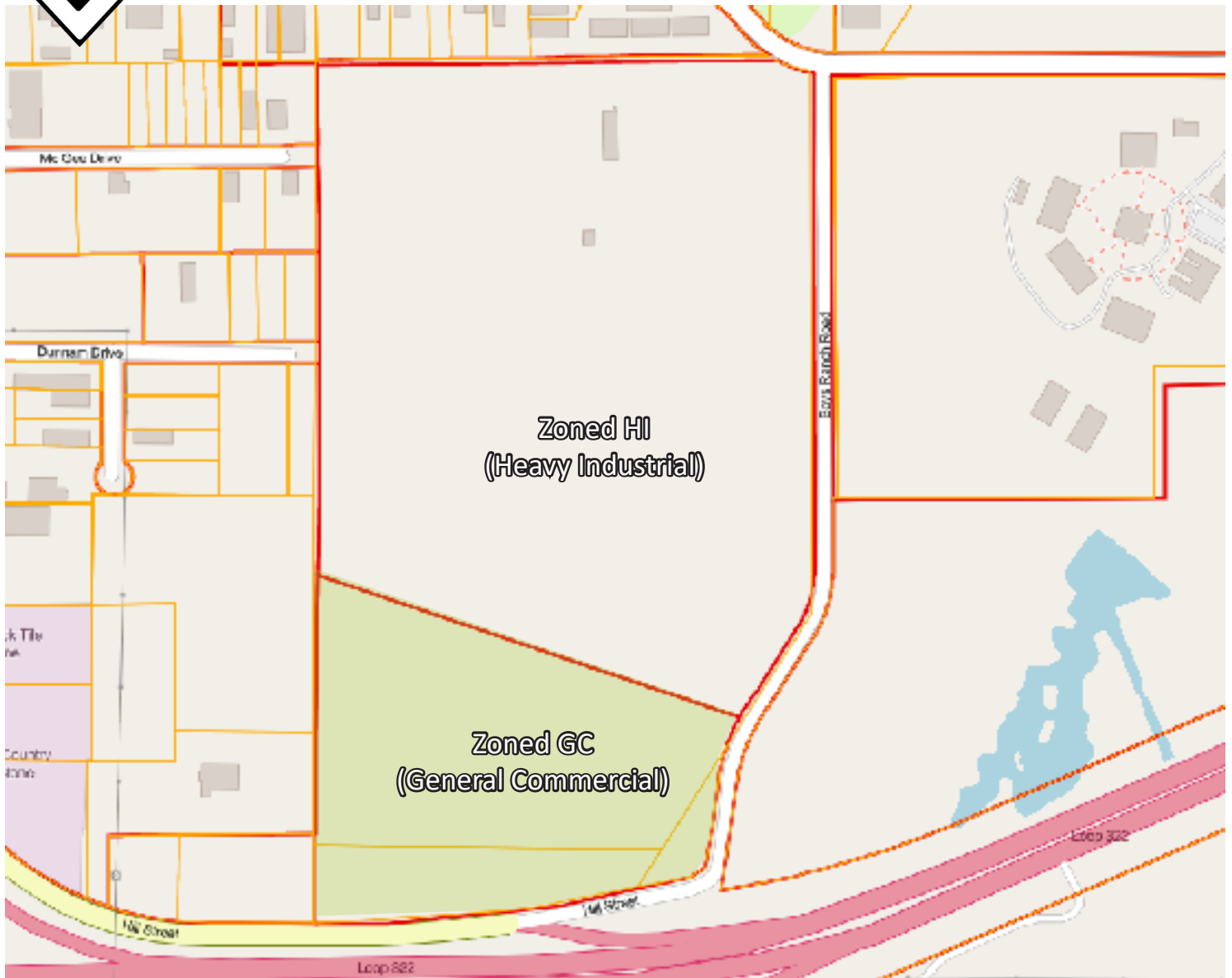
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General Commercial (GC) District (a) Purpose. The General Commercial (GC) District is intended to provide a wide range of retailing activities, personal and business services, and other commercial activities. The GC district regulations are designed to permit development of commercial activities which are generally not appropriate within other commercial districts, such as the NR district and the CB District.

Heavy Industrial portion already part of a future development.

Full zoning rules available here: <https://www.abilenetx.gov/DocumentCenter/View/3749/Zoning-Districts-PDF>

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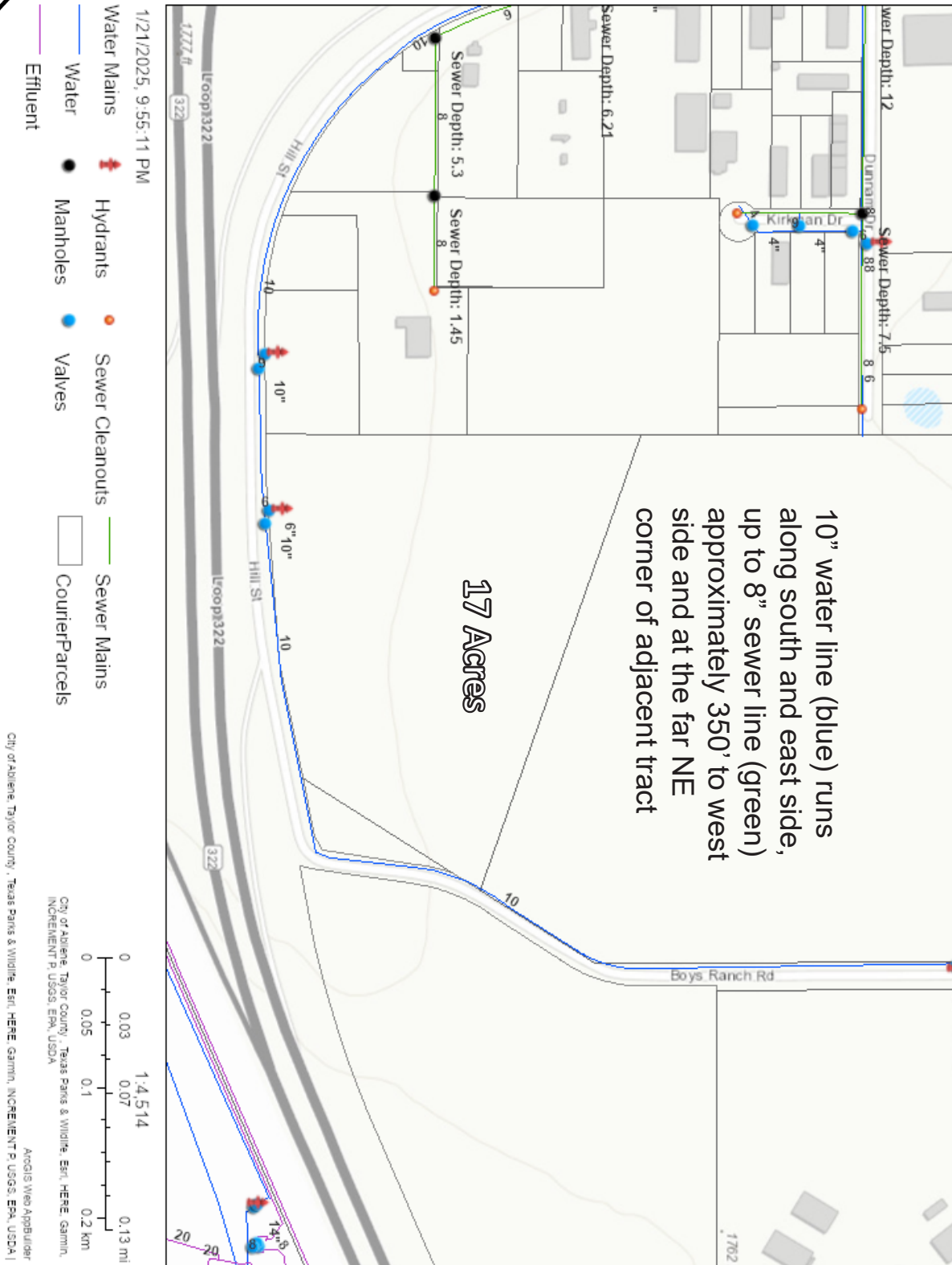
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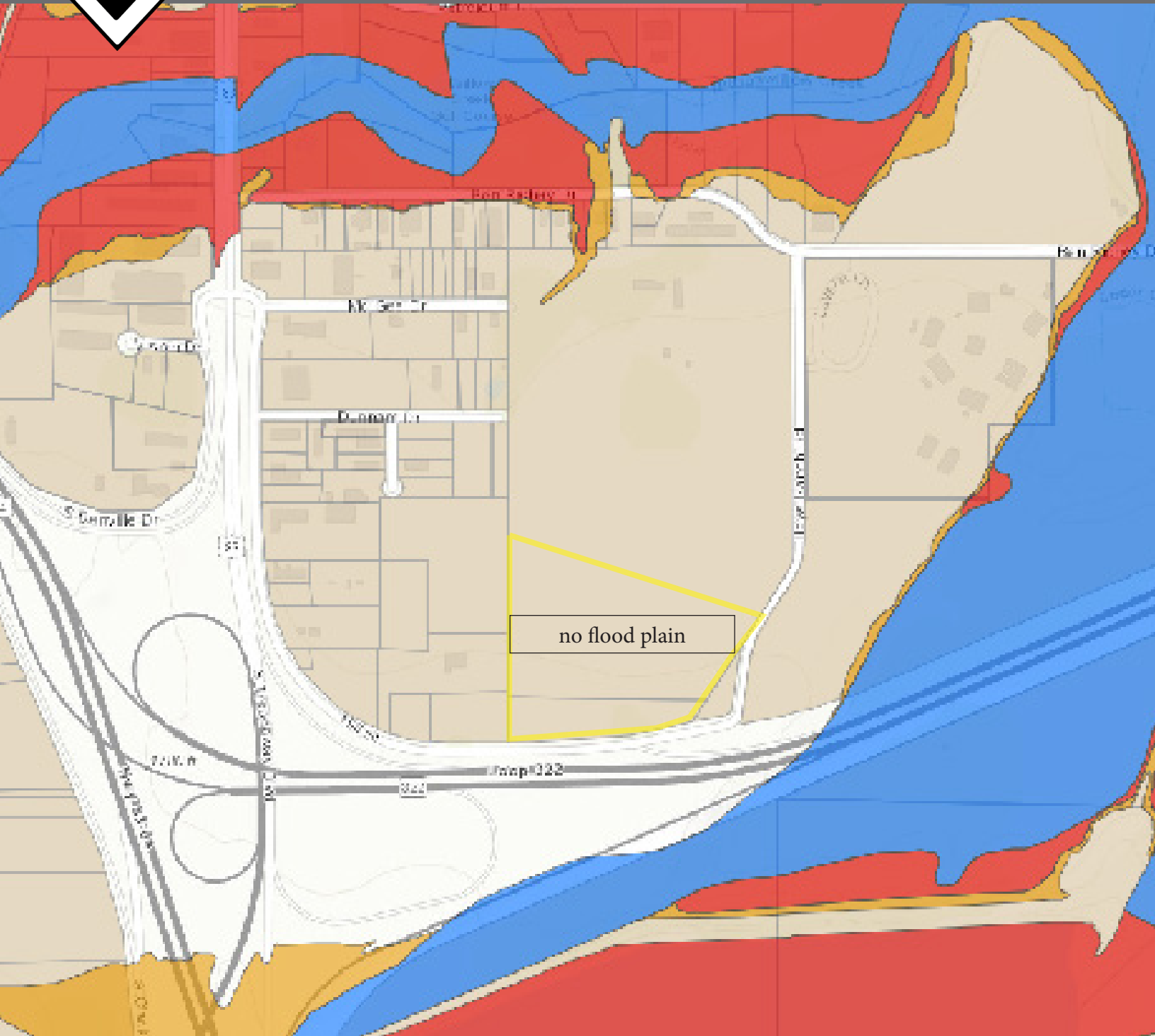
Abilene Water and Sewer Map





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Minimal 500 year flood plain (0.2% chance) shown in yellow brown color near northwest corner of tract

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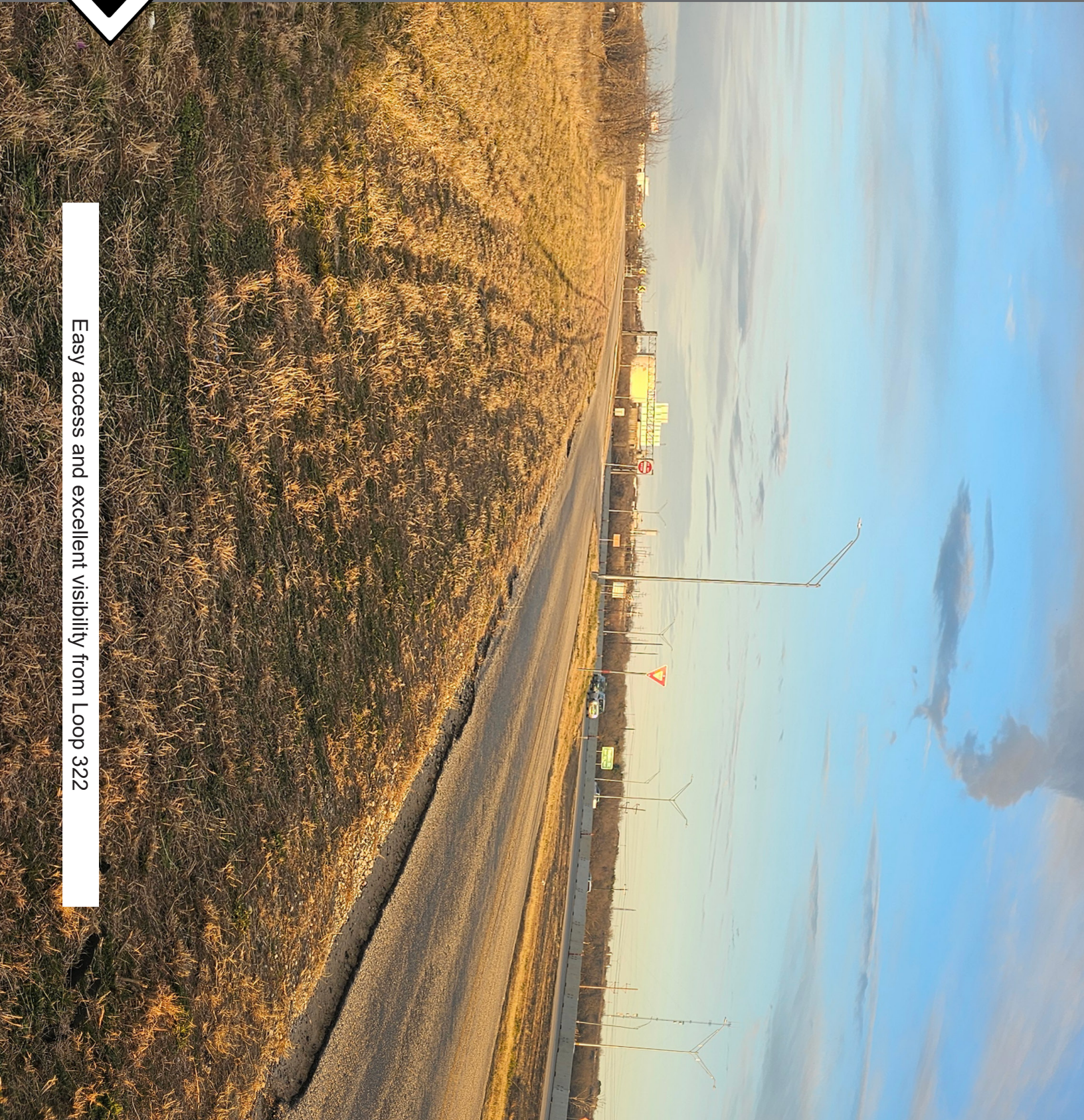
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Easy access and excellent visibility from Loop 322

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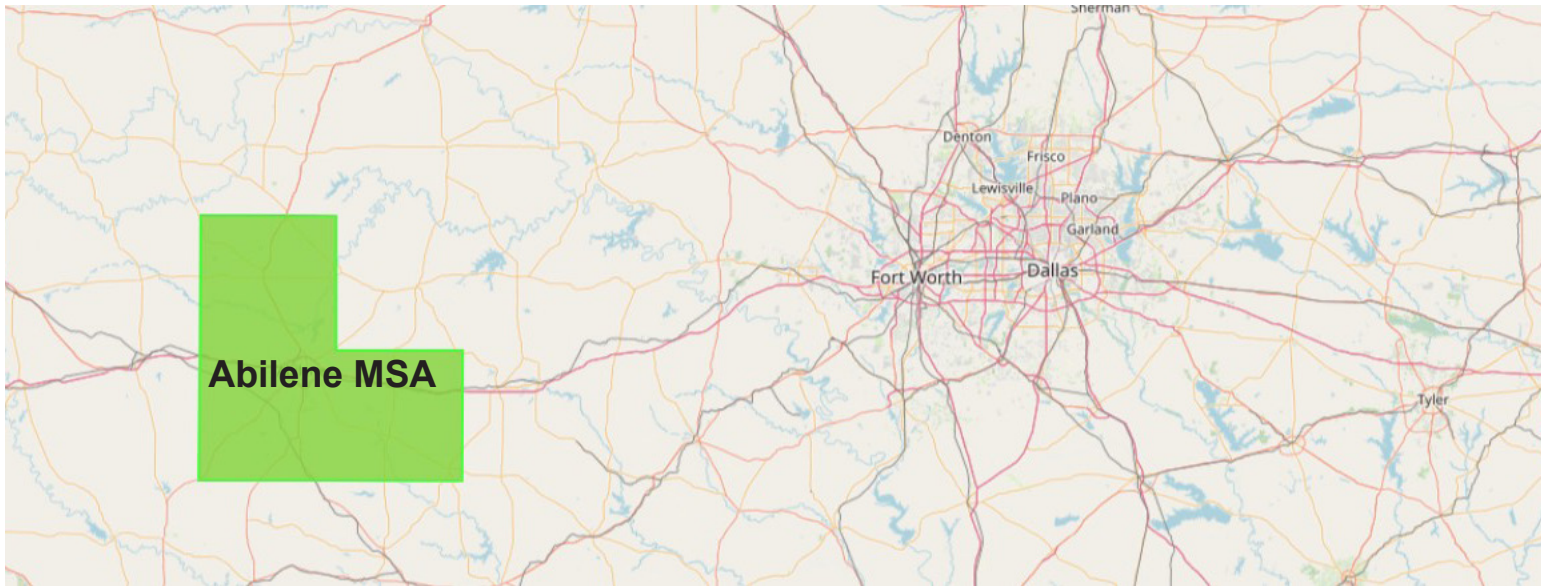
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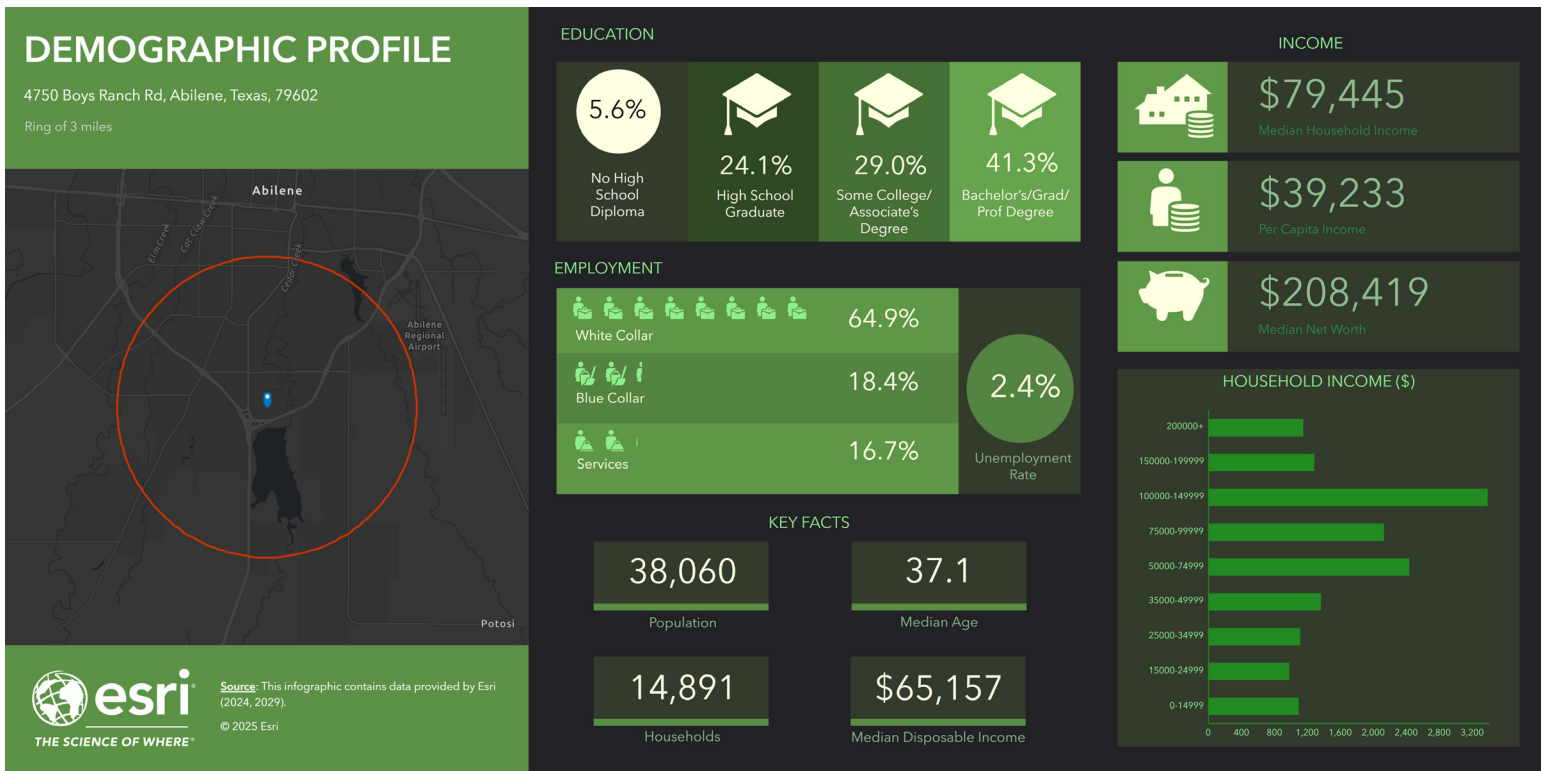
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Abilene is a city in Taylor and Jones counties, Texas, with a city population of approximately 130,000. The greater Abilene Metropolitan Statistical Area, shown below, has a population of approximately 183,000. The October 2024 unemployment rate was measured at 3.5%.



### 3 Mile Radius



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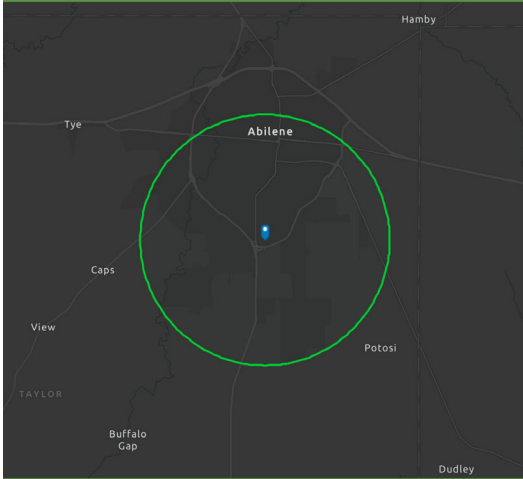
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### 5 Mile Radius

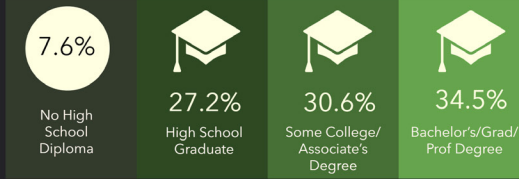
#### DEMOGRAPHIC PROFILE

4750 Boys Ranch Rd, Abilene, Texas, 79602  
Ring of 5 miles

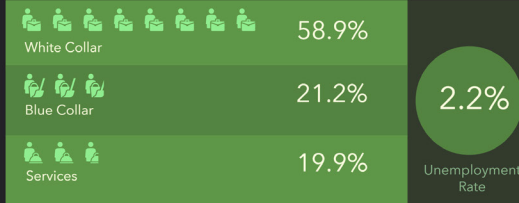


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#### EDUCATION



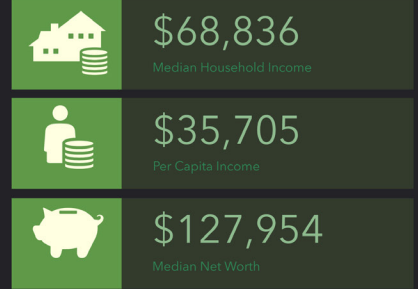
#### EMPLOYMENT



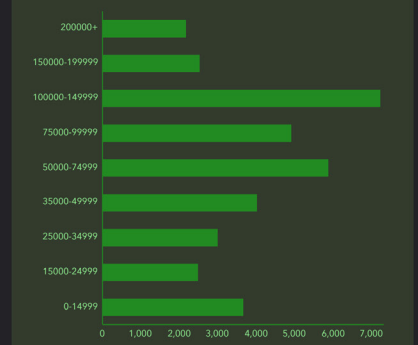
#### KEY FACTS



#### INCOME



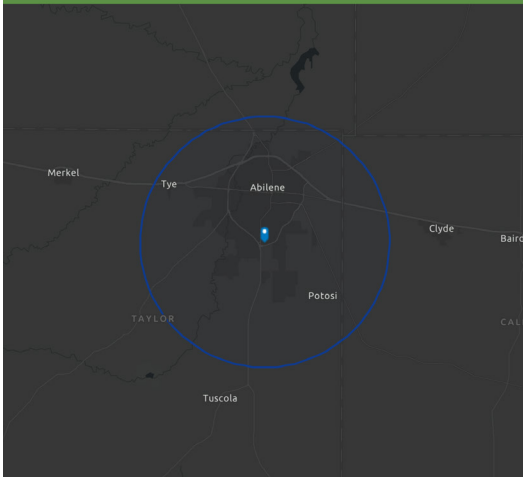
#### HOUSEHOLD INCOME (\$)



### 10 Mile Radius

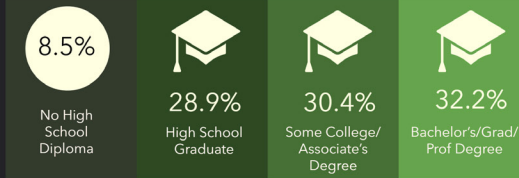
#### DEMOGRAPHIC PROFILE

4750 Boys Ranch Rd, Abilene, Texas, 79602  
Ring of 10 miles



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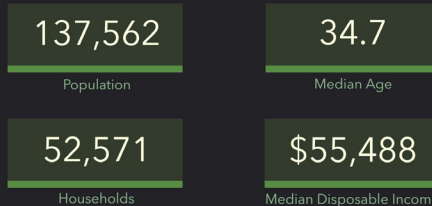
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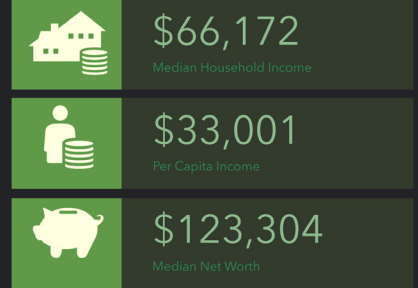
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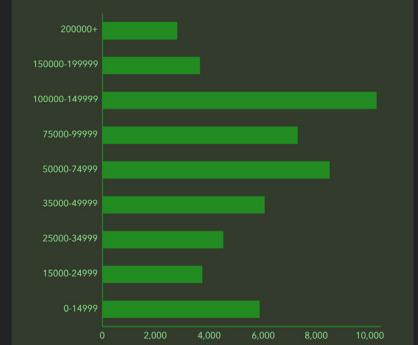
#### KEY FACTS



#### INCOME



#### HOUSEHOLD INCOME (\$)



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Brian Scott, CCIM is the owner and principal broker for Landmark Commercial. He has been a full time commercial broker and investor based in the Dallas / Fort Worth market since 1989.

Brian Scott holds the CCIM, Certified Commercial Investment Member, designation. He earned his MBA and his Bachelors Degree in Industrial Engineering degree from Texas Tech University.



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11-2-2015



## Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

### TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

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