



PRICE: \$699,999

9700 COUNTY ROAD 364, ANSON, TX

20 MINUTES FROM DOWNTOWN ABILENE, TX

Jack Oduro

Agent
512.977.8596
jack@moriahrealstate.com

Trey Dennis

Broker
432.236.7500
trey@moriahrealstate.com

PRICE: \$699,999

9700 COUNTY ROAD 364

Anson, TX 79501



Property Description

Rare opportunity to acquire an 81-acre fully platted and approved subdivision consisting of 26 lots (approximately 3 acres each)—ideal for mobile home or RV park development. Strategically located in Jones County, Texas, the property is well-positioned for investors or companies seeking to capitalize on the booming economic growth and expanding data center corridor in the Abilene region. This turnkey subdivision features essential utilities and infrastructure already in place, significantly reducing both development time and costs.

Offering Summary

Sale Price:	\$699,999
Lot Size:	81.56 Acres

Location Description

Strategically located 25 minutes north of Abilene and 10 minutes east of Anson, this 81-acre fully platted subdivision sits in the heart of Jones County's high-growth corridor, surrounded by major data center developments.

Property Highlights

- Turnkey, development-ready subdivision
- 26 platted lots (approx. 3 acres each) — ideal for mobile home or RV park projects
- No deed restrictions provide maximum flexibility
- Owner financing options available

Jack Oduro

Agent
512.977.8596
jack@moriahrealstate.com

Trey Dennis

Broker
432.236.7500
trey@moriahrealstate.com



PRICE: \$699,999

9700 COUNTY ROAD 364

Anson, TX 79501



High-Growth Corridor

This development is strategically positioned within a high-demand growth corridor, surrounded by major data center campuses, including:

Stargate Abilene (OpenAI / Oracle / Crusoe / Lancium)

Vantage Frontier Campus in Albany, TX

THM1A Data Center in Lueders, TX

Cloud West Center (Google-owned) in Haskell, TX

These facilities are fueling significant job creation and economic expansion, driving demand for affordable workforce housing in the area. Additionally, nearby Abilene continues to experience strong growth across the industrial, medical, automotive, and education sectors, further increasing the need for residential development.

Infrastructure Already In Place:

- Fiber internet by *Taylor Telecom* (supports high-speed connectivity for residents)
- Operational water system (installed & operational)
- Fully constructed access roads
- Electric service via *Big Country Electric Cooperative*
- Growing affordable housing **demand** due to regional job growth

Jack Oduro

Agent
512.977.8596
jack@moriahrealstate.com

Trey Dennis

Broker
432.236.7500
trey@moriahrealstate.com

MORIAH
BROKERAGE SERVICES, LLC

PRICE: \$699,999

9700 COUNTY ROAD 364

Anson, TX 79501



Jack Oduro

Agent
512.977.8596
jack@moriahrealstate.com

Trey Dennis

Broker
432.236.7500
trey@moriahrealstate.com

MORIAH
BROKERAGE SERVICES, LLC

PRICE: \$699,999

9700 COUNTY ROAD 364

Anson, TX 79501



Jack Oduro

Agent
512.977.8596
jack@moriahrealstate.com

Trey Dennis

Broker
432.236.7500
trey@moriahrealstate.com

MORIAH
BROKERAGE SERVICES, LLC

9700 COUNTY ROAD 364

Anson, TX 79501

Contact Brokers:

Jack Oduro

Agent

512.977.8596

jack@moriahrealestate.com

Trey Dennis

Broker

432.236.7500

trey@moriahrealestate.com



15 Smith Road, Suite 6004, Midland, TX 79705

432.682.2510 | moriahbrokerageservices.com