

**Commercial IH-20 Frontage**  
**TBD West Overland Trail**  
**Abilene, TX 79604**

**\$600,000**  
**10± Acres**  
**Taylor County**





## Commercial IH-20 Frontage Abilene, TX / Taylor County

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### SUMMARY

#### Address

TBD West Overland Trail

#### City, State Zip

Abilene, TX 79604

#### County

Taylor County

#### Type

Undeveloped Land, Business Opportunity, Commercial

#### Latitude / Longitude

32.4646 / -99.8289

#### Taxes (Annually)

30

#### Acreage

10

#### Price

\$600,000



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### **PROPERTY DESCRIPTION**

**Prime Location with IH-20 Frontage | 10 Acres with Interstate Frontage – Northwest Abilene, TX**  
**Offered at \$600,000**

Strategically positioned along the **Westbound I-20 Frontage Road (W. Overland Trail) at Exit 278** in **Northwest Abilene**, this **10± acre tract** represents a rare opportunity for forward-thinking developers and investors.

With **approximately 880 feet of direct frontage on Interstate 20**, this property offers **maximum visibility** and ease of access to a high-traffic corridor—**over 25,600 vehicles per day**—making it ideal for commercial, industrial, or mixed-use development.

#### **Key Features:**

- **Zoned Agriculture**, with **potential for rezoning** to suit a variety of uses
- **Positioned within the city limits of Abilene**, enabling quicker municipal access
- **100% outside the floodplain**
- **Abilene ISD school district**
- **3 miles to Dyess Air Force Base**
- **3 miles to Lancium's Stargate campus**, a leading-edge energy and tech facility
- **City of Abilene water and sewer utilities nearby** – Buyer to confirm access and capacity
- **Ag-exempt**

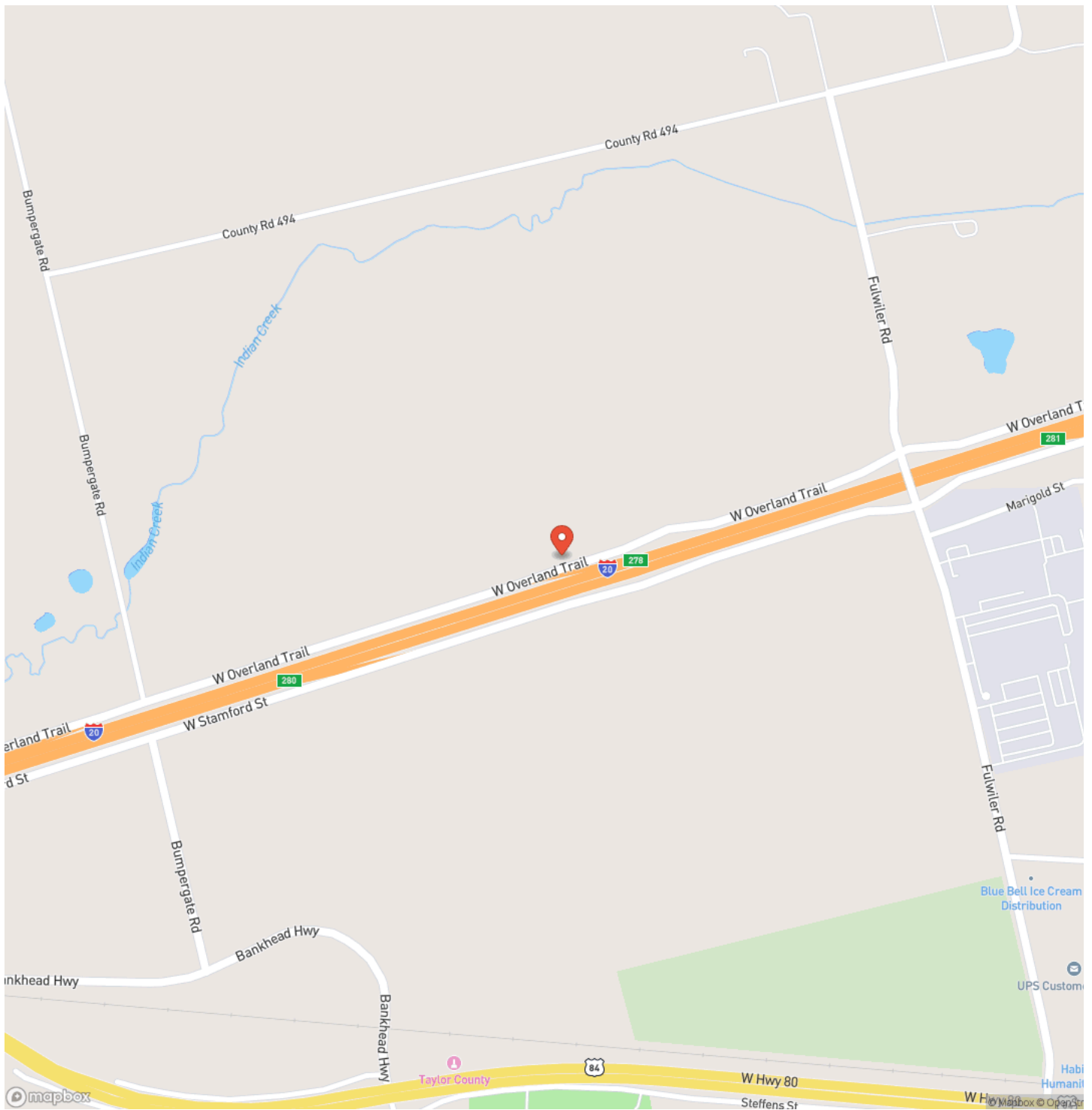
This tract is part of a larger **205± acre parcel**, with **additional acreage available** for those seeking scale. Its location in the path of growth—near major employers and energy infrastructure hubs—makes this a **prime location for investment** in Abilene's westward expansion.

**Don't miss this opportunity to secure a significant holding in one of West Texas's fastest-growing regions**

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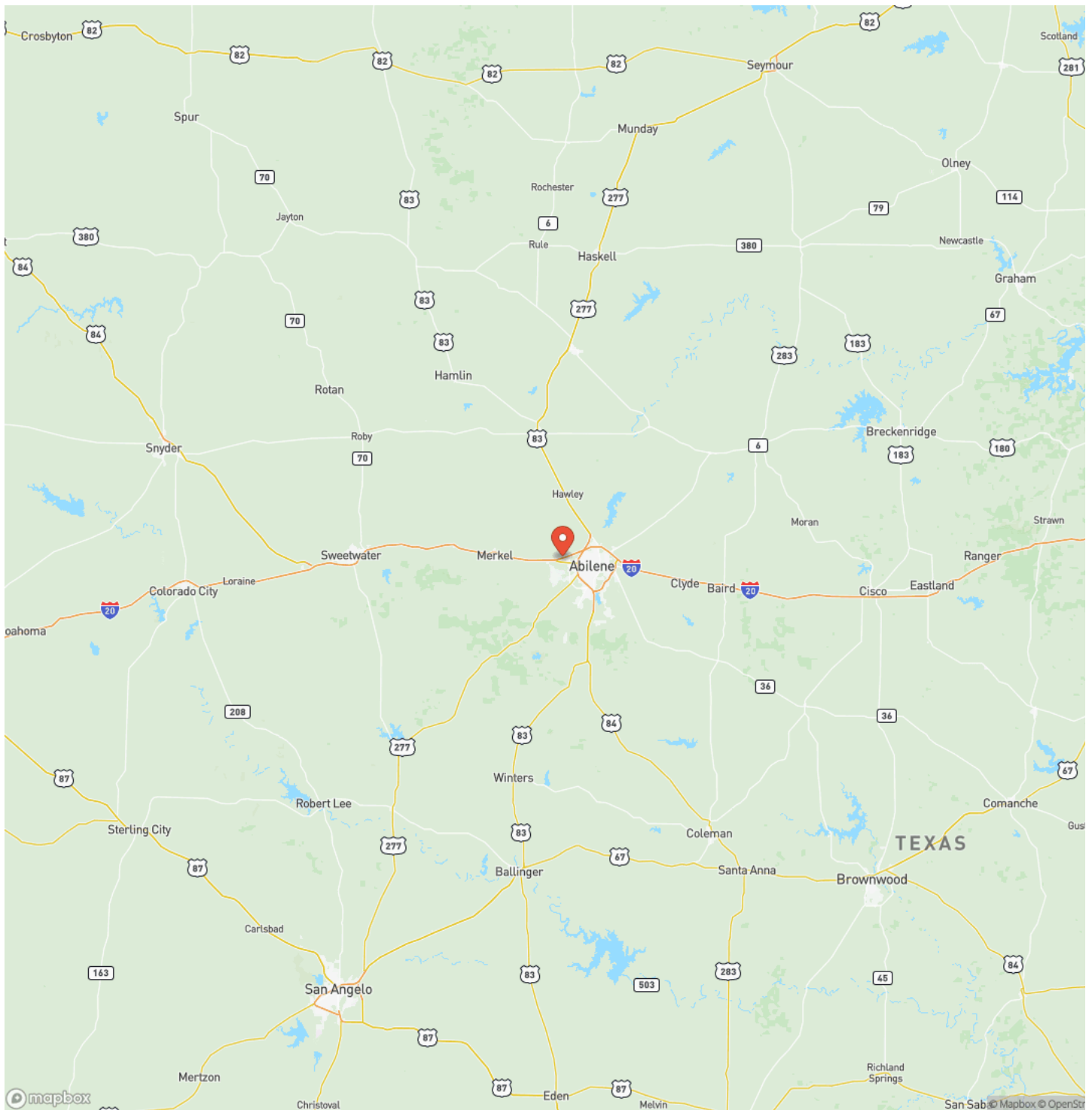


## Locator Map

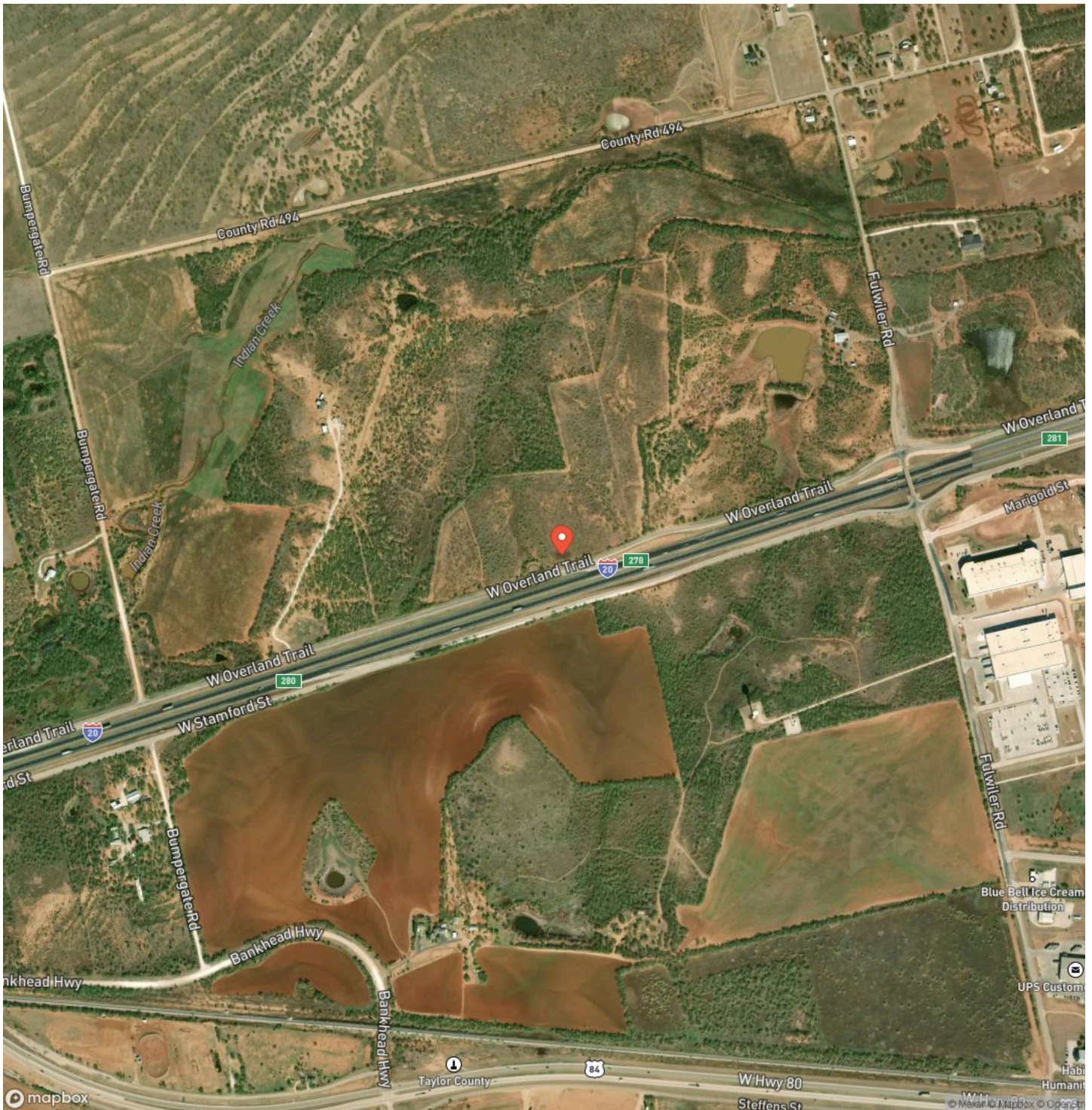




## Locator Map



## Satellite Map



**MORE INFO ONLINE:**

[wilderrealco.com](http://wilderrealco.com)



### LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Lee Burton

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## Email

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**Address**

702 North 2nd St.

## City / State / Zip

## NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



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## **DISCLAIMERS**

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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