WILDER COMPANY

Prime Development Opportunity | 65 Acres with Interstate Frontage – Northwest Abilene, TX
Offered at $4,250,000

Strategically positioned along the**Westbound I-20 Frontage Road (W. Overland Trail) at Exit 278** in **Northwest Abilene**, this **65± acre tract** represents a rare opportunity for forward-thinking developers and investors.

With **approximately 1,700 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
- **Approximately 17 acres lie 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
- **Water availability from Sun Water Supply Corporation nearby (Bumper Gate Rd & CR 494)** – Feasibility study needed
- **City of Abilene water and sewer utilities nearby** – Buyer to confirm access and capacity
- **Ag-exempt with estimated taxes of only $248/year**

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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