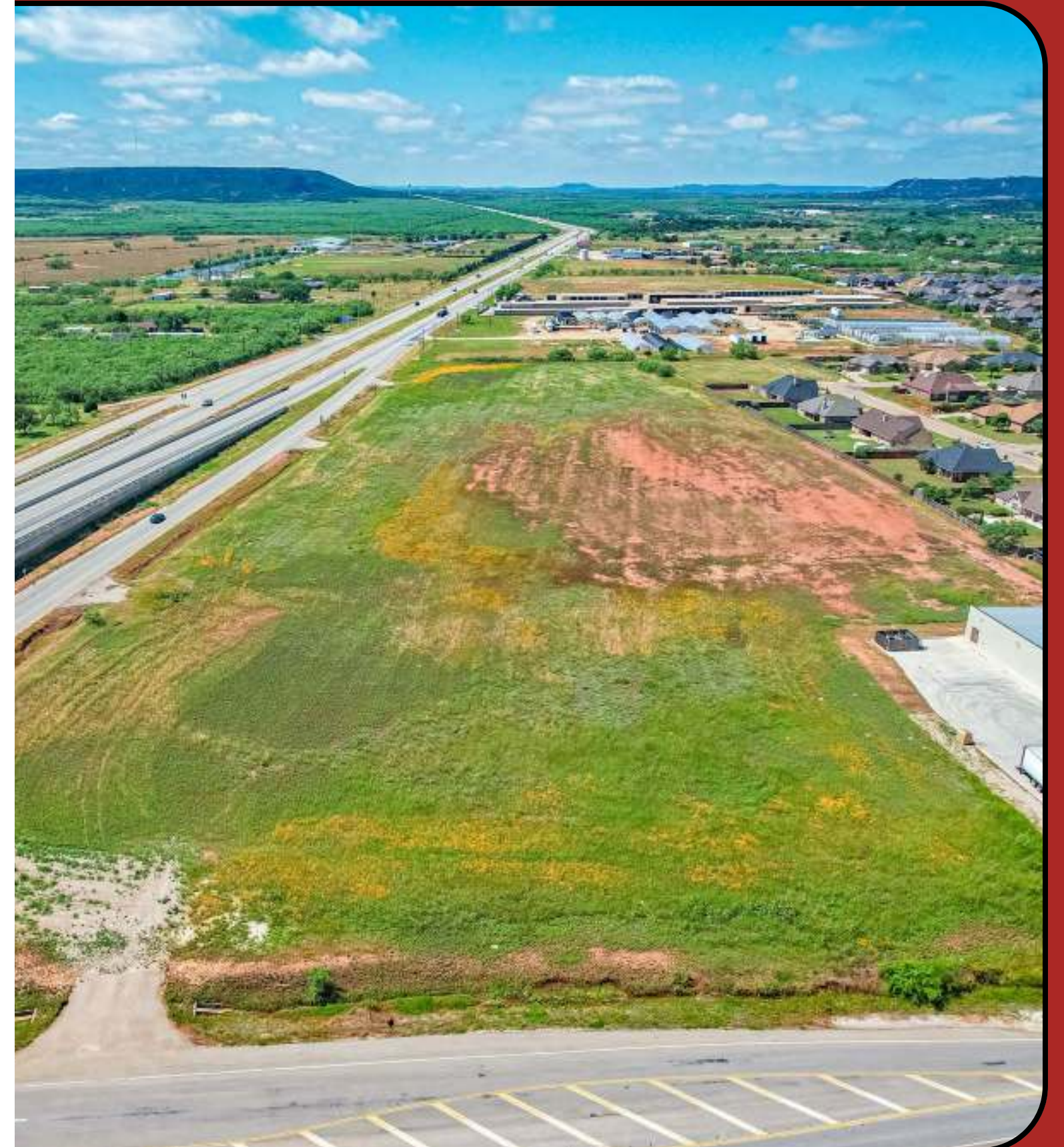




ABILENE, TX

**HIGHWAY 83/84
COMMERCIAL
FRONTAGE
*1-13.64± ACRES***



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INVESTMENT SUMMARY

We are pleased to present HWY 83/84 Commercial Frontage 1-13.64± Acres Available, a premier development site located at Highway 83/84 & Remington Road in Abilene (Tuscola), Texas. This land parcel offers developers and investors a rare opportunity to acquire a shovel-ready site in one of the region's fastest-growing corridors.

- Approximately 594,332.64 SF available.
- Texas Department of Transportation survey completed.
- City of Abilene approved contract for Sewer Services for Commercial & Multifamily.
- Flexible purchase options available (see Offering Summary).



PROPERTY DATA

<p>ZONING</p>	<ul style="list-style-type: none"> • COMMERCIAL • MULTIFAMILY • MIXED-USE
<p>UTILITIES</p>	<ul style="list-style-type: none"> • CITY OF ABILENE SEWER STEAMBOAT MOUNTAIN WATER • TAYLOR ELECTRIC CO-OP
<p>FLOOD ZONE</p>	<p>MINIMAL FLOOD HAZARDS <i>*SEE FEMA LAND ANALYSIS MAP</i></p>
<p>PROPERTY IDENTIFICATION</p>	<p>TAYLOR CAD - 1. PARCEL A0865000600 (11.64 ACRES) 2. PARCEL A0865000600 (2 ACRES)</p>

OFFERING SUMMARY

Purchase Options

1± Acre Adjacent to Dollar General:

Offered at \$425,000

2± Acre Prime Corner Location:

Offered at \$1,100,000

Entire 13± Acre Offering:

Offered at \$5,798,700





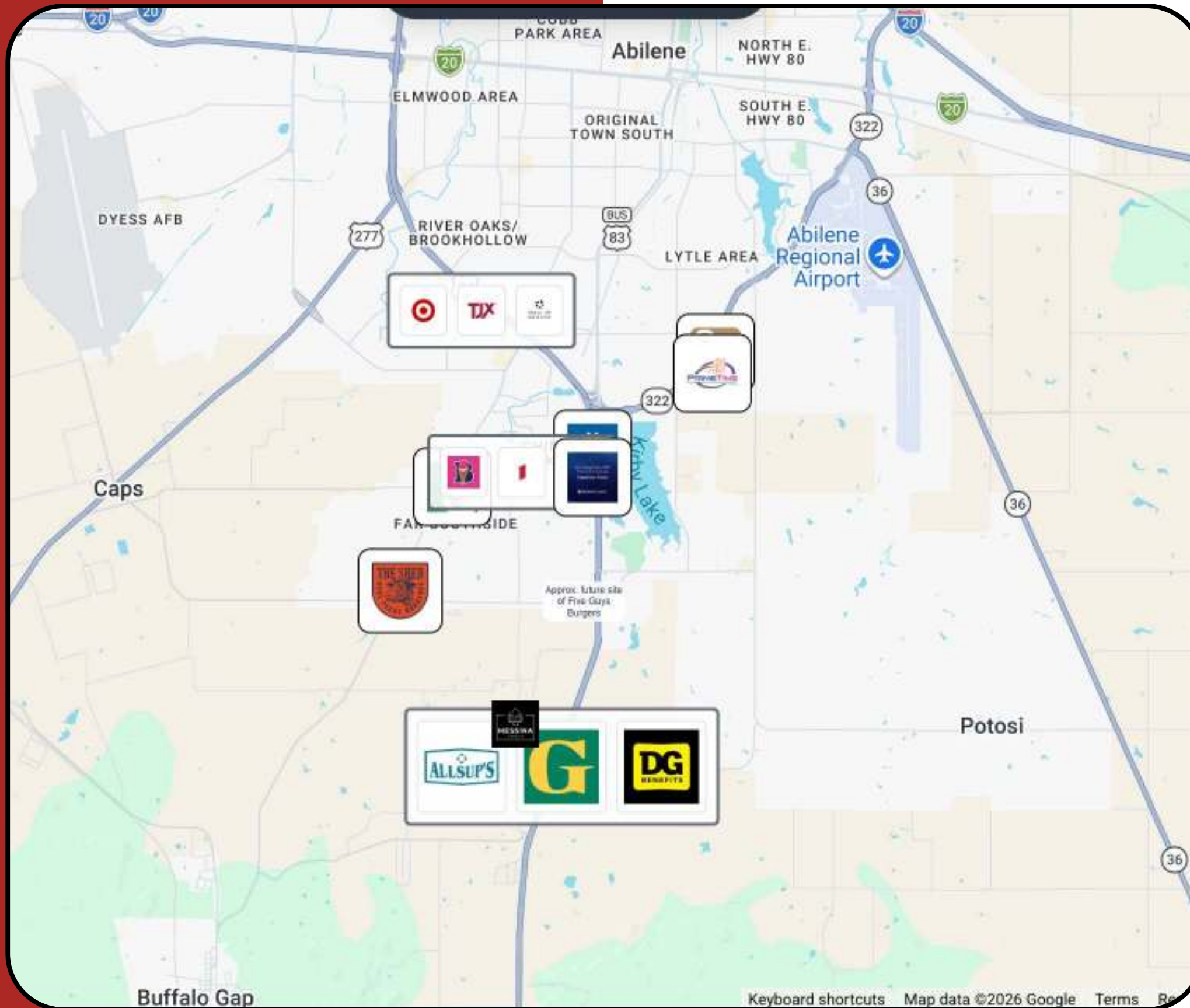


LOCATION HIGHLIGHTS

Multiple parcels feature substantial frontage along Highway 83/84, creating strong exposure to daily commuter and regional traffic traveling between Abilene and the rapidly growing surrounding communities of Tuscola, Potosi, Buffalo Gap, Clyde, and the Jim Ned corridor. The Remington Road intersection serves as a major arterial connection for South Taylor County residents commuting into Abilene, making this corridor a natural expansion route for future commercial development.

EXISTING ACTIVITY

Surrounding commercial activity further validates the strength of the location. Existing neighboring and nearby businesses include a Dollar General immediately adjacent to the site, an Allsup's convenience store and gas station positioned directly across the highway, as well as Gebo's and additional commercial retail/service operations nearby. The area continues to experience increasing residential growth while remaining underserved by food service, retail, and convenience-oriented businesses south of central Abilene.



DEVELOPMENT CONCEPTS

The corridor presents significant opportunity for a variety of development concepts, including:

- Fast food and drive-thru restaurants
- Convenience retail
- Banking or financial services
- Car wash facilities

✈ AIRPORTS	
Abilene Regional Airport	7.8 mi
Flying B Ranch Airstrip-35tx	12.2 mi
Abilene Regional Medical Center Heliport	3.9 mi

🛣 HIGHWAYS	
US 83;US 84	0.1 mi
Jake Roberts Freeway	4.8 mi
Winters Freeway	5.4 mi
US 83	6.3 mi



MARKET OVERVIEW



Abilene continues to emerge as one of West Texas' most active secondary growth markets, driven by expanding residential development, infrastructure investment, regional employment growth, and increasing commercial demand along the city's southern corridors. The South Abilene and Highway 83/84 corridor in particular has become a focal point for new rooftops, commuter traffic, and retail expansion. Residential & Population Growth.

The Abilene housing market has experienced notable appreciation and tightening inventory over the past 12–24 months. Median listing prices and rental rates have risen substantially, particularly in South Abilene submarkets near Wylie West ISD and the Tuscola corridor.

Key indicators include:

- Median home values in Abilene increased approximately 5% year-over-year.
- South Abilene neighborhoods continue outperforming many legacy submarkets in pricing and absorption.
- Rental demand has accelerated significantly, with rising multifamily and workforce housing demand across Taylor County.

The corridor surrounding Highway 83/84 has particularly benefited from continued migration toward:

- Larger residential lots
- Highly rated school districts
- Easier regional commuting access
- New residential subdivision activity in Tuscola, Buffalo Gap, and South Abilene



DEMOGRAPHIC SNAPSHOT

1-MILE RADIUS

Population	557
Median HH Income	\$119,317
Households	176

3-MILE RADIUS

Population	5,756
Median HH Income	\$114,320
Households	1,956

5-MILE RADIUS

Population	27,715
Median HH Income	\$104,785
Households	10,271

COMMERCIAL DEVELOPMENT TRENDS

South Abilene’s commercial growth has accelerated as residential density expands southward beyond Loop 322. National and regional retailers continue targeting high-visibility frontage sites along Highway 83/84 and other commuter corridors.

Recent commercial activity includes:

- New convenience retail and fuel service development
- Expansion of agricultural and outfitter retail users
- Increased investor demand for highway frontage tracts
- Continued retail and service gaps south of central Abilene

Marketed commercial frontage along Highway 83/84 is now emphasizing traffic counts exceeding 16,000+* vehicles per day and strong long-term development potential.

underserved retail trade area with substantial future upside as development continues pushing southward.

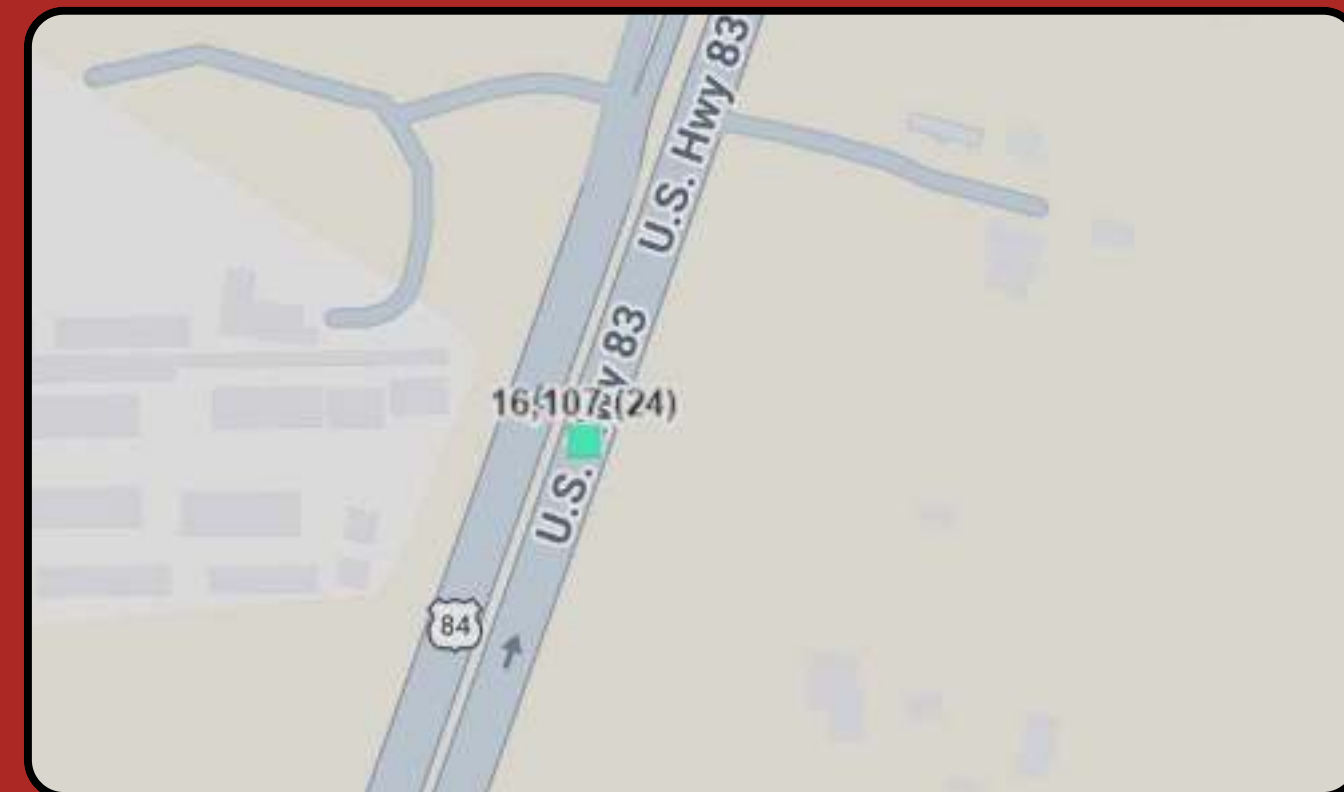
*Source: Texas Department of Transportation

https://txdot.public.ms2soft.com/tcds/tsearch.asp?loc=Txdot&mod=tcds&local_id=221H39A

AADT ?								
	Year	AADT	DHV-30	K %	D %	PA	BC	Src
	2024	16,107 ³				14,556 (90%)	1,551 (10%)	PBV
	2023	15,807	1,399	9	63	14,122 (89%)	1,685 (11%)	
	2022	15,398				13,597 (88%)	1,801 (12%)	
	2021	9,085 ²				7,776 (86%)	1,309 (14%)	AGO
	2020	8,652	1,043	12	84	7,467 (86%)	1,185 (14%)	

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VOLUME COUNT				VOLUME TREND ?	
	Date	Int	Total	Year	Annual Growth
👉	Wed 7/12/2023	15	18,151	2025	5%
👉	Wed 9/21/2022	-	16,945	2024	2%
👉	Wed 12/2/2020	15	10,386	2023	3%
👉	Wed 7/24/2019	-	14,843	2022	69%
👉	Mon 7/23/2018	15	14,843	2021	5%
👉	Wed 8/30/2017	15	14,510	2020	-31%
👉	Mon 6/20/2016	15	14,870	2019	-5%
👉	Wed 10/28/2015	15	14,082	2018	2%
👉	Wed 6/25/2014	15	14,105	2017	-2%
👉	Tue 6/18/2013	15	12,919	2016	6%





MULTIFAMILY & INVESTMENT CLIMATE

- Texas multifamily markets in 2026 continue benefiting from population migration and long-term housing demand, although underwriting has become more disciplined statewide. Secondary Texas metros with lower barriers to entry and expanding employment bases remain attractive to developers and investors.
- In Abilene specifically:
 - Multifamily demand has strengthened due to housing shortages and workforce expansion
 - Rising rents have improved long-term multifamily feasibility
 - South-side growth corridors are attracting increasing developer attention
 - Infrastructure-supported land with sewer access remains limited and highly desirable.



Bass Pro Shops, North America's premier outdoor and conservation company, announces exciting new location in Abilene, Texas



Courtesy of the U.S. Air Force

ECONOMIC DRIVERS

Abilene's economy continues diversifying through:

- Dyess Air Force Base expansion activity
- Energy and infrastructure sectors
- Technology and data center investment
- Healthcare and education employment
- Regional retail and logistics growth

Community discussion and investor attention have increasingly focused on the economic ripple effects of major technology and infrastructure projects, which many believe will continue placing upward pressure on housing demand, commercial services, and regional growth.

SOUTH HIGHWAY 83/84 CORRIDOR OUTLOOK

The Highway 83/84 South corridor is increasingly viewed as one of Abilene's strongest long-term commercial growth paths due to:

- Strong commuter traffic between Abilene and South Taylor County communities
- Expanding residential rooftops in Wylie West and Jim Ned areas
- Limited existing food service and convenience retail inventory
- Increasing regional traffic from Tuscola, Buffalo Gap, Potosi, and Lawn
- Existing anchor retail users already established nearby

Local community and investor discussions frequently cite the corridor as an underserved retail trade area with substantial future upside as development continues pushing southward.



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