

OFFERING MEMORANDUM



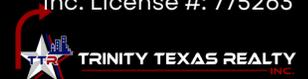
105.99 AC OF HEAVY COMMERCIAL DEVELOPMENT LAND IN ABILENE, TX

**3101 W STAMFORD ST
ABILENE, TX 79603**

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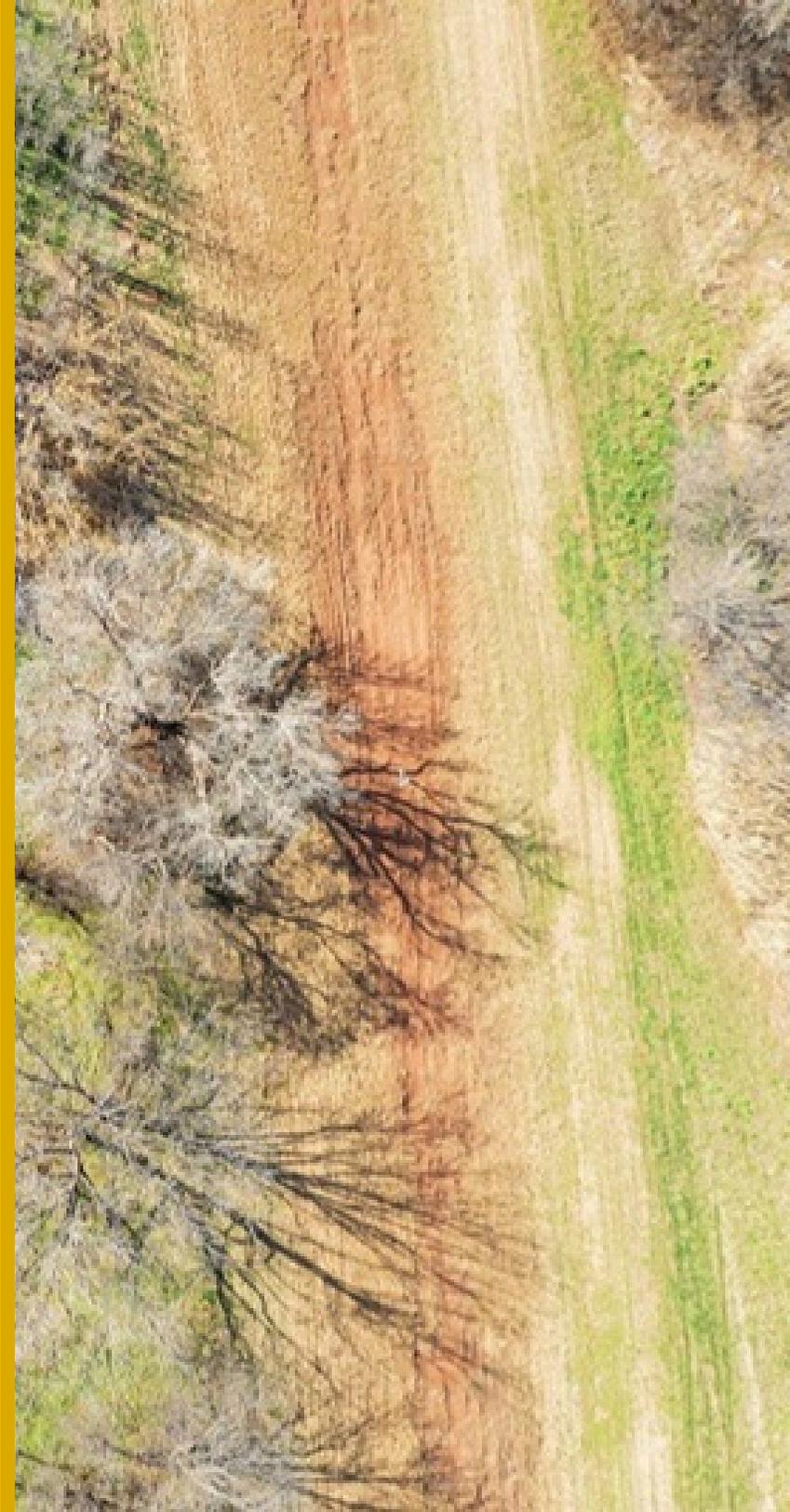
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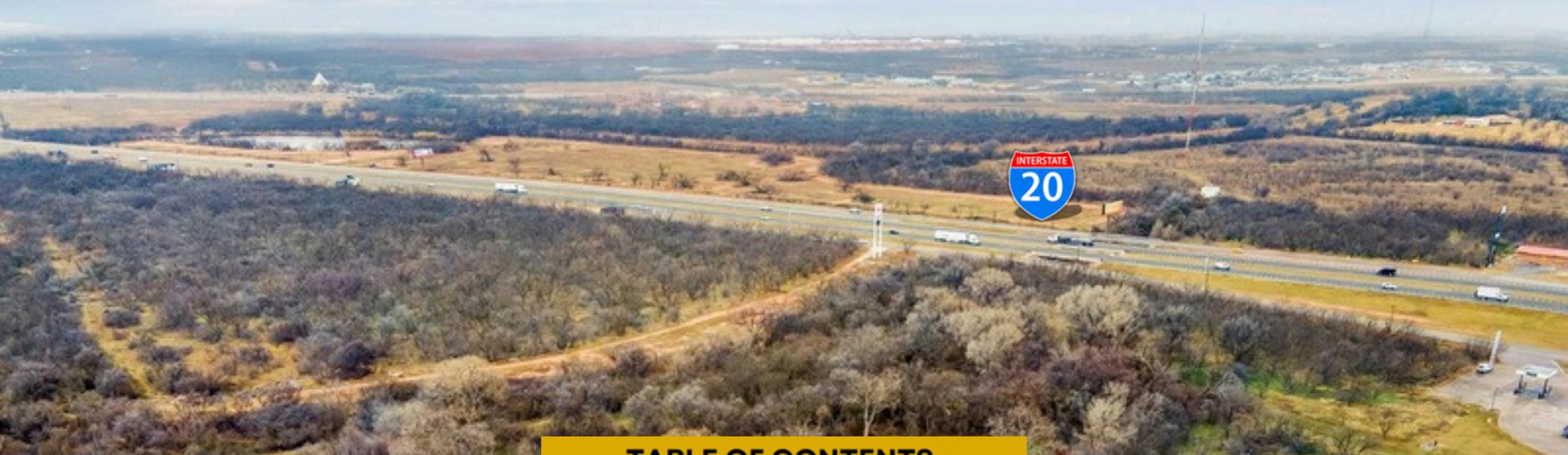


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**OFFERING
SUMMARY**

OFFERING SUMMARY

3101 W Stamford St

Abilene, TX 79603

PRICE Guai

Per Acre

\$70,318

PROPERTY OVERVIEW

- An incredible opportunity to own the largest available land parcel within in the Abilene Highway loop, close to the Stargate Project in Abilene, which is the spearhead and flagship location of the OpenAI partnership to advance AI and United States security interests within the US.
- 106.6569AC of developable land, within HeavyCommercialZoning, adjacent to a power sub-station and local residential and governmental rooftops.
- Extraordinarily well-located on I-20, and subject to a forthcoming TXDOT expansion that will further benefit the property, and traffic flow.

NET OPERATING INCOME

None: A Development or Value-Add Opportunity

GROSS AREA

106.6569 ac

LOT SIZE (sf)

4,646,110 SF

AVERAGE PRICE PER AC

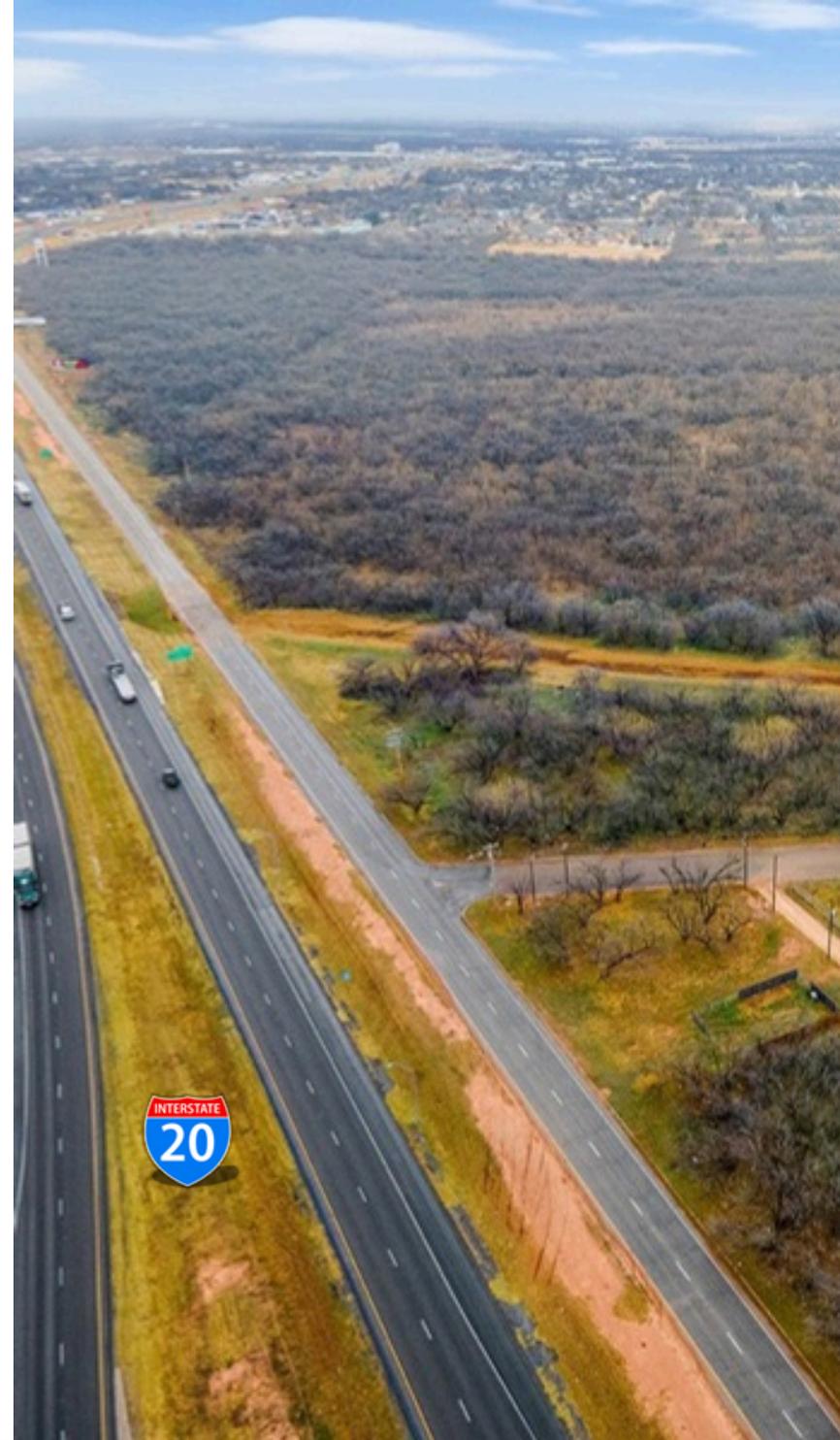
Contact Broker for

AVERAGE PRICE PER SF

Pricing Guidance

ZONING

Heavy Commercial (City open to other uses with CUP or SUP application)





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EXECUTIVE SUMMARY

EXECUTIVE SUMMARY

PROPERTY HIGHLIGHTS

Location

- The property is situated at the North-West of the City of Abilene, within the highway loop of Abilene Proper. The property is located right off of the Hwy 277/I-20 interchange to the West of the city, and sees high 5-digit traffic daily. To boot, there is a planned expansion of I-20, that will further improve access to the property and encourage traffic at the location.
- The property is one of the single largest land assemblages located within Abilene proper, if not the largest.
- Recently, a presidential announcement was made regarding the Stargate Program, a \$500B investment into AI, in Texas, within just a few miles of the property.
- Also appurtenant are local residential dwellings, two schools, the highway, and nearby, local retail and services.

Opportunity for Development

- The property is ready for the right developer to develop. The city has zoned the property Heavy Commercial, however, they are open to a wide range of uses issued by CUP or SUP.
- Current ownership has no projects planned or discussed with the city, providing an open slate for your vision. Utilities are immediately available appurtenant, but not developed on-site.
- The property lies within a floodway, so research is required. However, many appurtenant dwellings and commercial, and even government buildings have been built within the same area, so development is not needlessly restricted here.

Exceptional Freeway Access

- Centrally and extraordinarily well-located in the City of Abilene, sitting just off the intersection of Interstate 20 and Hwy 277 in West Abilene, the property lies just to the South of the center of 2 major arteries that move millions of vehicles per month around the regional hub of Abilene. Per CoStar, Interstate 20 sees 37,538VPD, and Hwy 277 sees 25,869 VPD.

Real Estate Fundamentals in Texas

- While land typically appreciates, Texas is known for its strong appreciation, mostly driven by business development and business-friendly practices that lead to steady population growth that outpaces the nation. Further, Abilene is to be a core of the new AI projects spearheaded by OpenAI and their many partners.

PROPERTY SUMMARY

ADDRESS:	3101 W Stamford St Abilene, TX 79603
PARCEL (APN):	Parcel/APN 44824 - 106.6569 AC Additional, appurtenant land available if required
TOTAL LOT SIZE:	106.6569 AC
BLDG SIZE:	Zero (0) improved buildings
REGION:	Abilene
COUNTY:	Taylor County
MARKET:	Abilene
SUBMARKET:	None (Abilene is it's own MSA)
ZONING:	Heavy Commercial
TRAFFIC COUNT:	37,538 @ I-20 25,869 @ Hwy-277
NOI: PRICE:	Zero, until developed
ASKING PRICE:	Reviewing all offers
UTILITIES:	Utilities to the site with an operating substation nearby

The Floodplain/Floodway

Understanding the Floodway

Floodplains are part of natural waterscape. When we discuss flooding in general, we are discussing the general area where water will travel. FEMA and other government agencies have different levels of floodplain hazard. See the maps and more information below.



See the map to the left showing the general area where the property lies. The area in white is 'normal', unaffected land.

The area in orange shading is 500-year floodplain and has a low chance of flooding. There are minimal requirements.

The area in red is 100-year floodplain, and per the City of Abilene Flood Department, all buildings built here must be elevated to 1 foot above the flood level.

Note that when you compare the left and right pictures, there are thousands of homes and buildings built in the red and orange sections, including schools and critical infrastructure. Also note that the subject property is one of the highest elevated areas within the floodplain.

Finally, the blue sections are FEMA designated waterway/floodway, and must be managed appropriately by the new owner when developing.

I-20 WIDENING PROJECT

Phase 1 of I-20 West Texas Corridor



Summary

The I-20 Six-Lane Widening Project in Abilene aims to enhance safety and mobility along the I-20 corridor. The project proposes expanding the interstate from four to six lanes, adding an extra lane in each direction. This expansion will occur between Abilene's western city limits and 0.6 miles west of Catclaw Creek. In addition to widening the main lanes, the project includes improvements to ramps and frontage roads, reconfiguration of interchanges, and accommodations for bicycles and pedestrians. A notable feature of the proposal is the construction of a five-level interchange at the junction of I-20 with US 83/US 277, replacing the existing cloverleaf design to better manage traffic flow. The property will benefit from the expansion due to its appurtenance to it, and presumably increased access and VPD.



A drone video is available on LoopNet/CoStar, and a separate video is available upon request. Direct all requests to:

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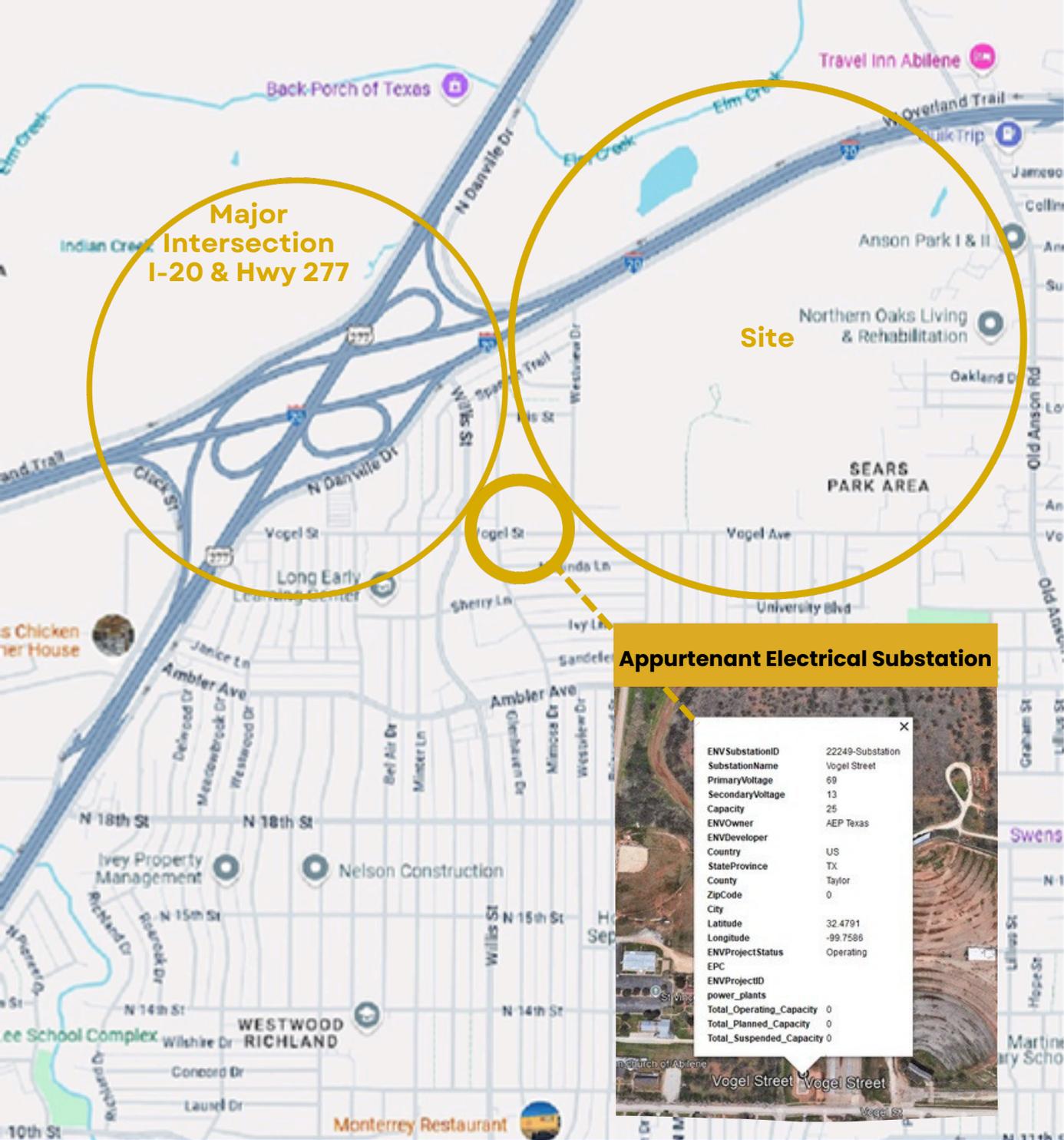
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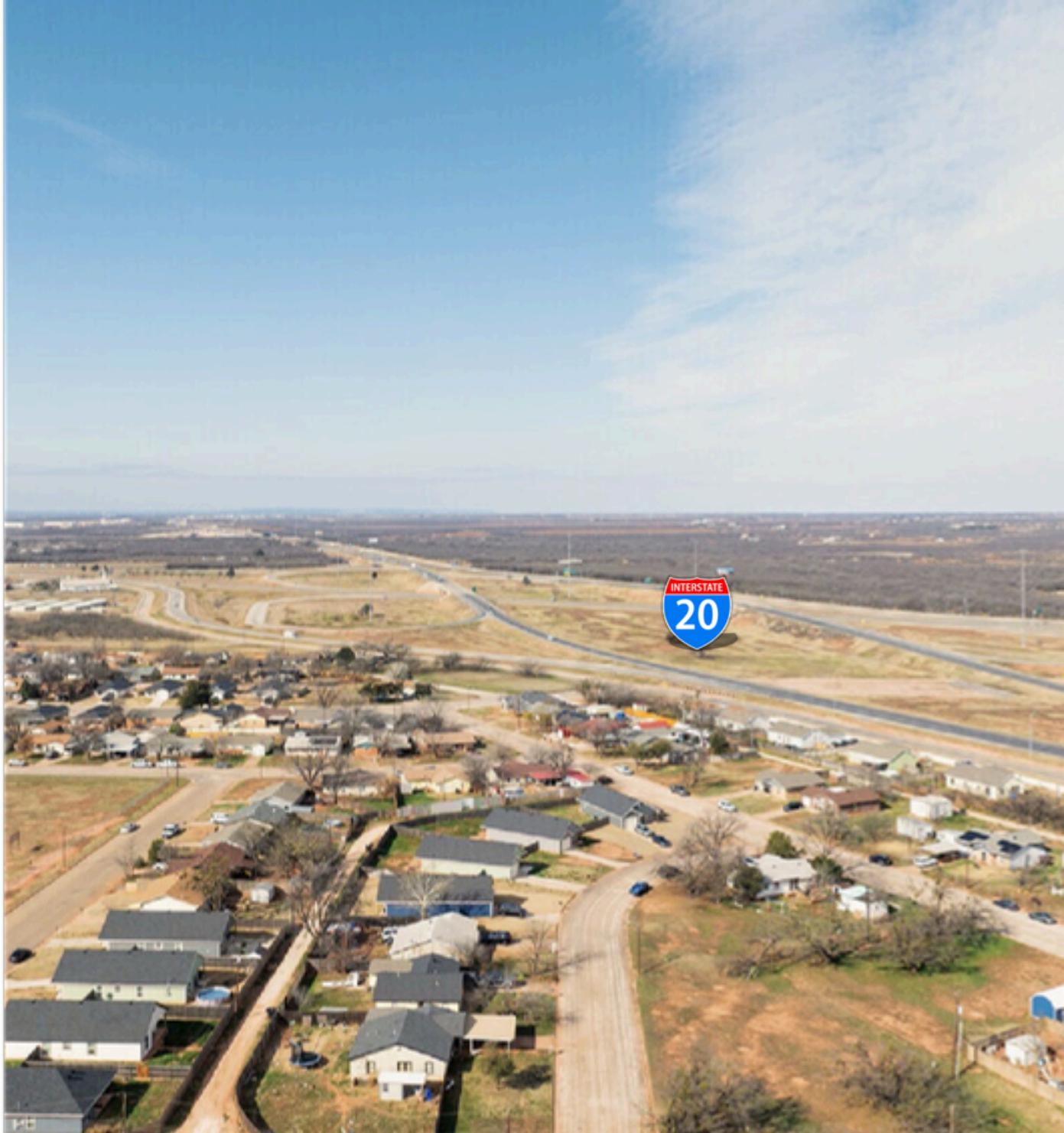
**PROPERTY
PHOTOS**

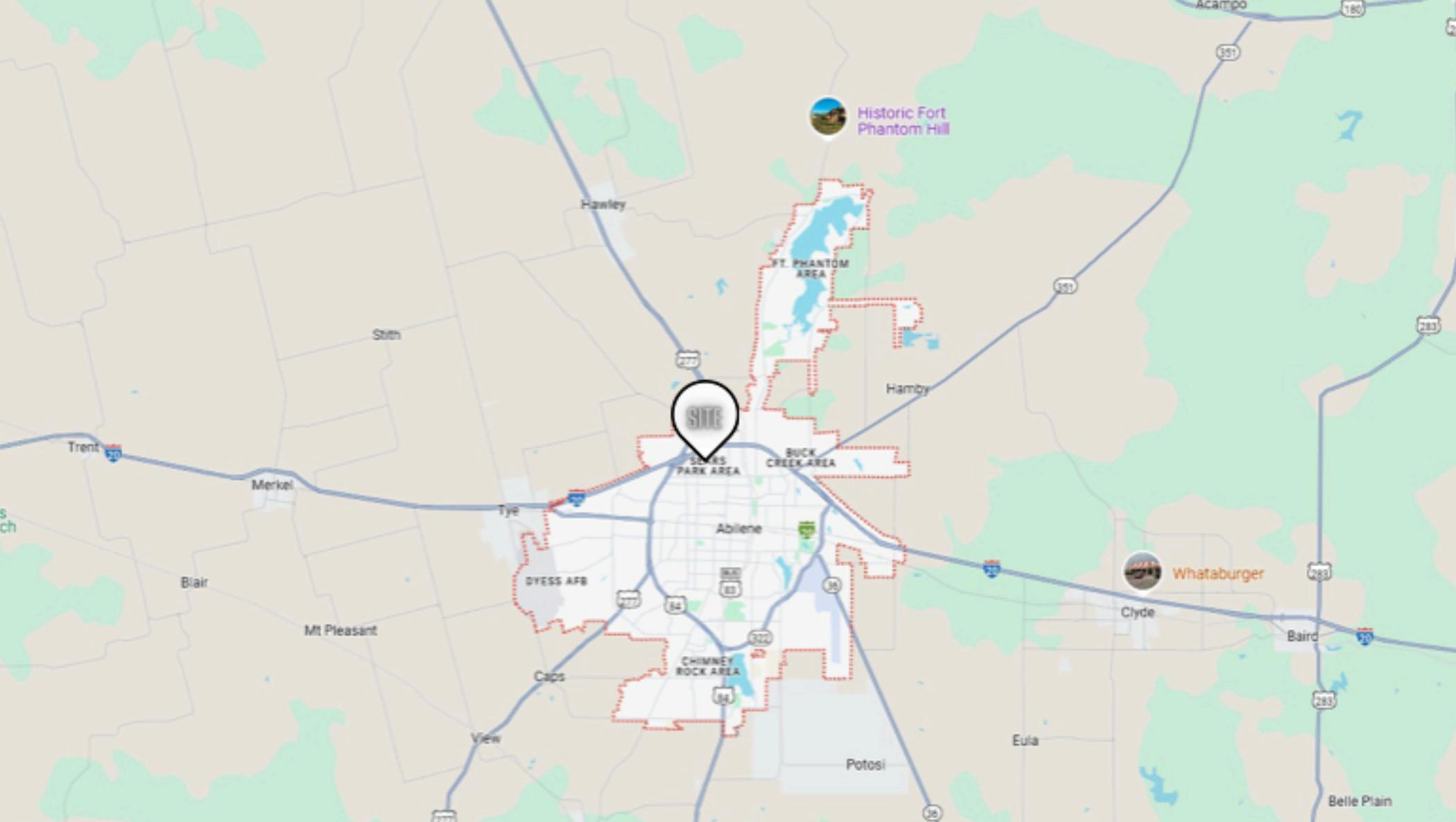


VPD 37,538









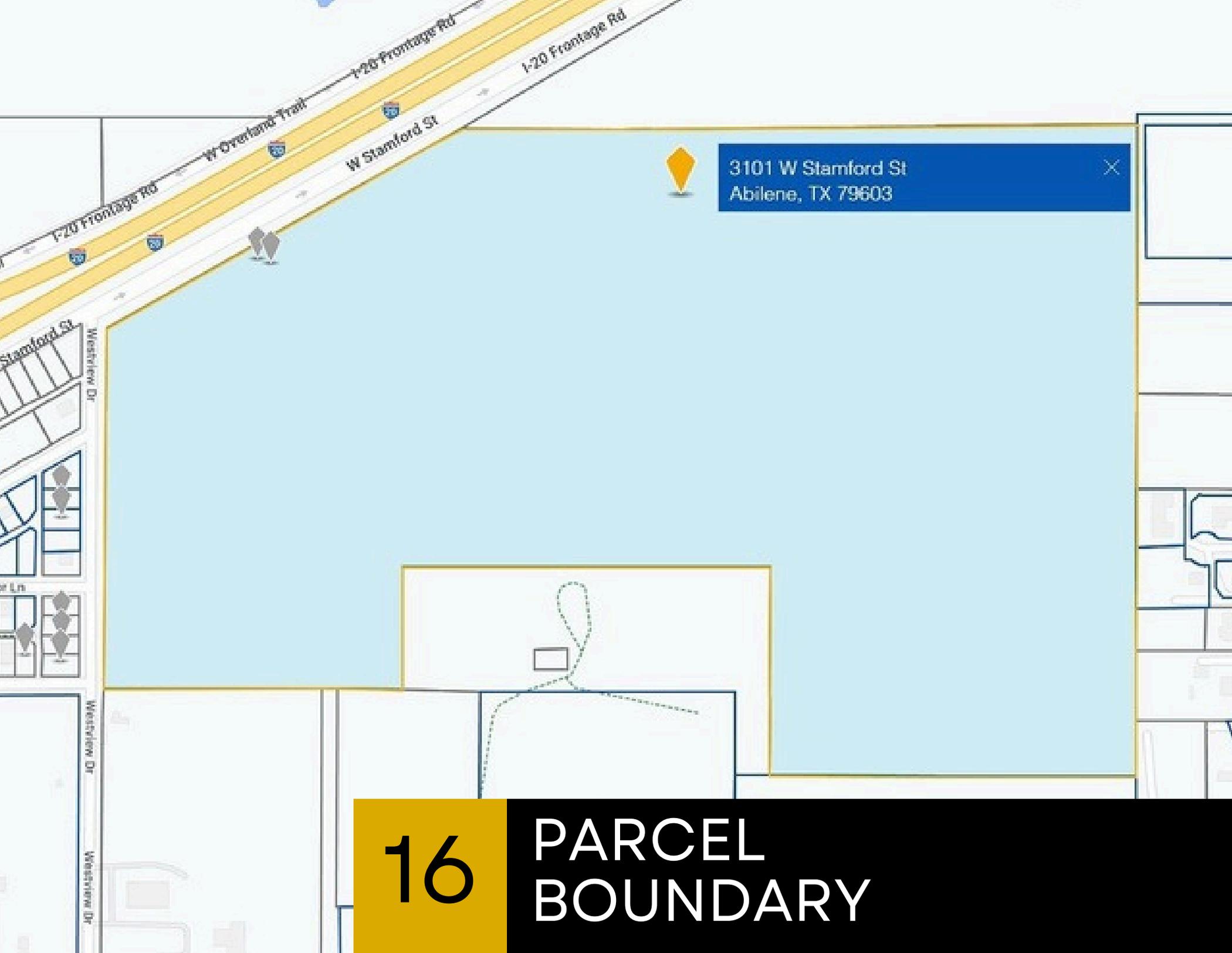
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MAPS & LOCATION



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PROPERTY LOCATION



3101 W Stamford St
Abilene, TX 79603

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PARCEL
BOUNDARY



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**Sales
Comparables**

Sale Comparables

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Avg. Cap Rate

-

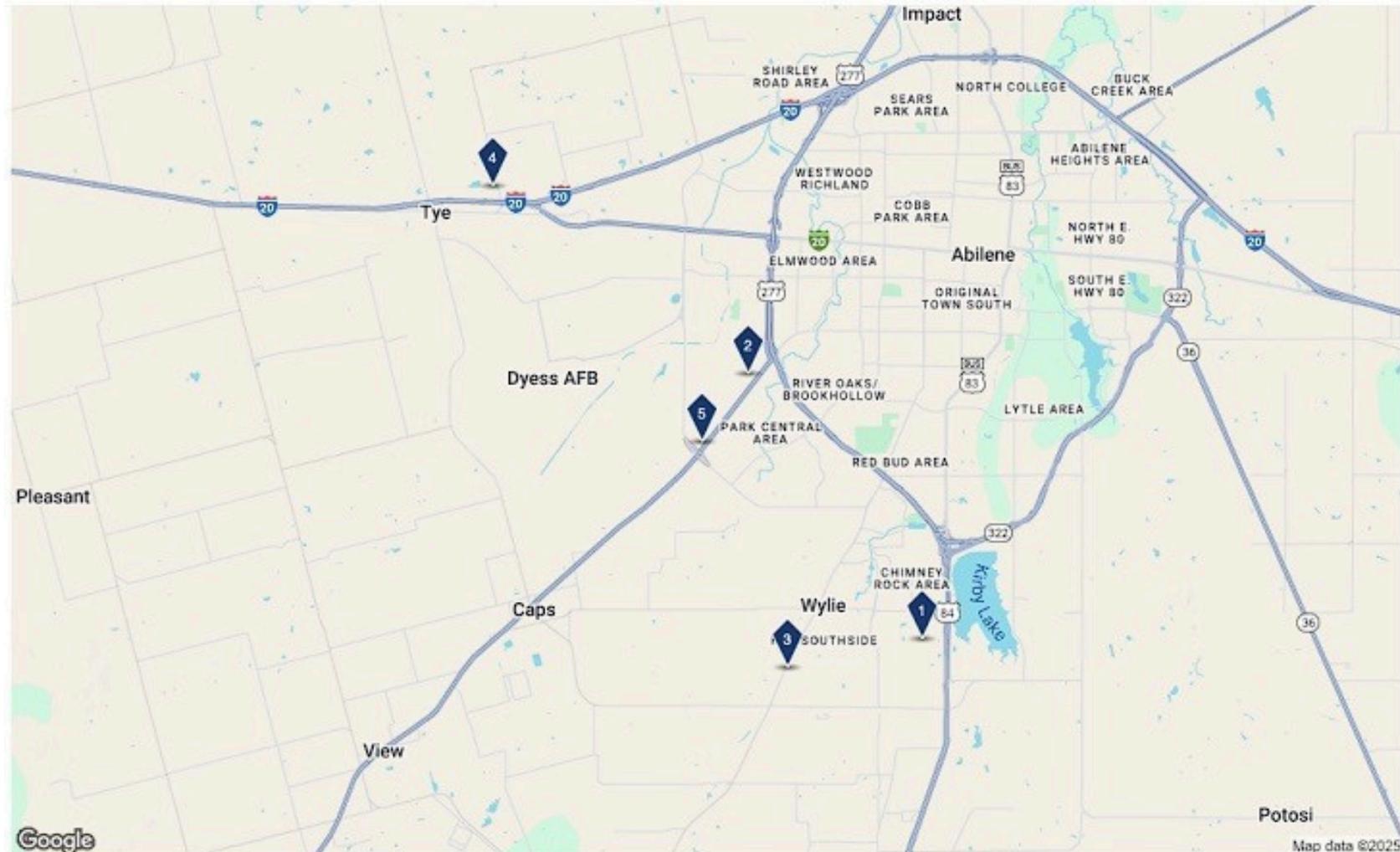
Avg. Price/AC

\$80,969

Avg. Vacancy At Sale

-

SALE COMPARABLES LOCATIONS



SALE COMPARABLES SUMMARY STATISTICS

Sales Attributes	Low	Average	Median	High
Sale Price	\$175,000	\$876,704	\$425,000	\$2,086,449
Price Per AC	\$14,476	\$80,969	\$81,731	\$126,065
Cap Rate	-	-	-	-
Time Since Sale in Months	1.0	11.4	11.0	23.0

Sale Comps Map & List Report

		Property				Sale			
Property Name - Address	Type	Yr Built	Size	Vacancy	Sale Date	Price	Price/Area	Cap Rate	
 6741 Potter-Bacon Trk ^{co} Abilene, TX 79606	Land 	-	16.551 AC	-	9/27/2024	\$2,086,449	\$126,065/AC	-	
 Texas Ave/Hwy... ^{co} Texas Ave/Hwy 277/14 Abilene, TX 79605	Land 	-	11.54 AC	-	5/25/2023	\$1,450,000	\$125,650/AC	-	
 7455 Buffalo Gap Rd ^{co} Abilene, TX 79606	Land 	-	5.2 AC	-	1/24/2024	\$425,000	\$81,731/AC	-	
 110 Spinks Rd ^{co} Abilene, TX 79603	Land	-	17.068 AC	-	12/19/2024	\$247,071	\$14,476/AC	-	
 6018 Hwy 277 S ^{co} Abilene, TX 79606	Land 	-	3.78 AC	-	2/8/2023	\$175,000	\$46,296/AC	-	



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AREA OVERVIEW

Photo courtesy of the Hardin-Simmons University library at UNT. Abilene, Circa August, 1972

TEXAS

Texas presents a compelling case for real estate investment due to its strong economic growth and favorable demographic trends, such as its consistently growing population and low cost of living. The business-friendly environment, including being welcoming of and embracing AI and Technology in the Regional Hub of Abilene, and throughout the State, has made Texas a spearhead of Industry in the modern era. As the second-largest state in the U.S., Texas benefits from a diverse and ever-expanding economy and workforce, encompassing key sectors such as technology, energy, healthcare, Military, and manufacturing. Major urban centers like Fort Worth, Dallas, Austin, and Houston are primary drivers of real estate demand in the State, with Austin and Abilene experiencing significant property value increases driven by their technology sectors. Houston's energy industry continues to attract both businesses and residents, while Dallas offers strong job growth and economic stability. Additionally, Texas's lack of a state income tax and relatively low property taxes contribute to its attractiveness for investors.

The state's real estate market exhibits high levels of activity and resilience, largely due to consistent population growth and demand for housing. Texas has seen substantial increases in property values of nearly all product types. Rental markets remain robust, supported by the influx of new residents and a growing workforce. Property prices in Texas remain relatively lower compared to other major markets such as California and New York, providing a more affordable entry point for investors. The diversity of investment opportunities ranges from urban high-end developments to suburban residential projects, reflecting the broad spectrum of market demands.

Future prospects for Texas real estate are strong, with ongoing regional developments and infrastructure improvements expected to drive property values upward. Continued urban planning and development in key metropolitan areas will further enhance investment potential. Texas's diverse array of tourist attractions also bolsters the real estate market, with landmarks such as AT&T Stadium in Arlington, home to the Dallas Cowboys, and the Globe Life Field, which draws significant crowds for baseball games. Additionally, Texas Live! in Arlington provides a vibrant entertainment district that attracts both locals and visitors. These attractions contribute to a lively local economy and enhance the appeal of nearby residential and commercial properties, further supporting real estate investment opportunities.



Abilene

Abilene, founded by cattlemen as a stock shipping point on the Texas and Pacific Railway in 1881, is located on Interstate 20 150 miles west of Fort Worth. Multiple freeways form a loop surrounding the city's core - I-20 on the North, US 83/84/277 on the West, and Loop 322 to the East. The Texas and Pacific Railway, now part of the Union Pacific mainline, divides the city into well-established North and South Zones. The historic downtown area is on the North side, and the South side of downtown, known as the SODA district, is located to the South of the tracks. Abilene was incorporated soon after being founded in 1881, and residents began setting their sights on bringing the county seat to Abilene, a move that was successful and remains until this day. In 1891, the foundation was laid for Simmons College, the first of three Universities in Abilene - Hardin Simmons, Abilene Christian University, and McMurry University. Abilene also gained branches of Texas State Technical College, and Cisco College. In the 1950's, to advocate for an Air Force Base, residents raised \$10,485,510 in 1950's dollars to purchase 3,400 acres of land, and Southern congressmen gained approval for a base, that eventually became Dyess Air Force Base. Now, Abilene's local economy is strongly based on government, healthcare, education, manufacturing, and with the addition of OpenAI and team - AI, aerospace and Innovation, and protection of United States security interests. Dyess Air Force Base has been 'America's lift and strike' base since 1942. Hendrick Health Systems, a non-profit, comprehensive healthcare institution, has been practicing since 1924. And OpenAI and team have been operating in Abilene since 2024. Today, Abilene stands as a thriving metropolis with a rich historical heritage and a diverse economy. The city has successfully blended its historic roots with modern growth and is on pace to continue to do so. Historical population growth, pictured to the right, shows that Abilene is resilient through recession and depression - note the population gains in 1920-1940, 1990-2010, and 2020-current. The city has only seen one decade of negative population growth during it's history, and this decade the negative growth was less than -1%.

Historical population		
Census	Pop.	%±
1890	3,194	—
1900	3,411	6.8%
1910	9,204	169.8%
1920	10,274	11.6%
1930	23,175	125.6%
1940	26,612	14.8%
1950	45,570	71.2%
1960	90,368	98.3%
1970	89,653	-0.8%
1980	98,315	9.7%
1990	106,707	8.5%
2000	115,930	8.6%
2010	117,063	1.0%
2020	125,182	6.9%

Abilene Regional Growth Alliance

The Abilene Regional Growth Alliance is dedicated to fostering economic growth and diversification across a 19-county region surrounding Abilene, Texas. As the private-sector arm of the Abilene Chamber of Commerce's community and economic development partnership, the Alliance focuses on enhancing the regional business economy. The organization is led by a team of economic development professionals specializing in business support, workforce development, and strategic planning. Their expertise ensures a proactive, results-oriented approach to economic growth. Their Strategic Plan involves a 5-year focus on business expansion, workforce solutions, and infrastructure improvements. Their key initiatives:

- Grow and retain existing business - enhance economic prosperity through business support and workforce solutions.
- Expand Key Industry Sectors - target high-growth industries, such as OpenAI/Tech, Aerospace, Defense, Manufacturing and more, to attract investment and job cration.
- Enhance Community Infrastructure - revitalize downtown, improve market access, and support Dyess Air Force Base.

The group recently partnered with the Central Texas Angel network to bring angel investment to local startups, and conducted Pay & Perks surveying to help businesses attract and retain talent. By driving these initiatives, the Alliance strenghtens Abilene's business ecosystem and enhances regional economic prosperity.

OpenAI

Announcing The Stargate Project

An abstract painting with vibrant colors, primarily red, blue, and purple, with some yellow and white accents. The brushstrokes are visible and expressive, creating a sense of movement and depth. The background is a solid blue color.

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PROJECT
STARGATE

The Stargate Program

The Stargate Program

In January 2025, the President announced a \$500 billion AI project, called 'Stargate'. Little is known about this endeavor, data is being purposely obscured in CoStar, Google, and other search and research engines.

Stargate's first data center is underway in Texas. Public filings show how much it will cost to build.

Ellen Thomas Jan 24, 2025, 7:37 PM CST

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Summary

West Texas finds itself at the forefront of the AI boom...

Spearheaded by the Stargate Program, Abilene makes history. Beyond Abilene, data centers are projected to sprout along an "AI Corridor" from Abilene to Midland-Odessa and on to Lubbock. Stargate is a joint equity venture between SoftBank, OpenAI, Oracle, and MGX. SoftBank and OpenAI are the lead partners for Stargate, with SoftBank having financial responsibility, and OpenAI having operational responsibility. Arm, Microsoft, NVIDIA, Oracle, and OpenAI are the key initial technology partners. These are all large tech companies with significant resources and popularity, and a key project being championed by the United States Government. However, little else is being disclosed. Based on Public Filings and News, construction on the first 'data hall' started in June 2024 and will be complete by May of 2025, barring potential construction delays. Tenant improvements costing \$140M started in December 2024 and are expected to be complete EOY 2025. These are large projects that will greatly stimulate the Abilene market, as well as domestic Technology and Security for the United States.

OpenAI's Announcement: <https://openai.com/index/announcing-the-stargate-project/>
News on Lancium campus: <https://lancium.com/press-release/lancium-breaks-ground-on-abilene-clean-campus/>

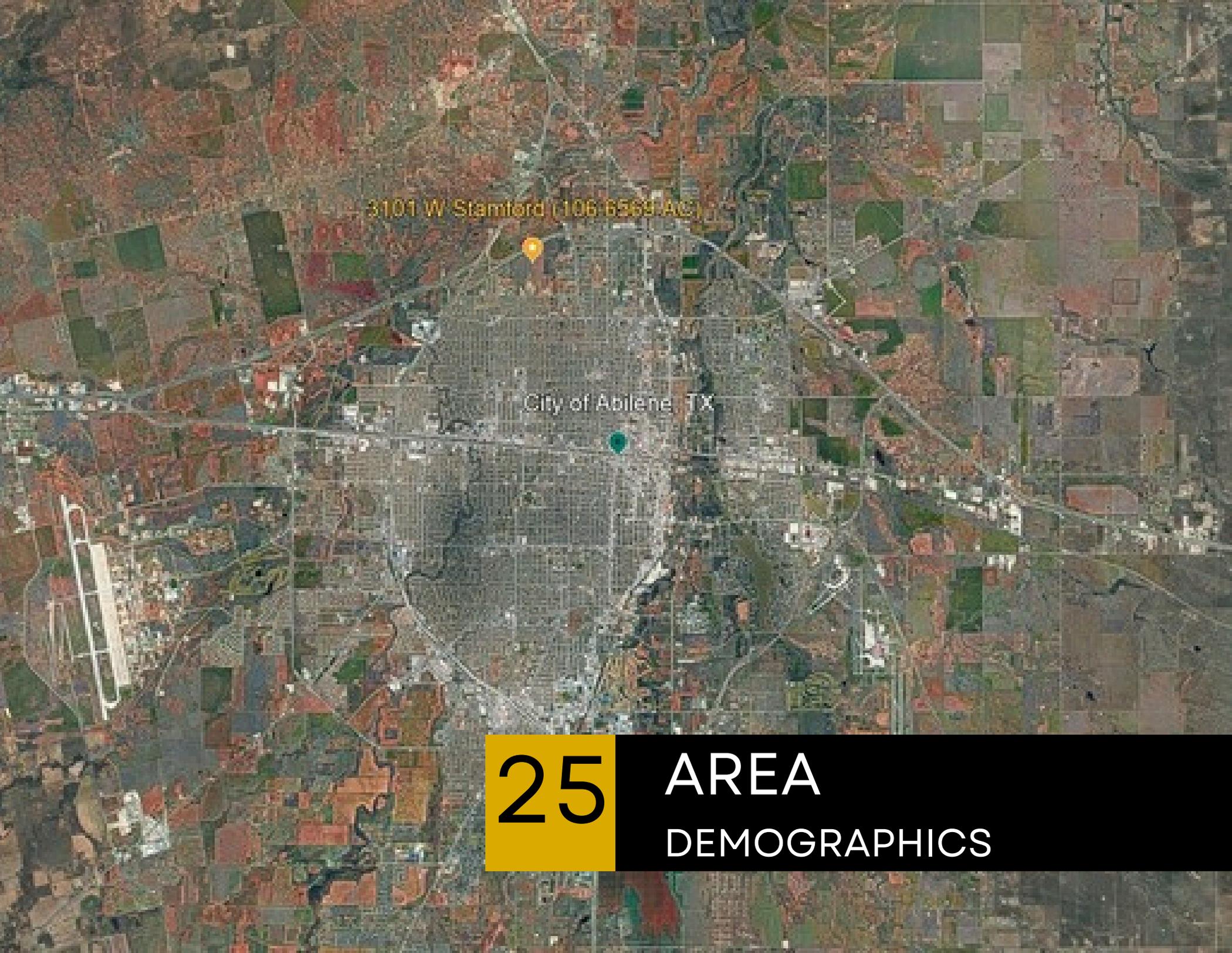


Summary

The map below shows the HUD Map of Opportunity Zones located at <https://opportunityzones.hud.gov/resources/map>, and entering the address of the property. The property does not lie within an Opportunity Zone, so there is no opportunity here for OZ investment funds. If the property were in an Opportunity Zone, the parcel would show in Orange. However, the City of Abilene has various incentives available, depending on the use, and city programs. Inquire with the City of Abilene for more information, and reach out to the listing team for first-hand information and an introduction to the City if appropriate.



**OPPORTUNITY
ZONE**



3101 W Stamford (106.6568 AC)

City of Abilene, TX

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AREA
DEMOGRAPHICS

DEMOGRAPHICS

2024 Estimated	1 MILE	3 MILE	5 MILE
Population	5,123	37,766	84,482
Households	1,865	13,799	32,455
Actual Pop Growth '20-'24	1.25%	1.58%	1.99%
Est. Pop Growth '24-'29	2.46%	2.54%	2.66%
Median Age	32.40	31.90	32.60
Average HH Income	\$46,625	\$54,037	\$60,007

Radius	1 Mile	3 Mile	5 Mile
Population			
2029 Projection	5,249	38,727	86,725
2024 Estimate	5,123	37,766	84,482
2020 Census	5,060	37,180	82,831
Growth 2024 - 2029	2.46%	2.54%	2.66%
Growth 2020 - 2024	1.25%	1.58%	1.99%

2024 Population by Age	5,123	37,766	84,482
Age 0 - 4	395 7.71%	2,787 7.38%	6,215 7.36%
Age 5 - 9	405 7.91%	2,650 7.02%	5,814 6.88%
Age 10 - 14	373 7.28%	2,390 6.33%	5,090 6.02%
Age 15 - 19	368 7.18%	2,703 7.16%	5,662 6.70%
Age 20 - 24	446 8.71%	3,877 10.27%	8,368 9.91%
Age 25 - 29	405 7.91%	3,439 9.11%	7,836 9.28%
Age 30 - 34	355 6.93%	2,704 7.16%	6,340 7.50%
Age 35 - 39	341 6.66%	2,437 6.45%	5,721 6.77%
Age 40 - 44	312 6.09%	2,155 5.71%	4,951 5.86%
Age 45 - 49	249 4.86%	1,788 4.73%	4,046 4.79%
Age 50 - 54	236 4.61%	1,684 4.46%	3,759 4.45%
Age 55 - 59	250 4.88%	1,748 4.63%	3,907 4.62%
Age 60 - 64	252 4.92%	1,785 4.73%	4,018 4.76%
Age 65 - 69	224 4.37%	1,658 4.39%	3,754 4.44%
Age 70 - 74	193 3.77%	1,444 3.82%	3,248 3.84%
Age 75 - 79	144 2.81%	1,093 2.89%	2,447 2.90%
Age 80 - 84	91 1.78%	730 1.93%	1,651 1.95%
Age 85+	85 1.66%	696 1.84%	1,657 1.96%
Age 65+	737 14.39%	5,621 14.88%	12,757 15.10%
Median Age	32.40	31.90	32.60
Average Age	35.40	35.70	36.00

Demographic Detail Report

3101 W Stamford St, Abilene, TX 79603			
Radius	1 Mile	3 Mile	5 Mile
2024 Population by Occupation	4,259	32,101	75,192
Real Estate & Finance	83 1.95%	849 2.64%	2,527 3.36%
Professional & Management	589 13.83%	5,479 17.07%	14,655 19.49%
Public Administration	53 1.24%	810 2.52%	2,408 3.20%
Education & Health	728 17.09%	4,987 15.54%	11,742 15.62%
Services	745 17.49%	4,519 14.08%	10,133 13.48%
Information	104 2.44%	218 0.68%	439 0.58%
Sales	536 12.59%	3,978 12.39%	9,178 12.21%
Transportation	74 1.74%	103 0.32%	132 0.18%
Retail	292 6.86%	2,453 7.64%	5,525 7.35%
Wholesale	23 0.54%	138 0.43%	407 0.54%
Manufacturing	151 3.55%	1,580 4.92%	3,298 4.39%
Production	335 7.87%	2,871 8.94%	5,770 7.67%
Construction	324 7.61%	2,042 6.36%	4,351 5.79%
Utilities	51 1.20%	646 2.01%	1,745 2.32%
Agriculture & Mining	68 1.60%	311 0.97%	652 0.87%
Farming, Fishing, Forestry	4 0.09%	36 0.11%	78 0.10%
Other Services	99 2.32%	1,081 3.37%	2,152 2.86%
2024 Worker Travel Time to Job	2,426	17,211	39,556
<30 Minutes	2,197 90.56%	15,592 90.59%	36,205 91.53%
30-60 Minutes	150 6.18%	1,310 7.61%	2,293 5.80%
60+ Minutes	79 3.26%	309 1.80%	1,058 2.67%
2020 Households by HH Size	1,840	13,567	31,857
1-Person Households	512 27.83%	3,984 29.37%	10,007 31.41%
2-Person Households	567 30.82%	4,287 31.60%	10,292 32.31%
3-Person Households	313 17.01%	2,158 15.91%	4,849 15.22%
4-Person Households	210 11.41%	1,557 11.48%	3,489 10.95%
5-Person Households	133 7.23%	853 6.29%	1,826 5.73%
6-Person Households	69 3.75%	470 3.46%	914 2.87%
7 or more Person Households	36 1.96%	258 1.90%	480 1.51%
2024 Average Household Size	2.50	2.50	2.40
Households			
2029 Projection	1,915	14,186	33,383
2024 Estimate	1,865	13,799	32,455
2020 Census	1,841	13,568	31,857
Growth 2024 - 2029	2.68%	2.80%	2.86%
Growth 2020 - 2024	1.30%	1.70%	1.88%



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2/14/2025



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