

**Freeway commercial parcels near
Palo Pinto Mountains State Park**

I-20 at Hwy 16
Strawn, TX



FOR SALE

Travel center anchored development
Restaurant, retail, RV park, industrial and hotel development parcels



High-visibility freeway development parcels

- Strategically located midway between Dallas/Fort Worth and Abilene, Texas
- Located at the major intersection of I-20 and Hwy 16
- 11 minute drive to the new Palo Pinto Mountains State Park
- AG exempt
- Potential uses include: restaurant, RV Park, retail, hotel, light industrial
- Water main and power are to the parcels
- Adjacent to the Big Bear Mountain residential development
- Major highway intersection with great visibility
- Located in an opportunity zone, providing significant tax incentives for development

Get more information

Michael Kennedy

Principal
+1 214 269 3142

Paul Harmon

Sr. Vice President
+1 214 546 4040

RV park opportunity to serve Palo Pinto Mountains State Park

(State Park planned opening in 2025)



TRAILS

Hiking
Mountain biking
Horseback riding

TUCKER LAKE

Fishing
Canoeing
Birding

60 CAMP SITES

Primitive+RV sites
Stargazing
Campfire dining

GATHERING

Picnic areas
Playgrounds
Educational center



ABOUT

The highly anticipated Palo Pinto Mountains State Park, near the end of the design and development phase, and begins construction. The 4,871 acre project, administered by the Texas Parks and Wildlife Department, is projected to open in 2025.

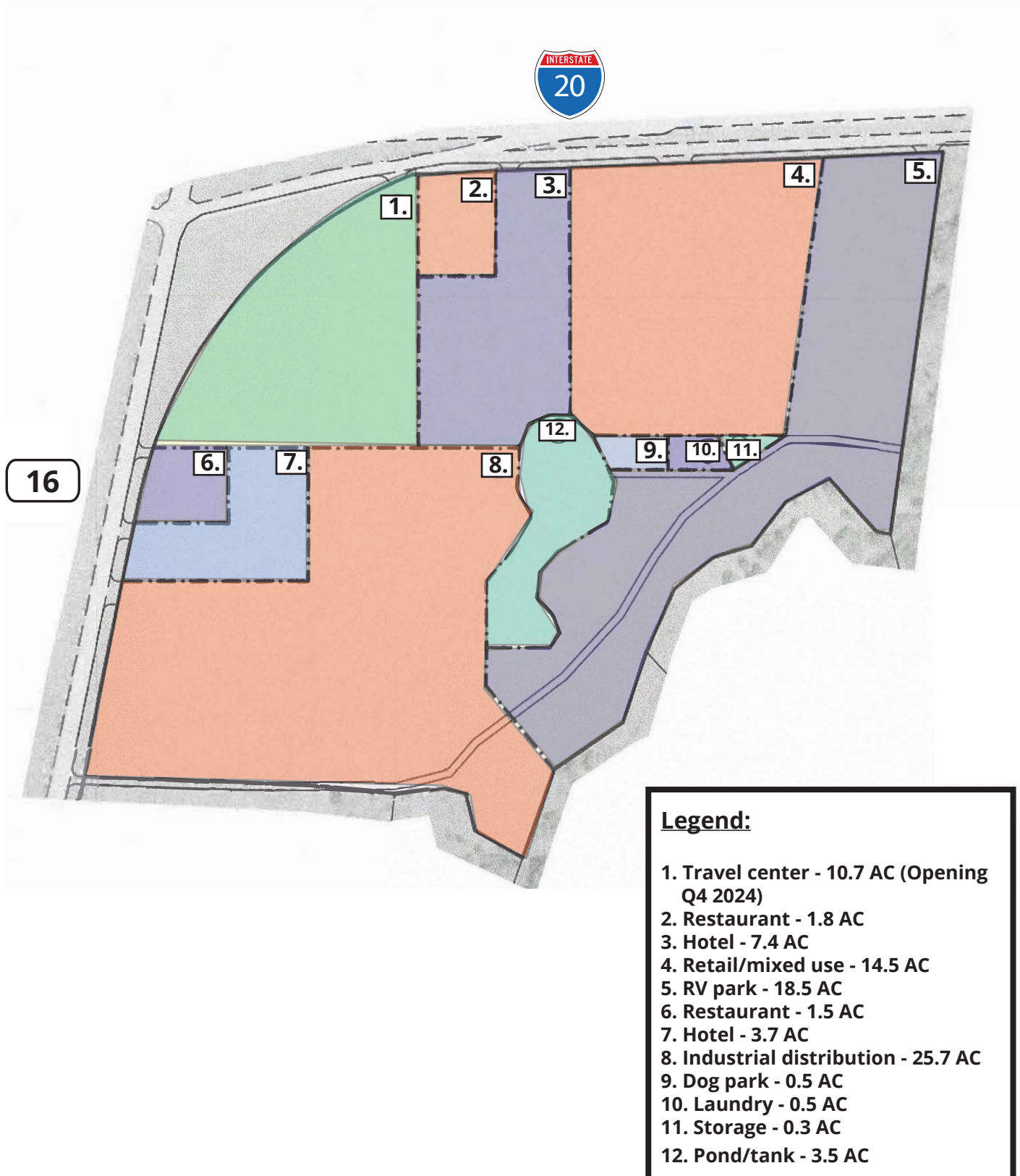
The park borders the Palo Pinto Creek and showcases Tucker Lake in the center. The project includes extensive trails, camping sites, gathering spaces, and multiple bodies of water.

Latest information here: <https://tpwd.texas.gov/state-parks/palo-pinto-mountains/map>

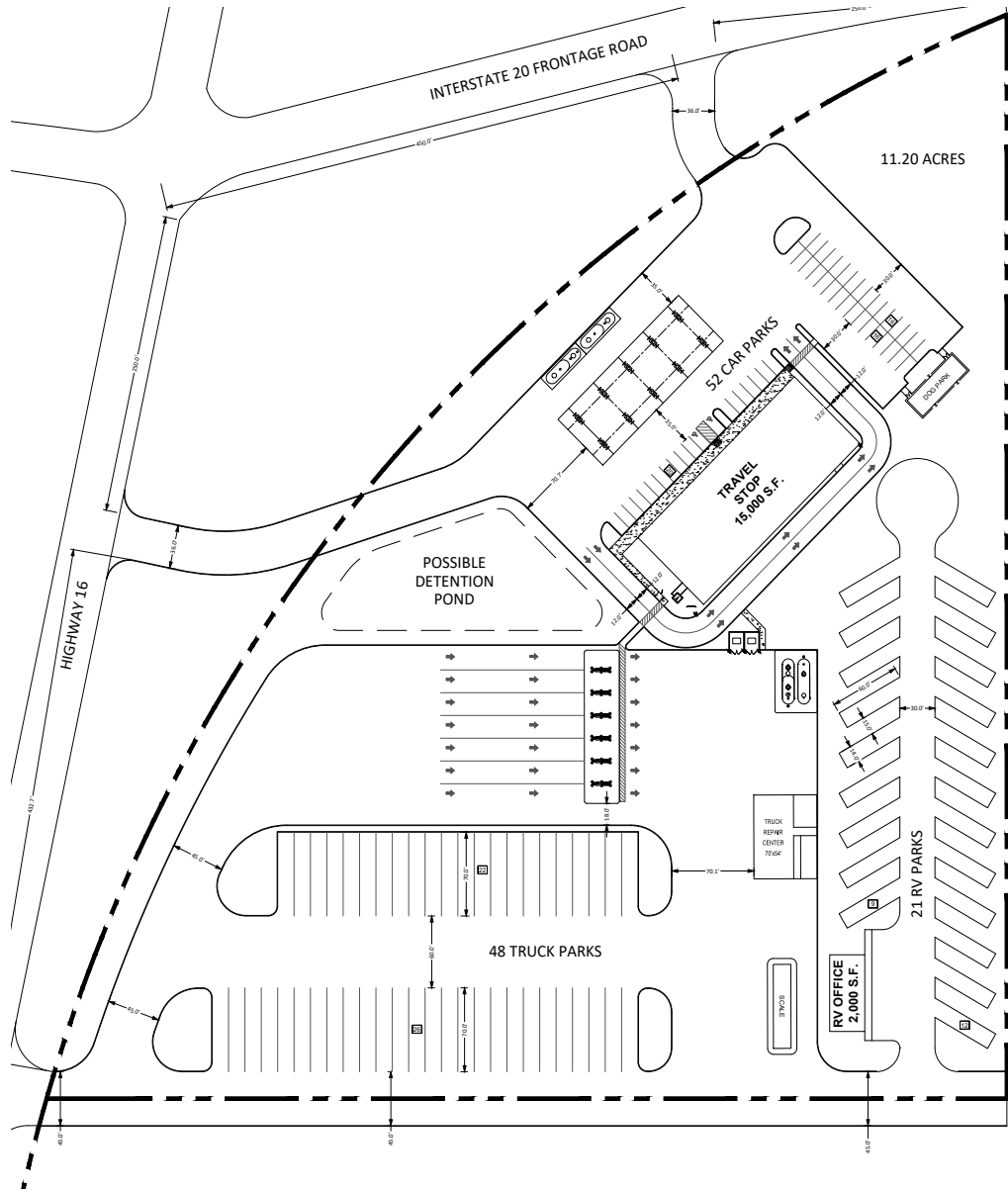
D Magazine: [North Texas Will Soon Welcome Palo Pinto Mountains State Park](#)

Land use concepts

- Mix of potential uses that would be ideal at this location
- Parcel sizes and configurations are flexible



Site 1- Big Bear Travel Center/ EV charging stations (Est. opening Q4 2024)

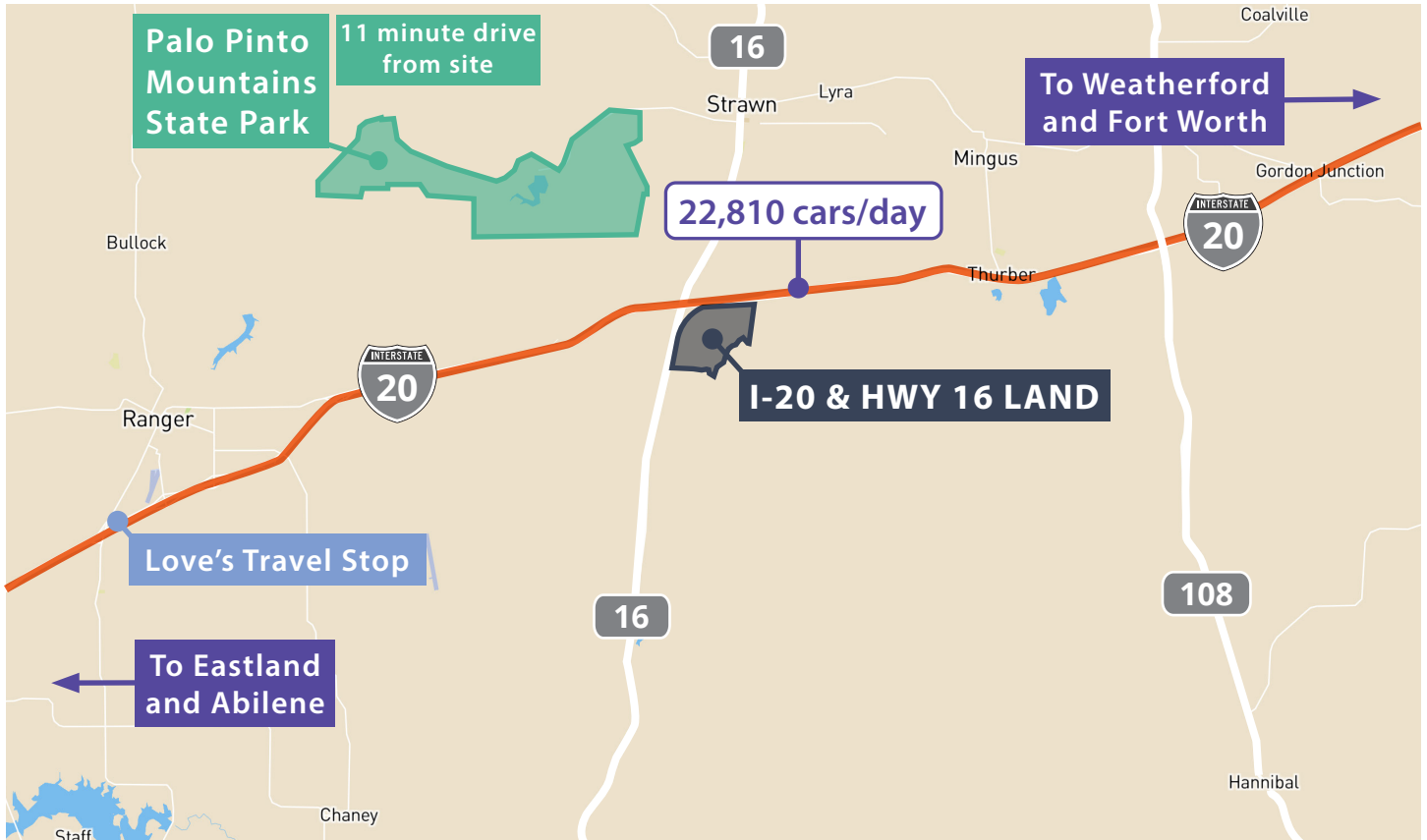


Site rendering:



Area map

Freeway commercial parcels near Palo Pinto State Park



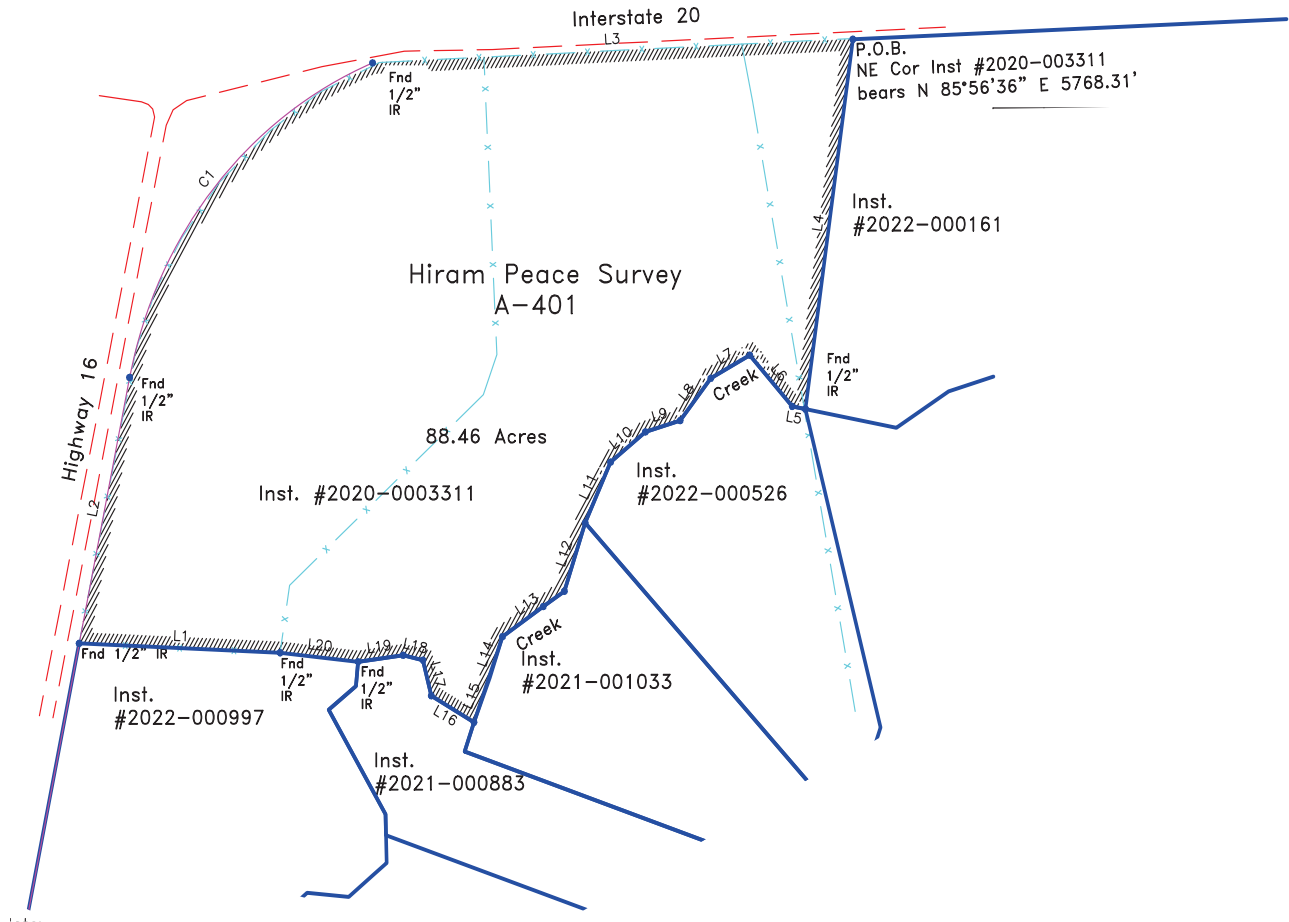
[View on Google Maps](#)

8.45
miles from
Bar-B Travel Plaza

I-20 service roads
and on/off ramps
are in place

12.0
miles from
Love's Travel Stop

Survey



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Michael Kennedy

+1 214 269 3142

michael.kennedy@avisonyoung.com

Paul Harmon

+1 214 546 4040

paul.harmon@avisonyoung.com

avisonyoung.com