

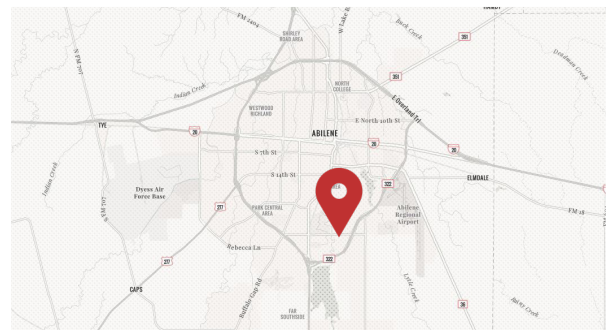


Industrial Blvd Commercial Land

133 E Industrial Blvd, Abilene, TX 79602

Property Features

- **Prime Location:** Excellent 2.04 acres of commercial land situated at the lighted hard corner intersection of Maple Street and E Industrial Blvd, offering high visibility and accessibility.
- **Versatile Development Potential:** Approved drives off both roads, ideal for a C-store, industrial warehouse/office units, or a QSR in this rapidly growing area near the highway.
- **Strategic Growth Area:** Located in the path of major development, making it a valuable investment in Abilene's expanding market.



LOT SIZE (AC)	2.04 AC
LOT SIZE (SF)	88,862 SF
PRICE	\$8/SF

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FOR SALE

THE SITE



THE AREA



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NAI Wheelhouse

A map of Abilene, Texas, with a red pin and concentric circles indicating a search radius. The map shows major highways (20, 27, 36, 83), local roads (FM 707, FM 1235, FM 1750, FM 604), and landmarks like Dyess Air Force Base and Abilene Regional Airport. A large red banner in the top right corner reads "FOR SALE".

	1 MILE	3 MILES	5 MILES
POPULATION	1,296	39,520	99,169
AVG HH INCOME	\$131,474	\$95,133	\$86,002
ANNUAL GROWTH RATE	2.54%	0.22%	0.22%
MEDIAN AGE	32.7	36.8	35.0

- Located in a very fast growing commercial area in Abilene, with multiple new developments & commercial projects under construction
- Quick access to the future Loop 322 & HWY 84 make this location easy to get to from anywhere in Abilene
- Excellent visibility on Industrial Blvd & Maple Street, two major arterial roads in Abilene