



PRICE: \$3,495,000

4901 EAGLE PASS ROAD

Abilene, TX 79602

Jack Oduro

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Property Description

Located at 4901 Eagle Pass Road, this unique industrial property offers a spacious and versatile setting for various operational needs. Spanning 15 acres with a total of 53,347 SF under roof, the property includes five structures, one of which is a two-bedroom home. Additionally, the site features animal stables, both indoor and outdoor dirt riding arenas, and fenced grazing yards.

Property Highlights

- Prime Location on Loop 322 | Easy Accessibility & Visibility
- Perimeter Fencing
- Built in 1983 | Zoned L1
- *2,073 SF Residence on Property; (2) Bedrooms*

Location Description

Conveniently situated in South Abilene on Loop 322, this property provides excellent access to major transportation routes, making it an attractive option for land and industrial investors. The area is surrounded by residential, industrial, and retail developments including Byrd Oilfield Services, Warren CAT Machinery, John Deere, AEP Texas, PrimeTime Family Entertainment Center and Copper Creek Restaurant.

Offering Summary

Sale Price:	\$3,495,000
Lot Size:	15 Acres
Total Building Square Footage:	53,347 SF

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BROKERAGE SERVICES, LLC

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