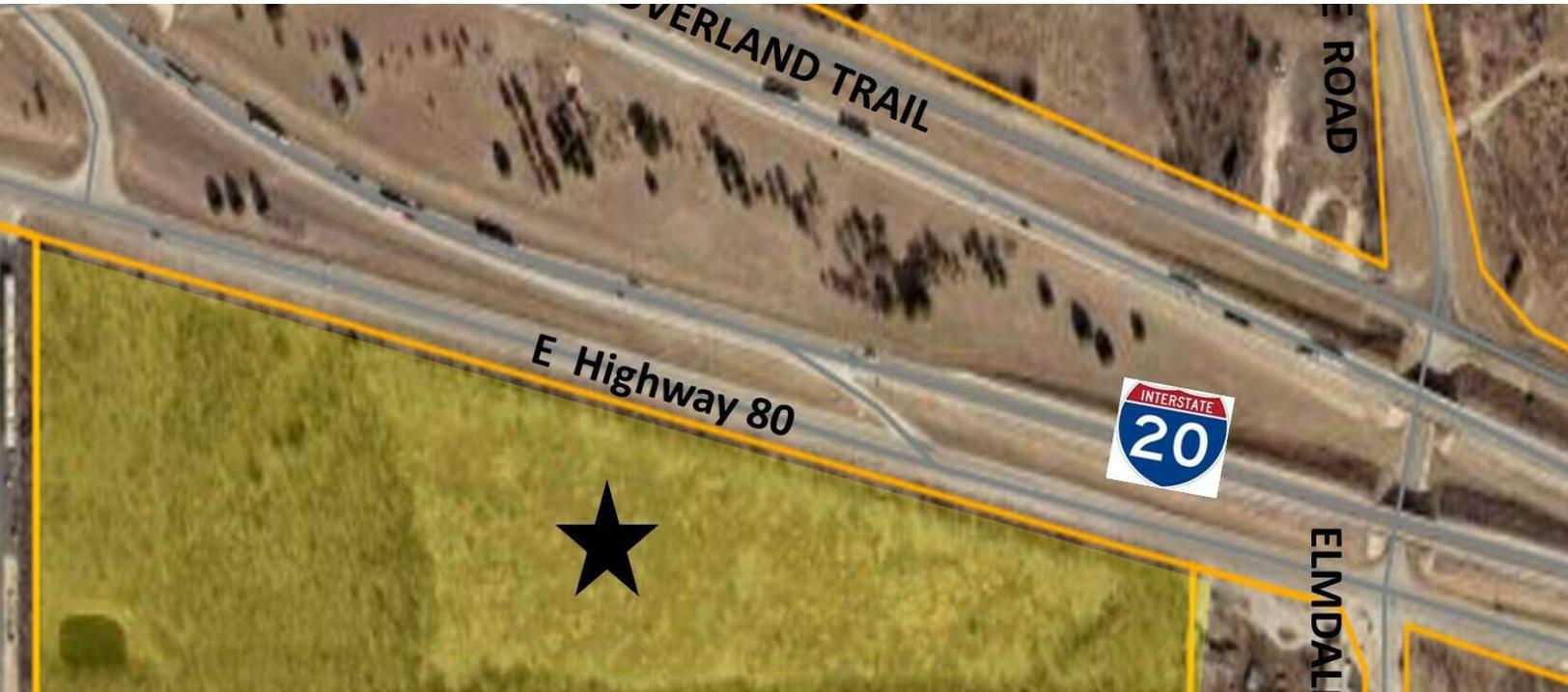


5101 EAST HIGHWAY 80 ABILENE TEXAS

5101 East Highway 80, Abilene, TX 79601

EXECUTIVE
SUMMARY



OFFERING SUMMARY

Sale Price:	\$1,500,000.00
Lot Size:	20 ACRES
Zoning:	LI - LIGHT INDUSTRIAL
Price / SF:	\$1.72

PROPERTY OVERVIEW

Southwest Corner of I-20 & Elmdale Rd in Abilene Texas.
2,200 + Feet of Frontage along Interstate 20.
ZONING: LI - Light Industrial

PROPERTY HIGHLIGHTS

- 5101 E HWY 80 / INTERSTATE 20 & ELMDALE RD / 20 ACRES
- OVER 2,200 FEET OF FRONTAGE ON INTERSTATE 20
- EXCELLENT VISIBILITY
- EASY ACCESS
- HIGH TRAFFIC AREA / 45,000 + (VPD)

MATTHEW MUZECHENKO

325.439.1420

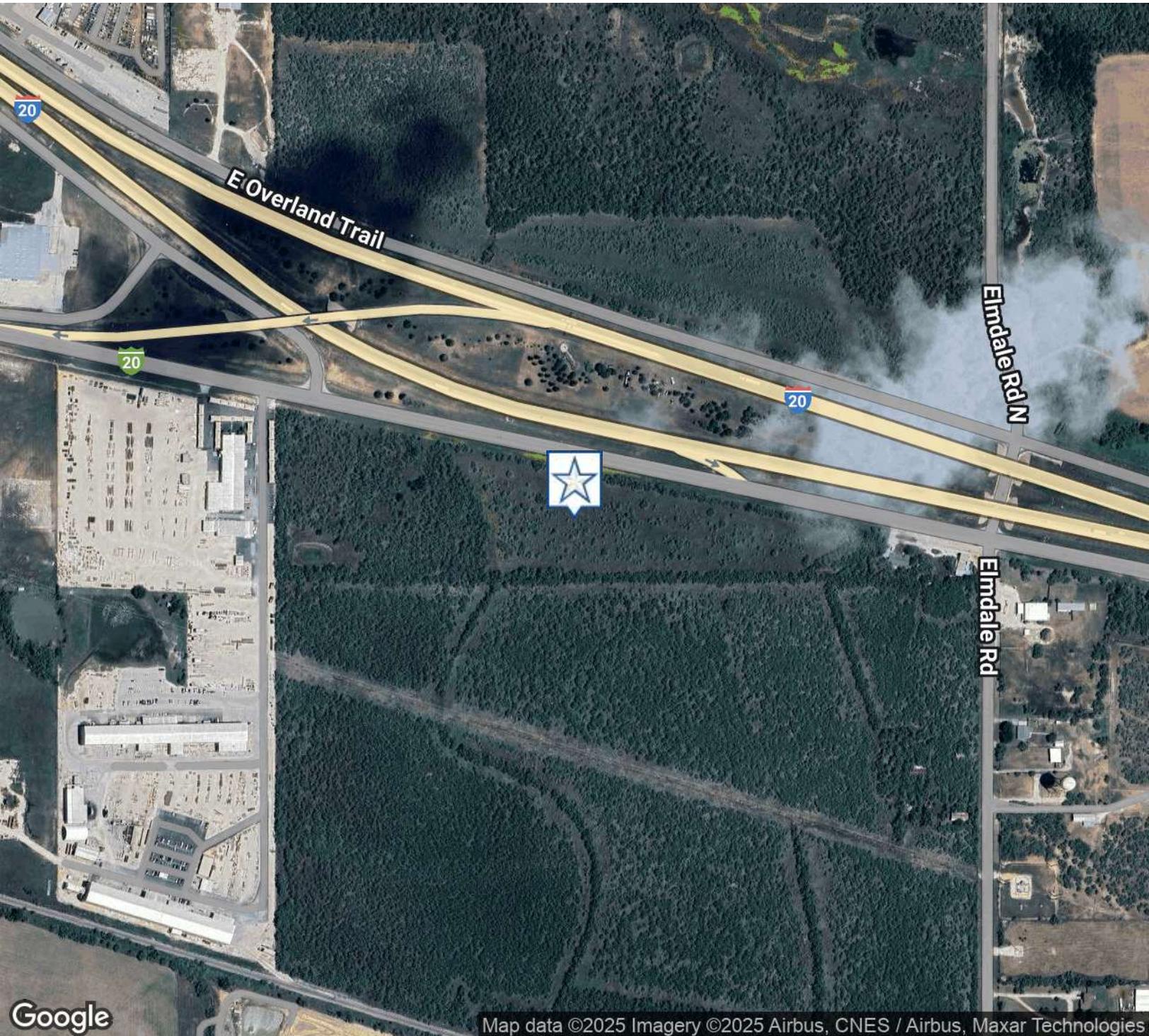
matt@pauljohnsonrealtors.com



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LOCATION
MAP



Google

Map data ©2025 Imagery ©2025 Airbus, CNES / Airbus, Maxar Technologies

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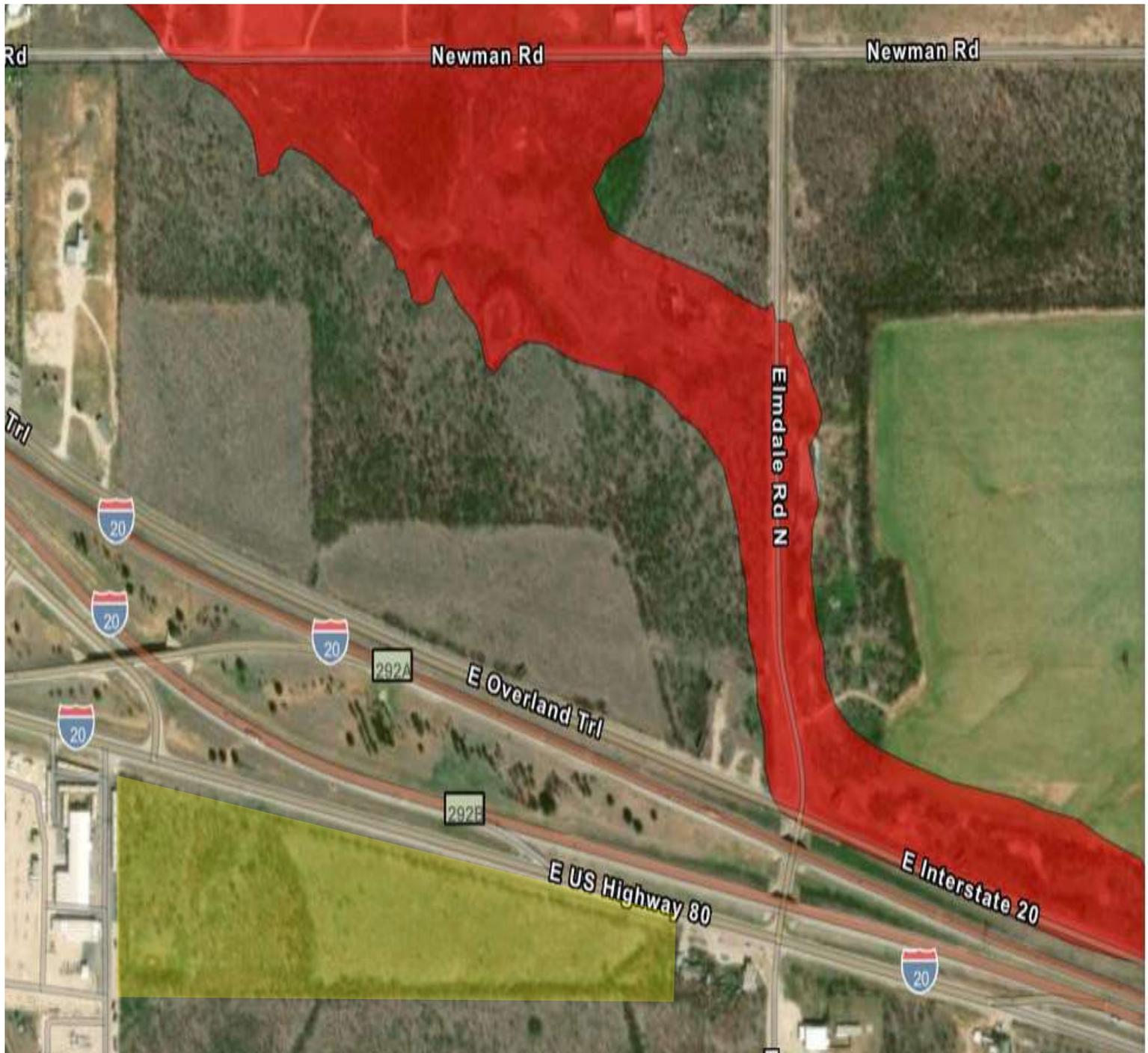
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Brokerage makes no representation as to accuracy of all data presented.

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FEMA Flood Zones

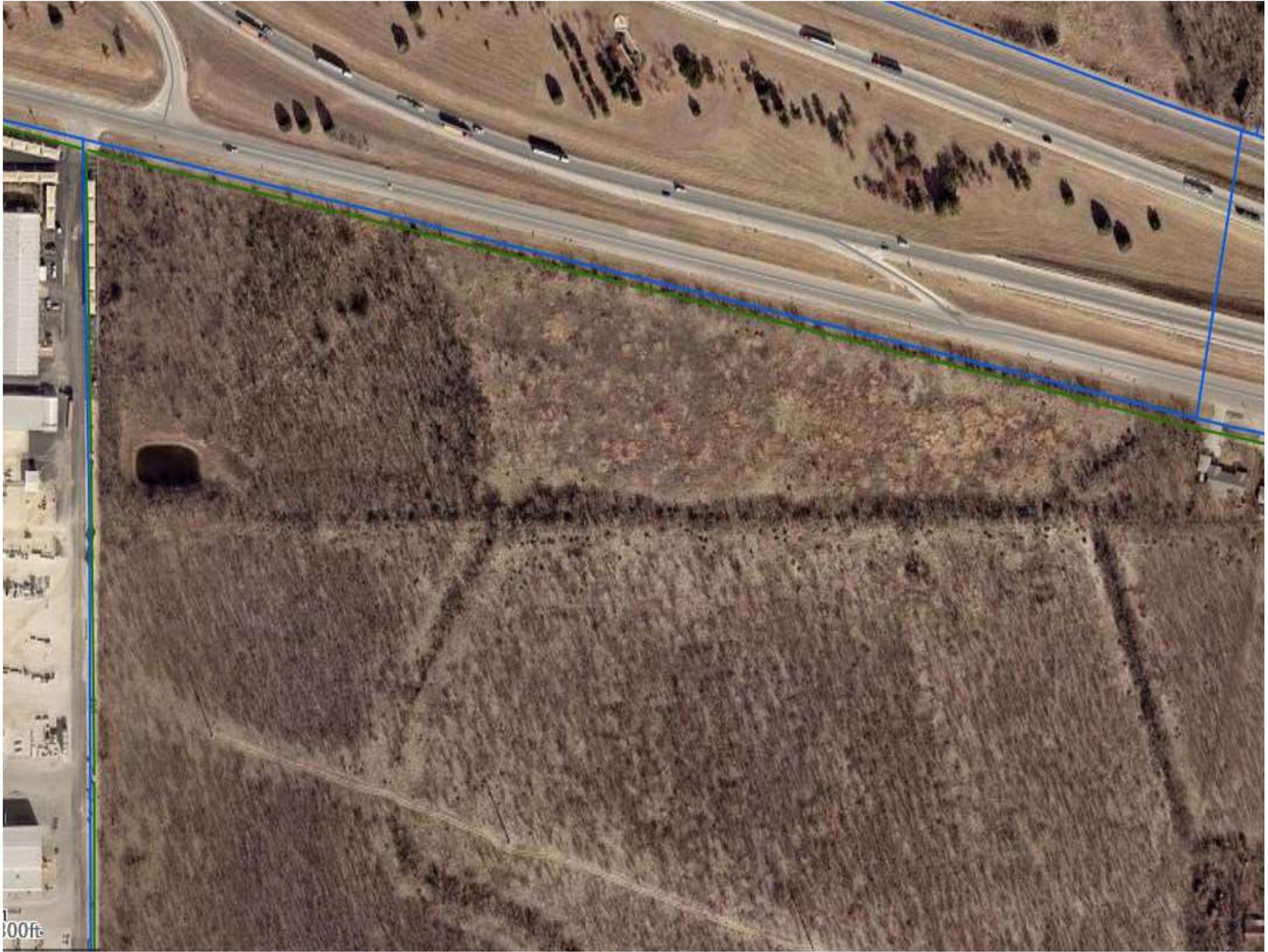
-  100 Year 1%
-  500 Year .2%
-  Floodway

Police Stations



Fire Stations





100ft

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DEMOGRAPHICS
MAP & REPORT



Map data ©2025 Imagery ©2025 Airbus, CNES / Airbus, Landsat / Copernicus, Maxar Technologies

HOUSEHOLDS & INCOME

0.3 MILES

0.5 MILES

1 MILE

Total Households	1	8	53
# of Persons per HH	3	2.9	3
Average HH Income	\$86,406	\$85,080	\$85,110
Average House Value	\$266,549	\$258,850	\$259,024

Demographics data derived from AlphaMap

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