

5198 E OVERLAND TRAIL

5198 East Overland Trail, Abilene, TX 79601

EXECUTIVE
SUMMARY



OFFERING SUMMARY

Sale Price:

Lot Size:

PRICE / SF

PRICE / ACRE

Zoning:

HC - HEAVY COMMERCIAL GR - GENERAL RETAIL /

PROPERTY OVERVIEW

Northwest Corner of E Overland Trail & Elmdale Rd in Abilene Texas

2,700 + Feet of Frontage along Interstate 20

ZONING:

(HC) Heavy Commercial

(GR) General Retail

(AO) Open Agricultural

PROPERTY HIGHLIGHTS

- 5198 E OVERLAND TRAIL / INTERSTATE 20 & ELMDALE RD / 100 ACRES
- OVER 2,700 FEET OF FRONTAGE ON INTERSTATE 20
- EXCELLENT VISIBILITY
- EASY ACCESS

MATTHEW MUZECHENKO

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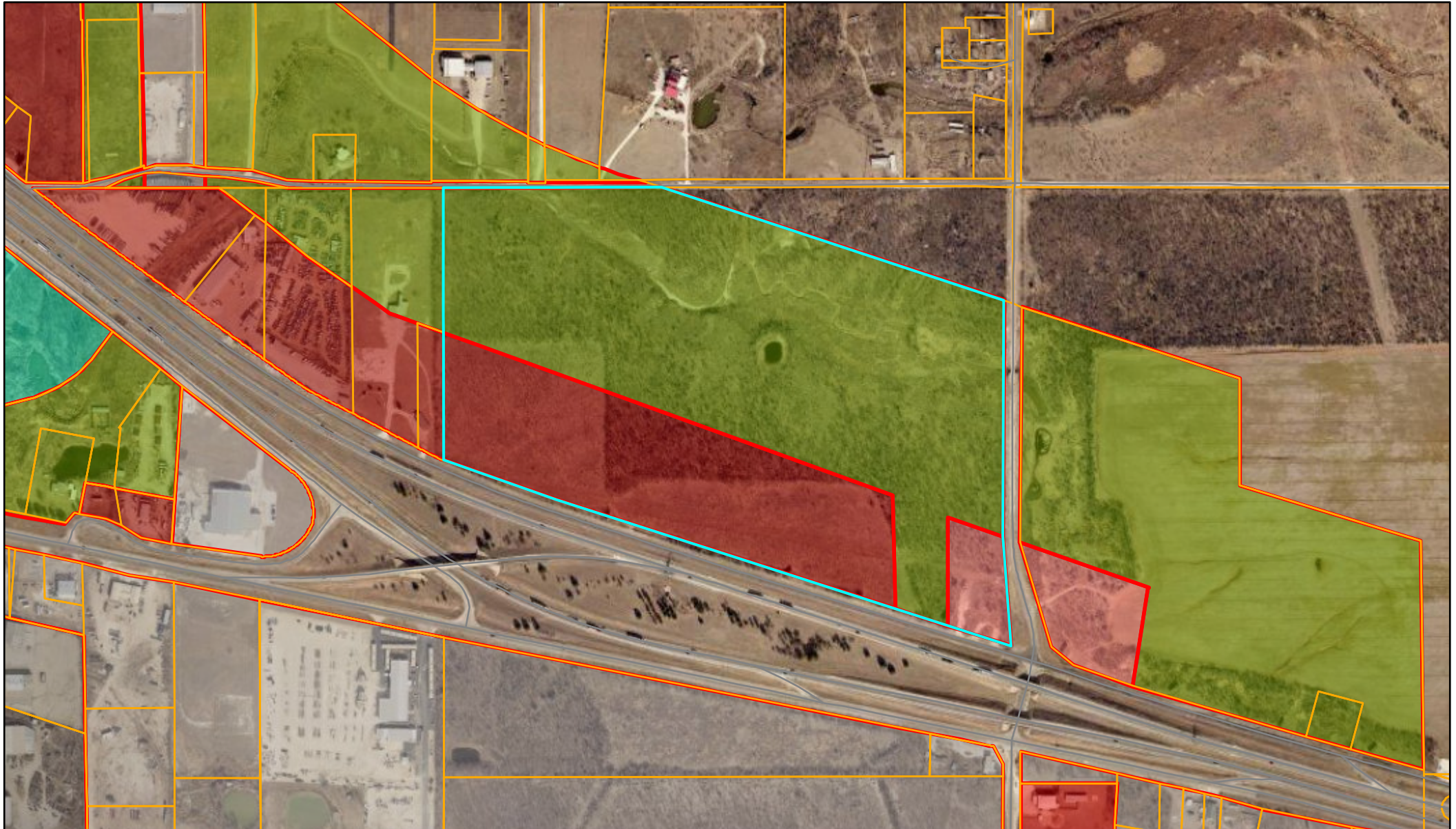


4633 South 14th Street | Abilene, TX 79605 | 325.698.5661

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

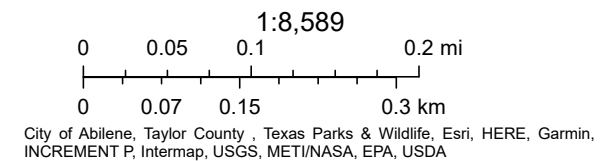
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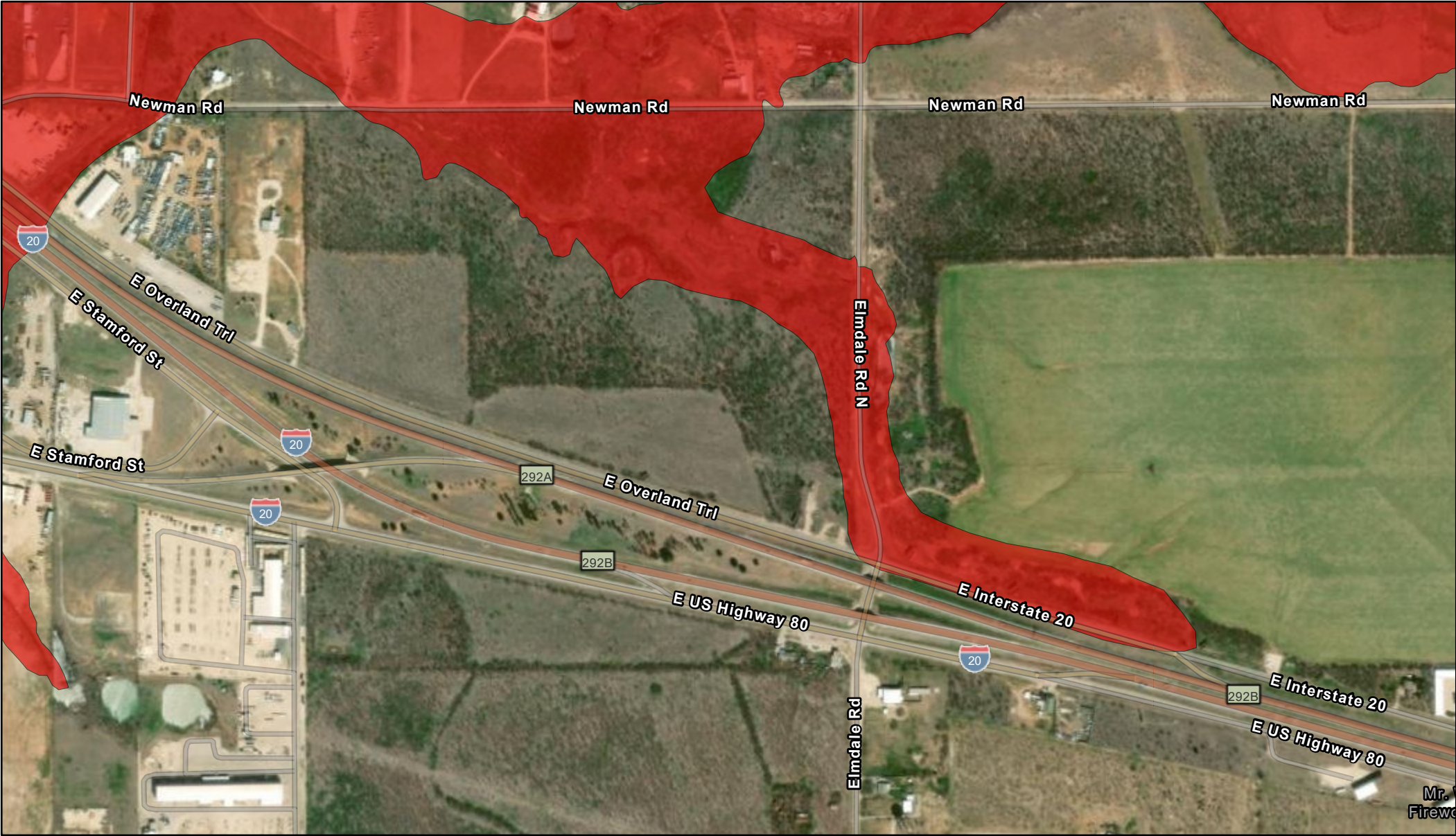


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- | | | |
|--------------------|-------------------------|--------------------------|
| — Road Centerlines | AO (Agricultural Open) | LI (Light Industrial) |
| Courier Parcels | GR (General Retail) | HI (Heavy Industrial) |
| Zoning Districts | GC (General Commerical) | PD (Planned Development) |
| ZoningSetbacks | HC (Heavy Commercial) | |



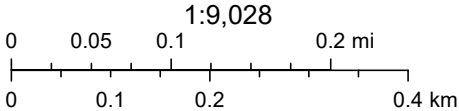
5198 E Overland Trail - Flood Map



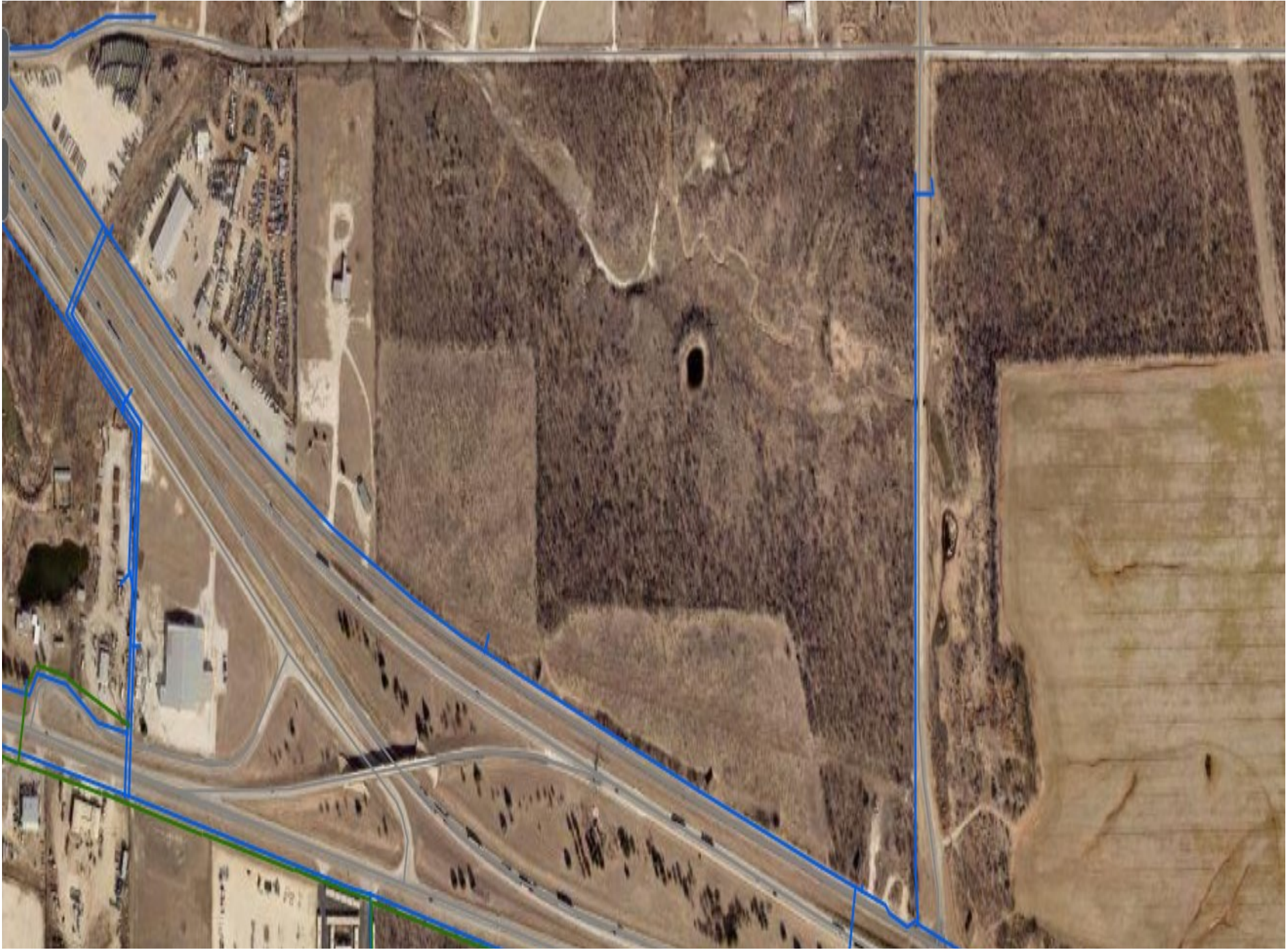
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FEMA Flood Zones

100 Year 1%



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community, Esri Community Maps Contributors, City of Abilene, Taylor County, Texas Parks & Wildlife, © OpenStreetMap, Microsoft, CONANP, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census



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LOCATION
MAP



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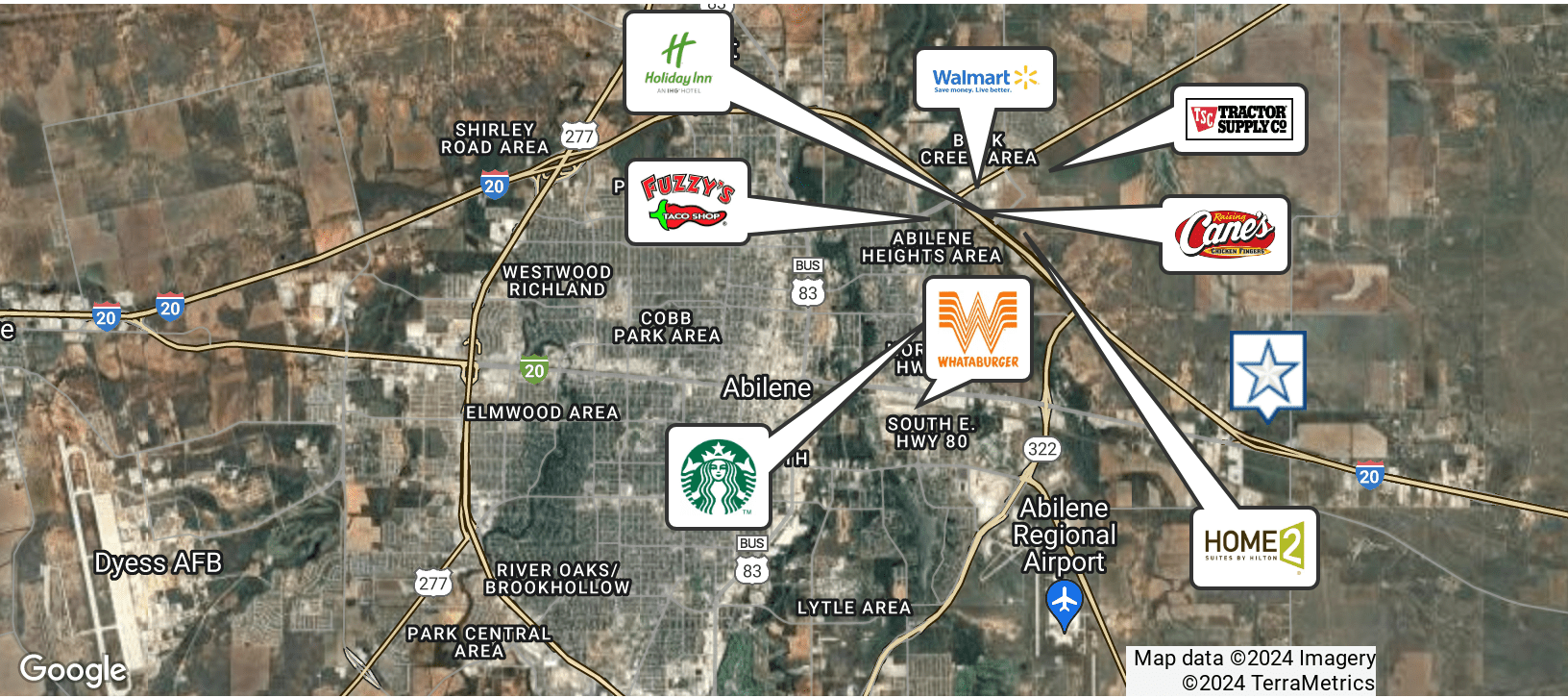
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DEMOGRAPHICS
MAP & REPORT



HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	0	7	52
# of Persons per HH		2.6	2.9
Average HH Income	\$81,957	\$83,375	\$85,148
Average House Value	\$240,716	\$248,953	\$255,805

TRAFFIC COUNTS	
Over 35,000 (VPD)	/day

Demographics data derived from AlphaMap

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