

2909 LOOP 322

Abilene, TX 79602

EXECUTIVE
SUMMARY



OFFERING SUMMARY

Sale Price:	Subject To Offer
Available SF:	
Lot Size:	208.0 Acres
Zoning:	AO
Price / SF:	-

PROPERTY OVERVIEW

Investment / Development / Owner Use

PROPERTY HIGHLIGHTS

- GREAT VISIBILITY
- HOTEL DEVELOPMENT
- CLOSE TO AIRPORT
- RETAIL AREA & UPGRADE RESIDENTIAL DEVELOPMENT
- LOCATED NEXT TO DIAMOND BACK GOLF COURSE
- Lytle creek runs through the property and feeds the lake and keeps a moderate level of water. The area on the north side of the property has an elevation at approximately 1,750 feet. The lake lots at Lytle are approximately 1720' ASL.
- Close to the Taylor County Coliseum, Abilene Zoo, Abilene Airport and Interstate 20. Easy access with Loop 322 around Abilene.
- Please call Matthew Muzechenko or Tami Shifflett at 325-698-5661 for more information.

MATTHEW MUZECHENKO

325.439.1420

matt@pauljohnsonrealtors.com



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

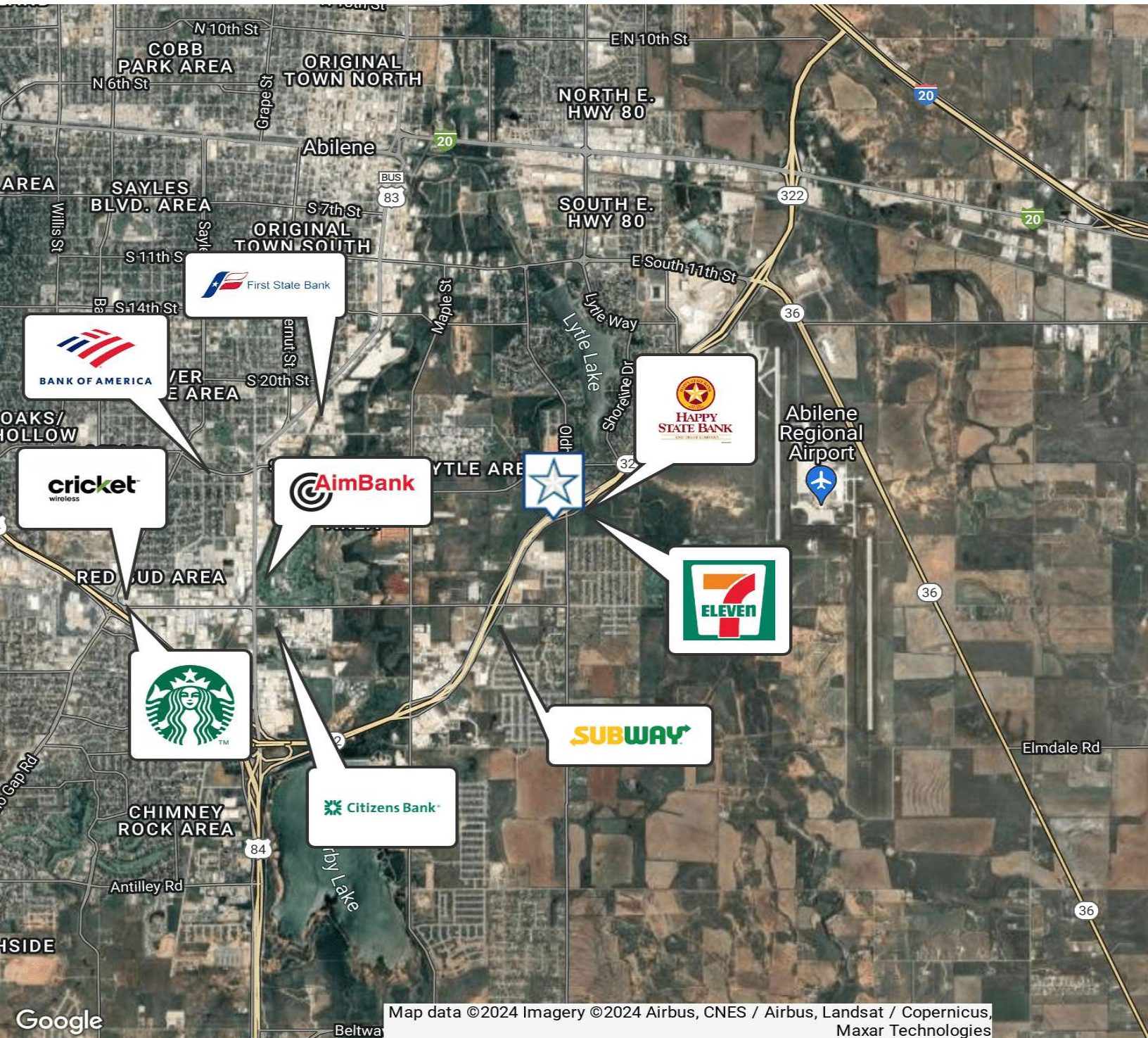
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LOCATION
MAPS



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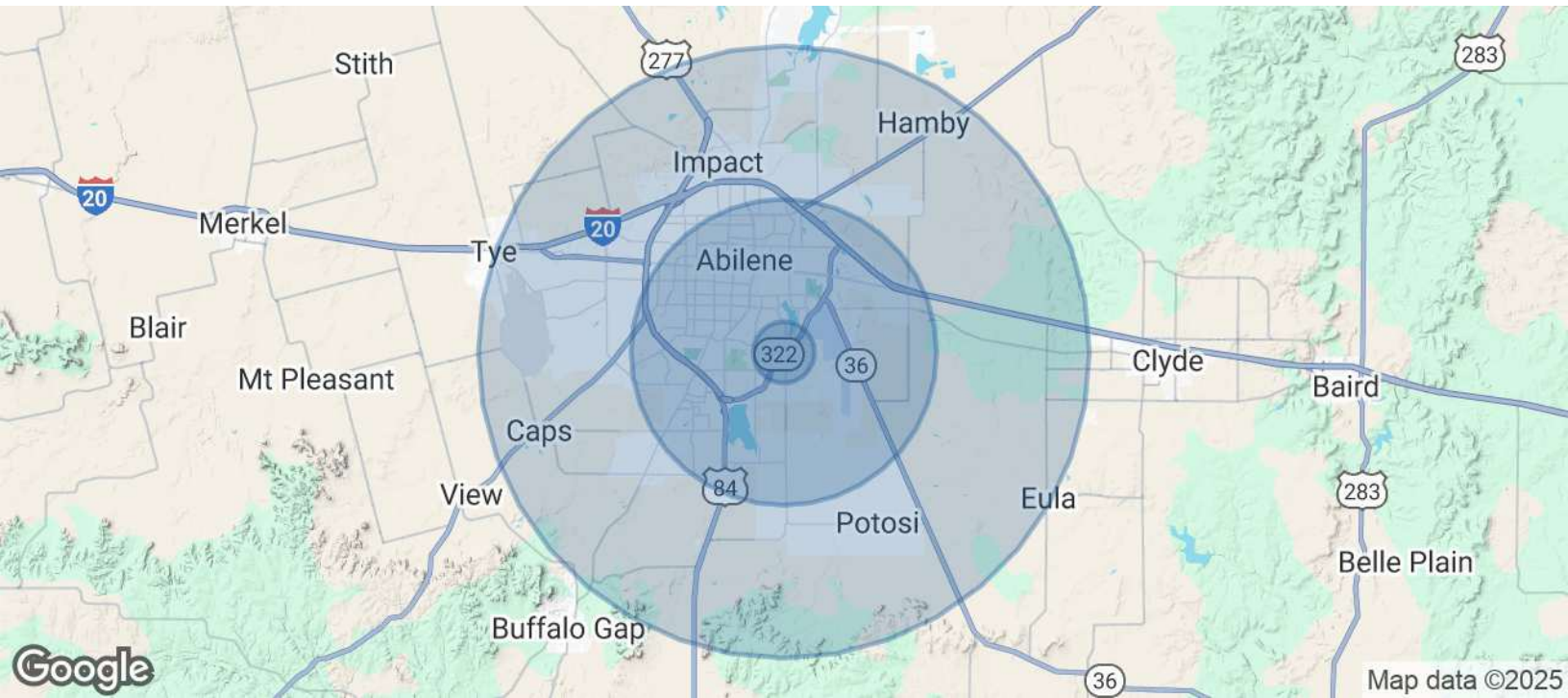
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DEMOGRAPHICS
MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,796	78,753	137,008
Average age	36.2	34.3	33.6
Average age (Male)	34.0	31.8	31.7
Average age (Female)	37.0	36.7	35.5

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	380	30,865	52,854
# of persons per HH	4.7	2.6	2.6
Average HH income	\$106,370	\$55,997	\$55,393
Average house value	\$188,852	\$127,054	\$137,395

* Demographic data derived from 2020 ACS - US Census

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