



PRICE: \$495,000

**±14.21 AC WITH FRONTAGE ON I-20**

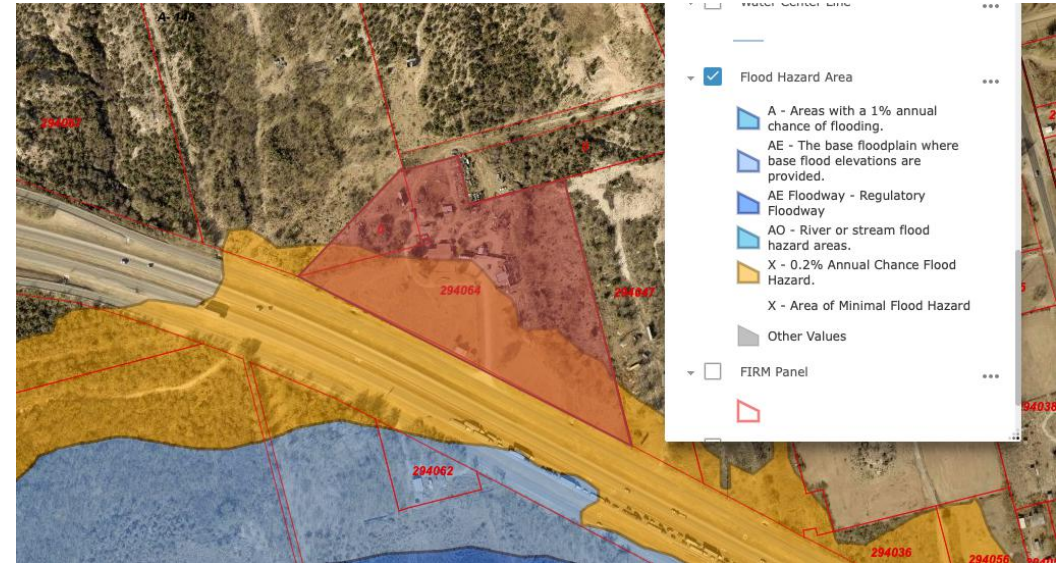
1301 E I-20 Frontage Rd, Big Spring, TX 79720

**Trey Dennis**  
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## Property Description

High traffic developable land with frontage on Interstate 20. Strategically located between two major intersections. Site could be used for residential or commercial development. Site is almost 1/4 of a mile of direct frontage in Interstate 20.

## Property Highlights

- +/- 14.21 AC of Land for Sale in Big Spring, TX
- Interstate-20 Frontage
- Land Investment | Development Opportunity
- \*Actual land size is subject to change due to survey; listed AC is an estimate

## Offering Summary

Sale Price: \$495,000

Lot Size: 14.21 Acres

Demographics	1 Mile	3 Miles	5 Miles
Total Households	1,265	8,274	10,458
Total Population	2,845	21,419	29,127
Average HH Income	\$43,712	\$55,512	\$59,663

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## Location Overview

±14.21 AC with frontage on Interstate 20 with privately owned billboard. Site could be used for residential but the highest and best use would be commercial development. The site lies in between two major exits with easy access on and off of the Interstate.

\*Actual AC will have to be confirmed by Survey

Map data ©2023 Imagery ©2023, CNES / Airbus, Maxar Technologies, USDA/FPAC/GEO

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**MORIAH**  
BROKERAGE SERVICES, LLC

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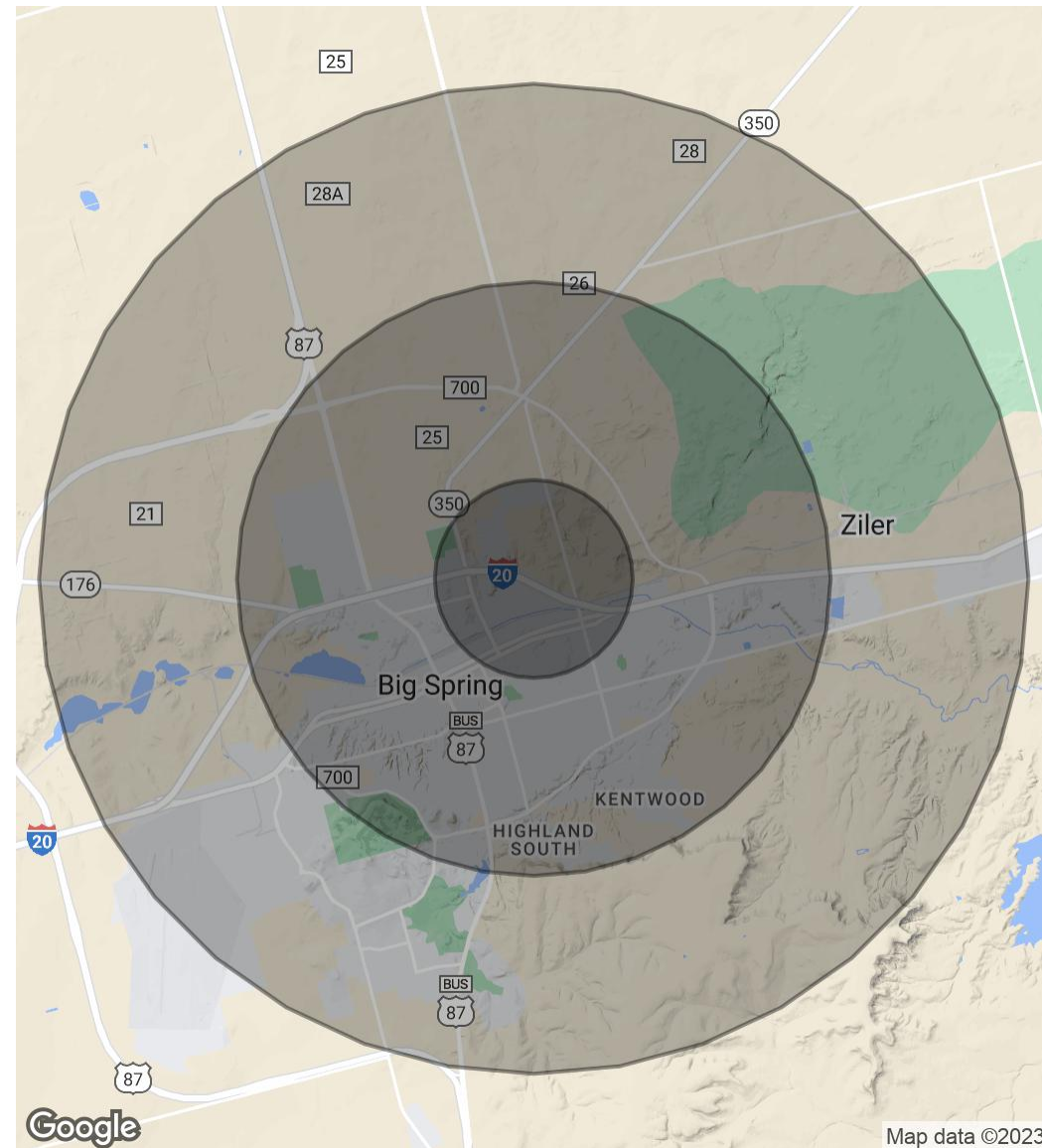
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Population	1 Mile	3 Miles	5 Miles
Total Population	2,845	21,419	29,127
Average Age	36.3	36.0	36.9
Average Age (Male)	31.5	35.0	36.5
Average Age (Female)	36.4	34.1	34.3

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	1,265	8,274	10,458
# of Persons per HH	2.2	2.6	2.8
Average HH Income	\$43,712	\$55,512	\$59,663
Average House Value	\$85,183	\$95,293	\$102,855

\* Demographic data derived from 2020 ACS - US Census

Traffic Counts	VPD
Interstate 20:	21,631.00
Interstate 20 Frontage Road:	600.00
N Birdwell:	1,981.00



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Contact Brokers:

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The logo for Moriah Brokerage Services, LLC features three dark red triangles of increasing size stacked vertically to the left of the word "MORIAH" in a large, bold, serif font. Below "MORIAH" is the text "BROKERAGE SERVICES, LLC" in a smaller, all-caps, sans-serif font.

**MORIAH**  
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