

# 1902 & 1926 W. OVERLAND TRAIL

Abilene, TX 79601

EXECUTIVE  
SUMMARY



## OFFERING SUMMARY

Lease Rate:	\$1,250 per month (Ground)
Lot Size:	1.02 Acres
Zoning:	GC

## PROPERTY OVERVIEW

High visibility property located on the I-20 Frontage Road, Overland Trail & Victoria St. This lot is located between two prominent North/South cross streets, Old Anson Rd. and Grape St.

## PROPERTY HIGHLIGHTS

- Excellent Visibility
- Prominent Cross Streets
- Great Accessibility from I-20
- Ground Lease

PAUL A. JOHNSON

325.698.5661

[paul@pauljohnsonrealtors.com](mailto:paul@pauljohnsonrealtors.com)



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

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

[PAULJOHNSONREALTORS.COM](http://PAULJOHNSONREALTORS.COM)



# 1902 & 1926 W. OVERLAND TRAIL

Abilene, TX 79601

ADDITIONAL  
PHOTOS



PAUL A. JOHNSON

325.698.5661

[paul@pauljohnsonrealtors.com](mailto:paul@pauljohnsonrealtors.com)



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

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

[PAULJOHNSONREALTORS.COM](http://PAULJOHNSONREALTORS.COM)



# 1902 & 1926 W. OVERLAND TRAIL

Abilene, TX 79601

LOCATION  
MAPS



PAUL A. JOHNSON

325.698.5661

[paul@pauljohnsonrealtors.com](mailto:paul@pauljohnsonrealtors.com)



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

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

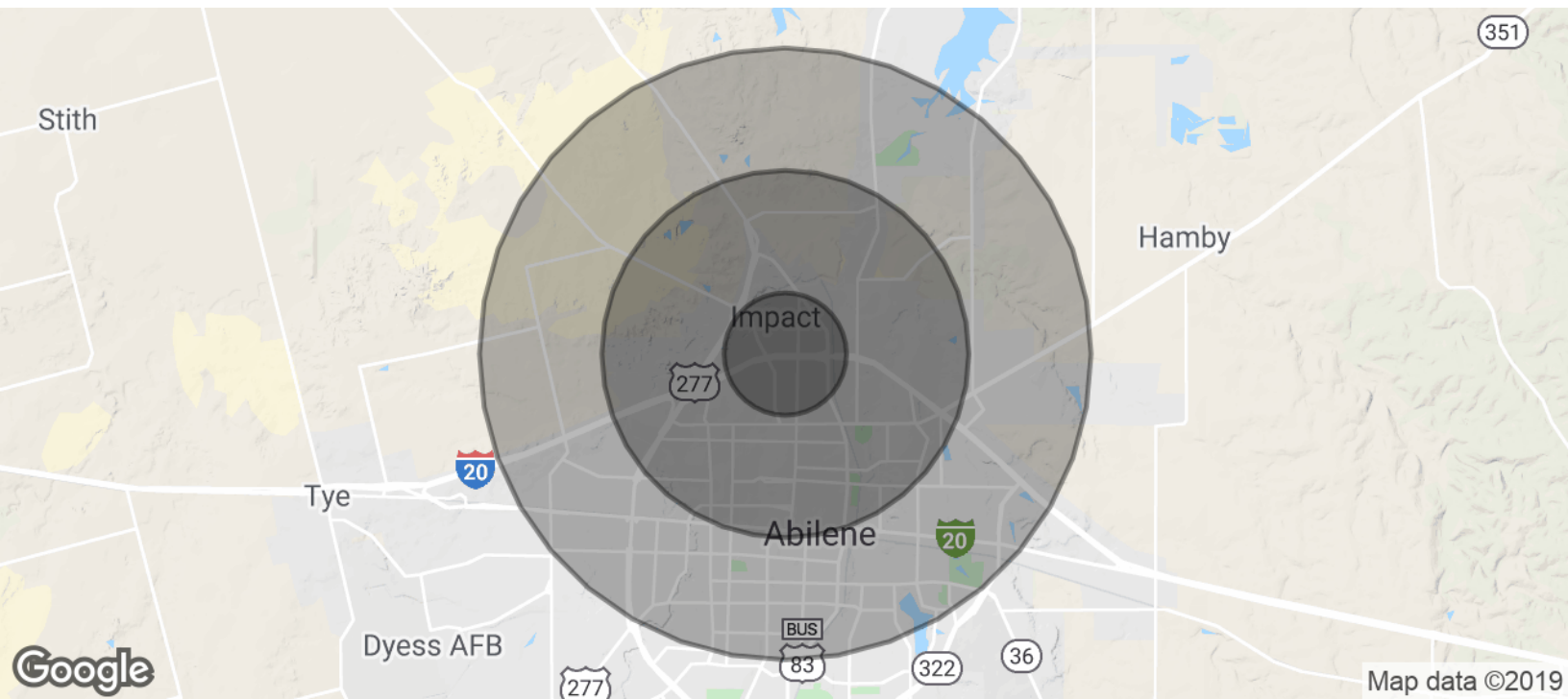
[PAULJOHNSONREALTORS.COM](http://PAULJOHNSONREALTORS.COM)



# 1902 & 1926 W. OVERLAND TRAIL

Abilene, TX 79601

DEMOGRAPHICS  
MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,547	33,976	77,199
Median age	25.5	31.9	32.6
Median age (Male)	25.7	30.7	30.6
Median age (Female)	28.8	34.0	35.1

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	831	12,211	29,775
# of persons per HH	3.1	2.8	2.6
Average HH income	\$35,660	\$43,885	\$46,069
Average house value	\$74,356	\$71,031	\$87,804

\* Demographic data derived from 2010 US Census

PAUL A. JOHNSON

325.698.5661

paul@pauljohnsonrealtors.com



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

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

PAULJOHNSONREALTORS.COM