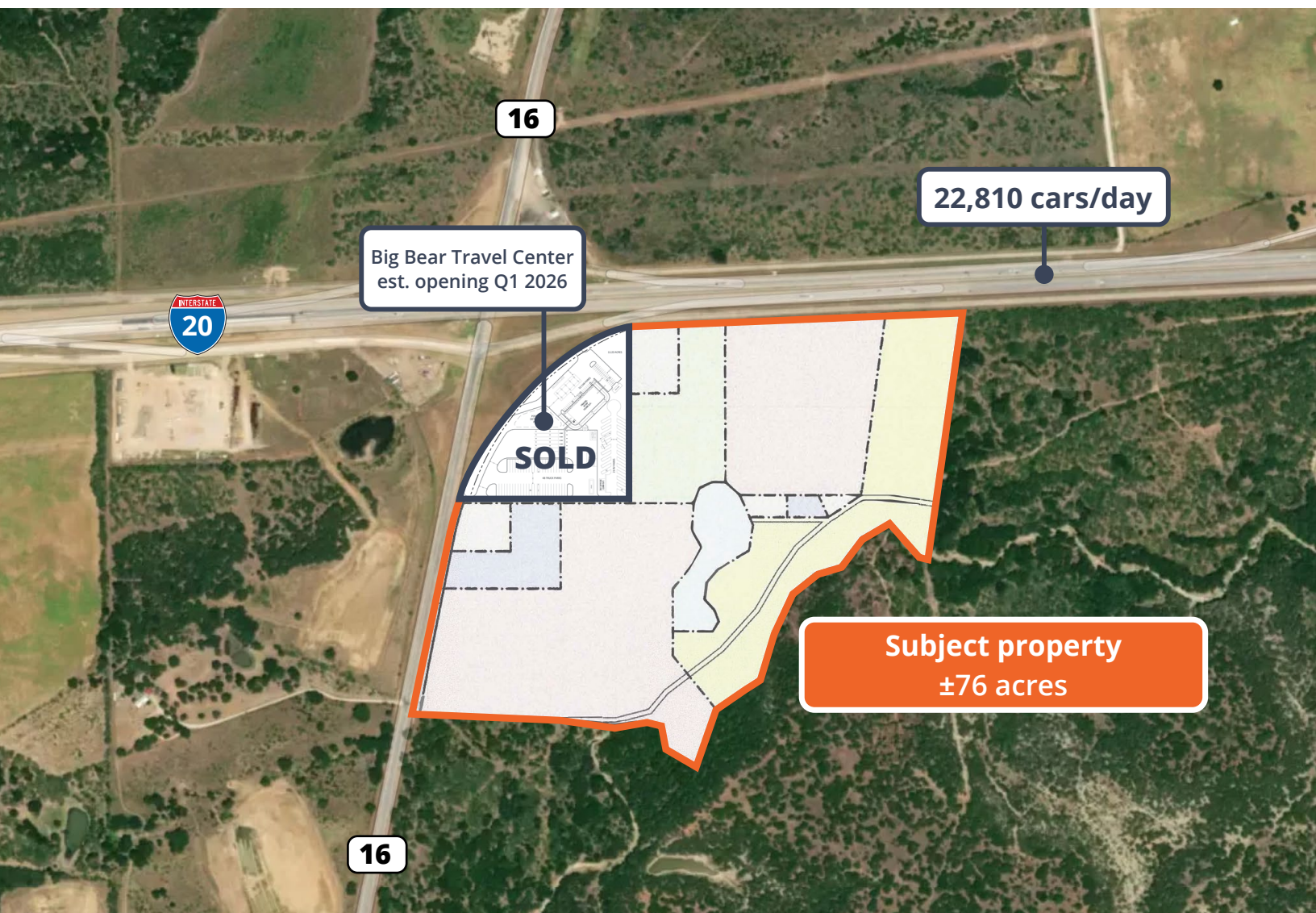


OPPORTUNITY ZONE LAND FOR SALE

±76 acres along I-20 at Hwy 16, Strawn, TX



High-visibility freeway development parcels

Perfect for restaurant, hotel, retail, RV park, industrial uses

Get more information



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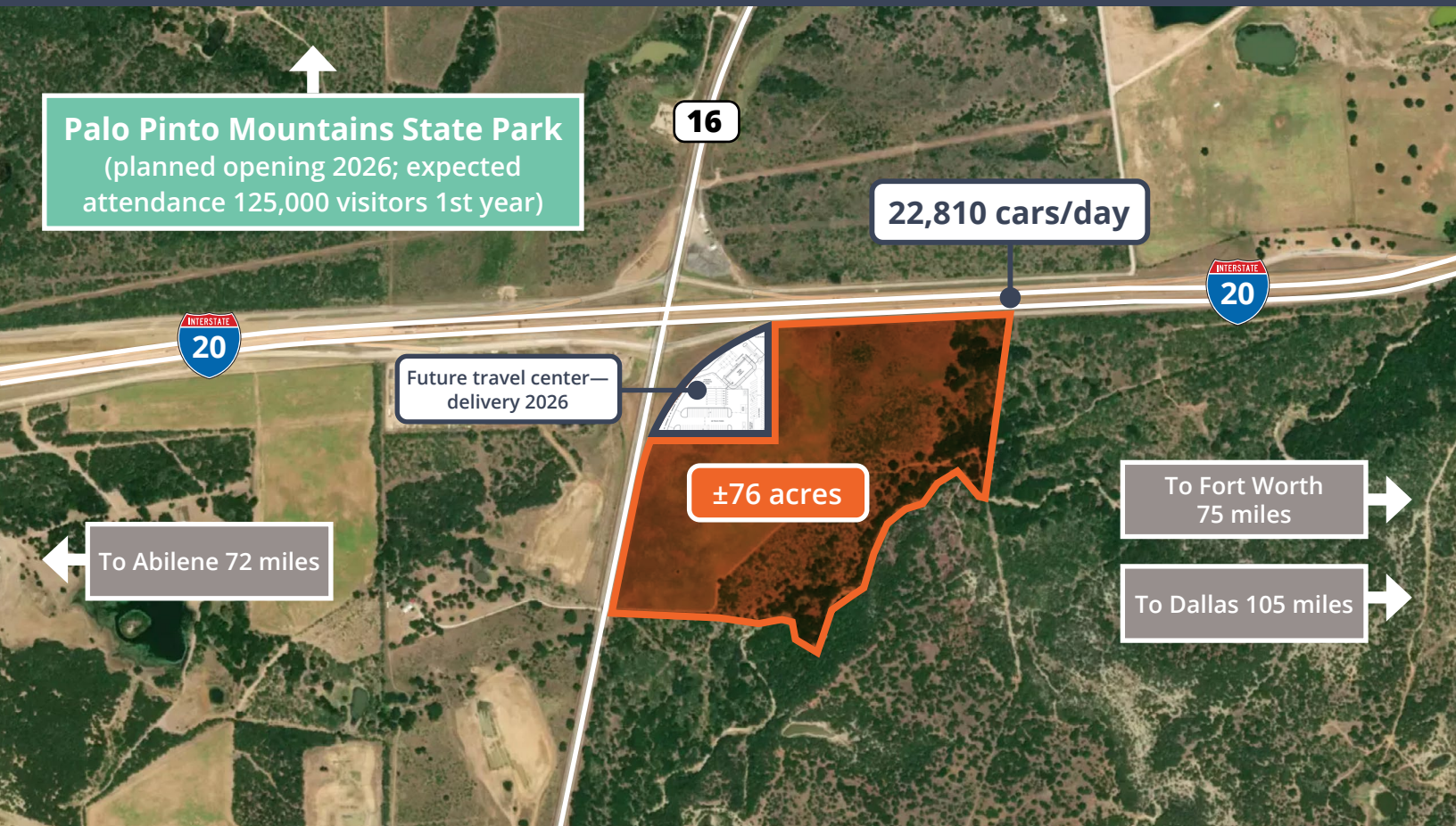


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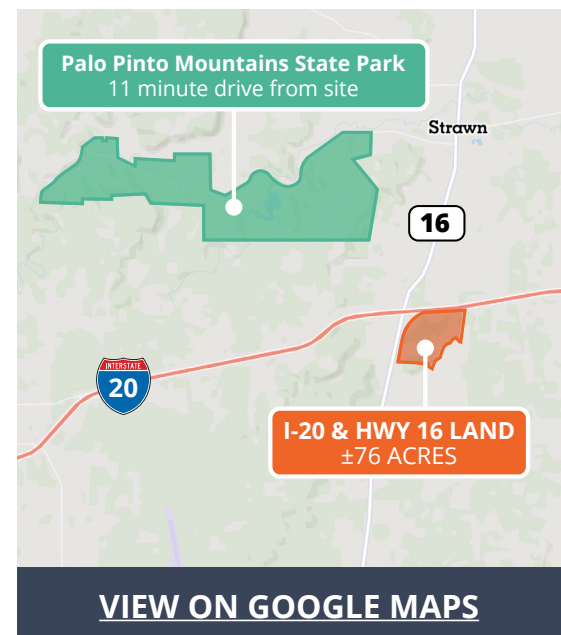
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High-visibility freeway development parcels

- Strategically located midway between Dallas/Fort Worth and Abilene, Texas
- Located at the major intersection of I-20 and Hwy 16
- 11-minute drive to the new Palo Pinto Mountains State Park
- AG exempt
- Potential uses include: restaurant, RV park, retail, hotel, light industrial
- Water main and power are at the parcels
- Adjacent to the Big Bear Mountain residential development
- Major highway intersection with great visibility
- **Located in a "Texas Opportunity Zone", providing significant tax incentives for development**



[VIEW ON GOOGLE MAPS](#)

Get more information



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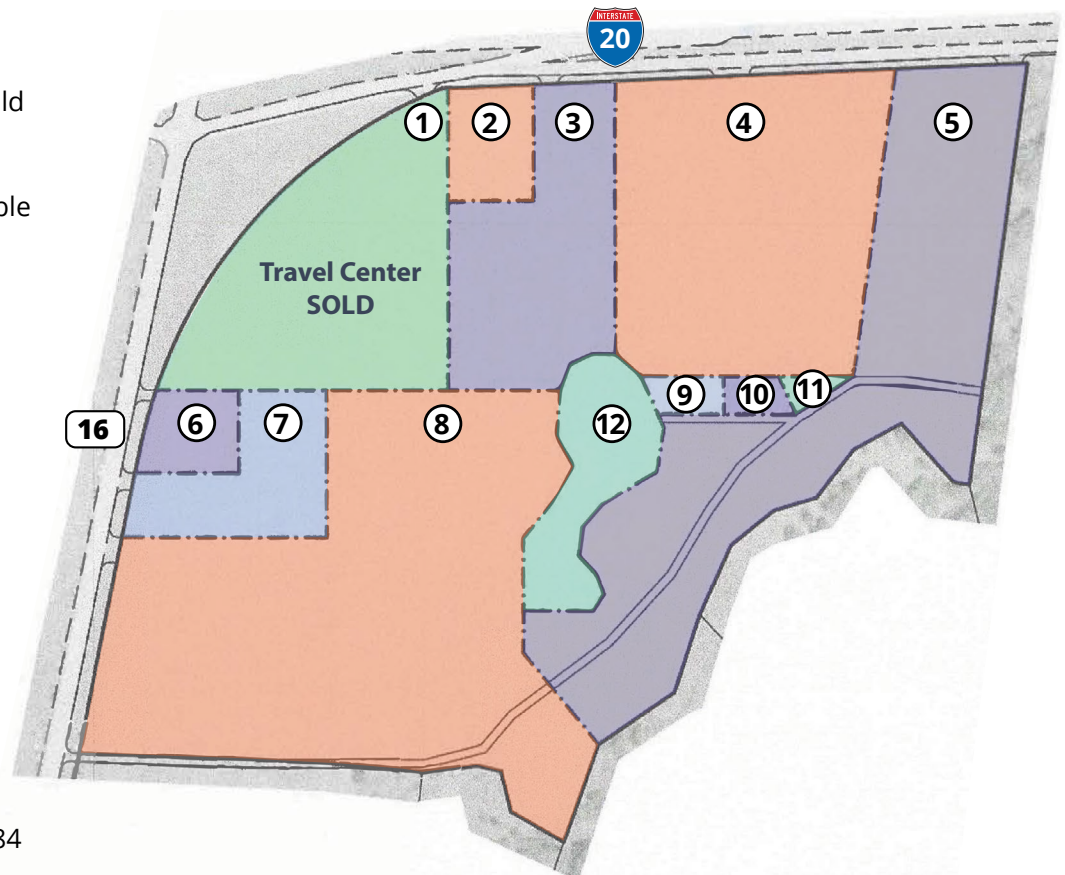
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Land use concepts

- Mix of potential uses that would be ideal at this location
- Parcel sizes and uses are flexible
- Entire remainder 68.46 acres, \$1.25/sf or \$3,727,647
- **Tract 2:** 1.8 acres, hotel/restaurant, \$4/sf or \$313,632
- **Tract 3:** 7.4 acres, hotel, \$3/sf or \$967,032
- **Tract 4:** 14.5 acres, mixed-use, \$3.5/sf or \$2,210,670
- **Tract 5:** 18.5 acres, RV, small frontage, \$2/sf or \$1,611,720
- **Tract 8:** 25.7 acres, industrial distribution, \$2/sf or \$2,238,984



Potential uses:

1. Travel center - 10.7 AC SOLD	5. RV park - 18.5 AC	9. Dog park - 0.5 AC
2. Restaurant - 1.8 AC	6. Restaurant - 1.5 AC	10. Laundry - 0.5 AC
3. Hotel - 7.4 AC	7. Hotel - 3.7 AC	11. Storage - 0.3 AC
4. Retail/mixed-use - 14.5 AC	8. Industrial distribution - 25.7 AC	12. Pond/tank - 3.5 AC

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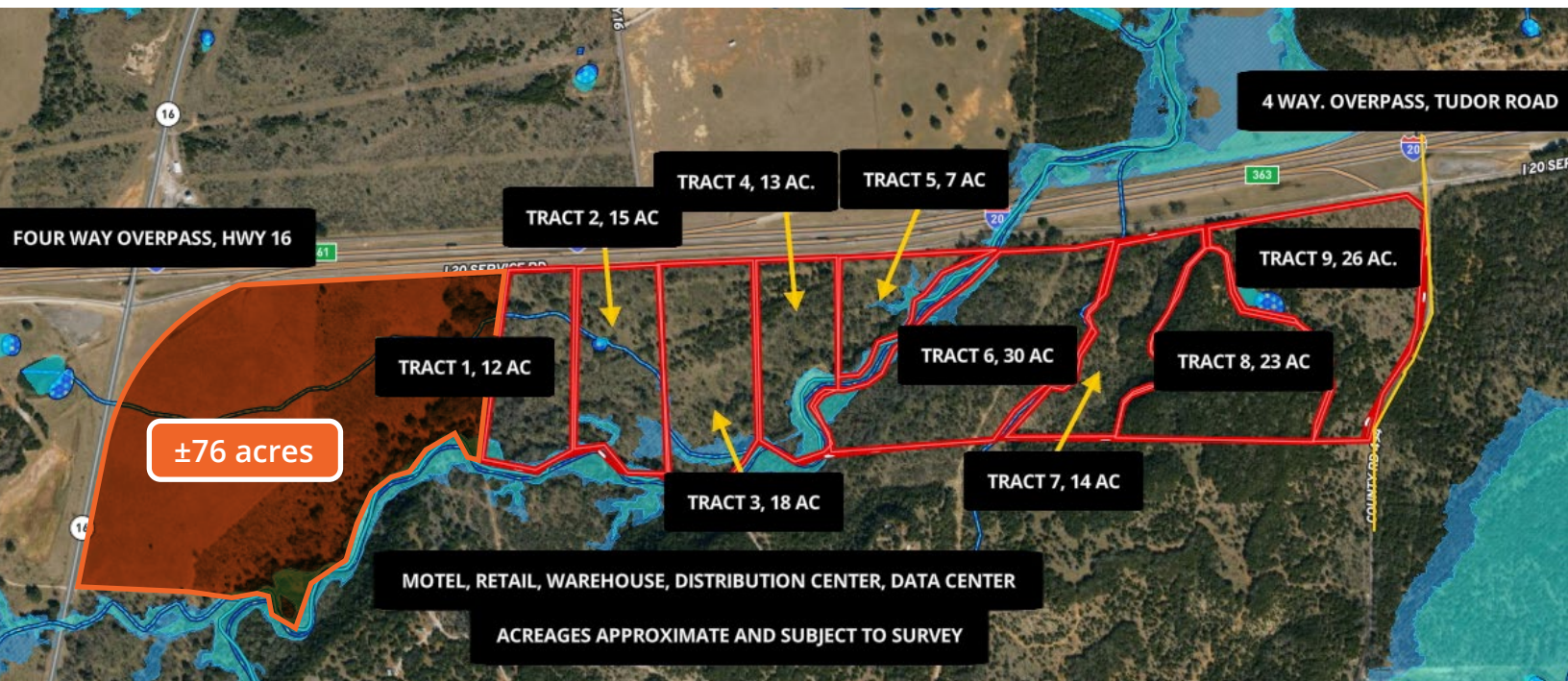
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Additional development parcels available—inquire for more information



Future travel center



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RV park opportunity to serve Palo Pinto Mountains State Park

(OPENING 2026; EXPECTED ATTENDANCE OF 125,000 VISITORS 1ST YEAR)



TRAILS

Hiking
Mountain biking
Horseback riding

TUCKER LAKE

Fishing
Canoeing
Birding

60 CAMP SITES

Primitive+RV sites
Stargazing
Campfire dining

GATHERING

Picnic areas
Playgrounds
Educational center



ABOUT

The highly anticipated Palo Pinto Mountains State Park, nears the end of the design and development phase, and begins construction. The 4,871 acre project, administered by the Texas Parks and Wildlife Department, is projected to open in 2026.

The park borders the Palo Pinto Creek and showcases Tucker Lake in the center. The project includes extensive trails, camping sites, gathering spaces, and multiple bodies of water.

Latest information here: <https://tpwd.texas.gov/state-parks/palo-pinto-mountains/map>

D Magazine: [North Texas Will Soon Welcome Palo Pinto Mountains State Park](#)

A look inside Palo Pinto Mountains State Park | NBC DFW: <https://www.youtube.com/shorts/ZKbR7AM8ke0>

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