



**4515 S 14TH STREET
ABILENE, TX 79605**

18,753 SF | Listed Price \$3,600,000

Located in the heart of south Abilene, this well-situated **5.06-acre campus property** offers a unique opportunity for institutional use or future redevelopment along one of the city's primary commercial corridors. The site is positioned just west of the intersection of **Pioneer Drive** and **South 14th Street**, providing strong visibility, convenient accessibility, and proximity to major retail and service amenities.

The property features an approximately **18,753 square foot building** with ample parking and expansive grounds, making it well suited for a variety of potential uses including religious institutions, private or charter schools, community centers, event venues, or residential redevelopment. Its location within an established residential area also makes the site particularly attractive for medium-density housing opportunities.

With approximately **382 feet of frontage along South 14th Street** and **544 feet along Frenchmans Creek Road**, the property benefits from excellent street presence and multiple potential access points. Nearby traffic counts around the Pioneer Drive corridor average approximately **18,600 vehicles per day**, offering strong exposure while maintaining easy access to surrounding neighborhoods.

The combination of **acreage, visibility, and a flexible site layout** makes this property a rare opportunity in south Abilene for investors, developers, and institutional users seeking a well-located campus-style property.



TRAFFIC / ACCESSIBILITY / ROAD FRONTAGE

The property benefits from strong visibility and accessibility due to its proximity to one of Abilene's primary east-west commercial corridors. Traffic counts near the intersection of **Pioneer Drive** and **South 14th Street**, located just around the corner from the property at **4515 S. 14th Street**, average approximately **18,600 vehicles per day**.

The property offers exceptional street presence with approximately **382 feet of frontage along South 14th Street** and an additional **544 feet of frontage along Frenchmans Creek Road**. The site's location near the **U.S. Highway 84** corridor further enhances regional connectivity, making it easily accessible for visitors, staff, and future development.

This substantial dual-road frontage provides excellent accessibility, strong visibility, and multiple potential access points for future development or institutional use. The combination of high-traffic exposure, generous frontage, and a five-acre site creates a highly versatile property well suited for a variety of uses including institutional campuses, educational facilities, residential redevelopment, or community-oriented development.

Key Property Highlights

- **5.06-acre campus property** in a desirable south Abilene location
- Approximately **18,753 SF existing building** with ample on-site parking
- Traffic counts of approximately **18,600 vehicles per day** nearby
- Approximately **382 feet of frontage on South 14th Street**
- Flexible site suitable for **church, school, community center, or redevelopment opportunities**

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