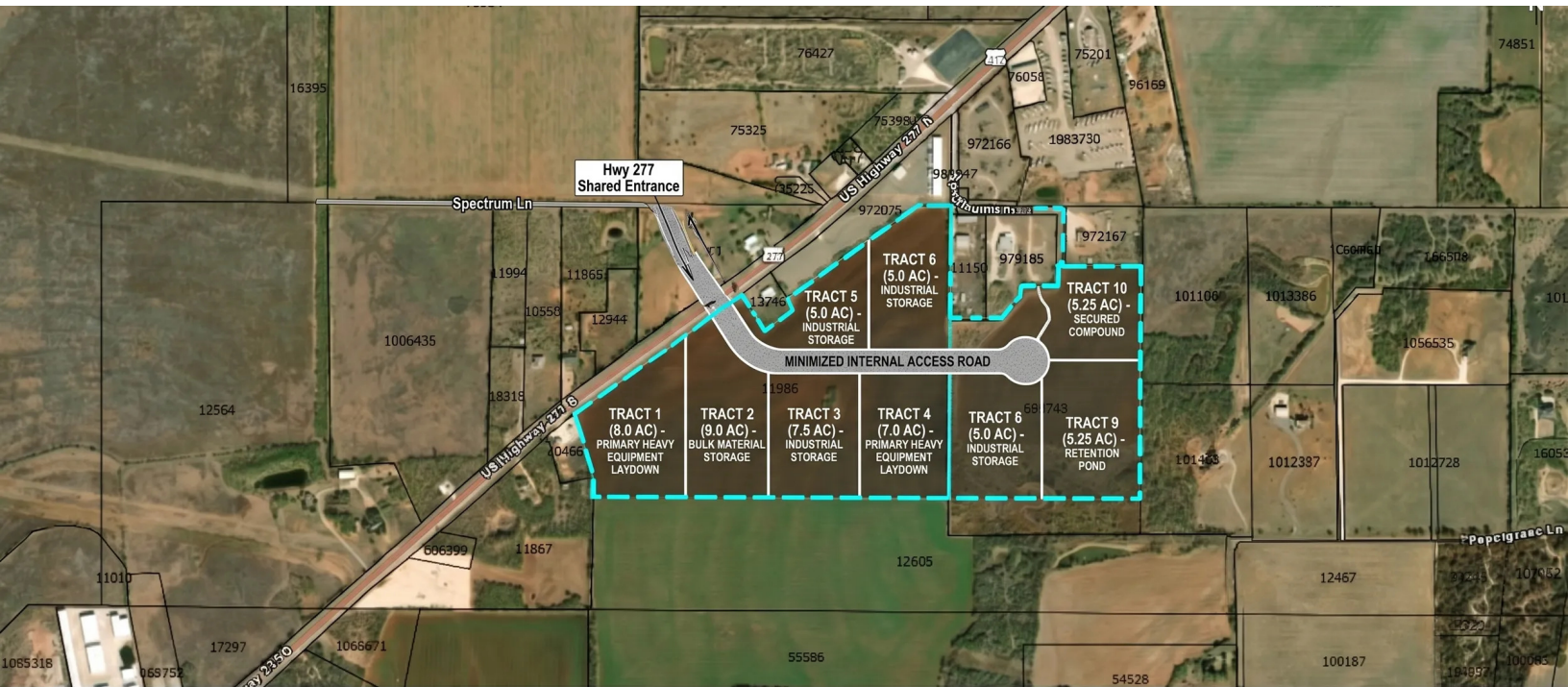


FOR LEASE / 1.00 - 57.91 ACRES

6951 Hwy 277 S Abilene Tx, Abilene, TX 79606

EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF:	1 - 57.91 Acres
Lease Rate:	Negotiable
Lot Size:	57.91 Acres
Zoning:	AO - Open Agricultural
Market:	Abilene
Submarket:	View / Caps

PROPERTY OVERVIEW

This land offering presents a flexible lease opportunity for investors seeking a well-positioned commercial site with multiple potential uses. The property provides an adaptable layout suited for storage, laydown, equipment staging, or future development needs. Its clear land use allows tenants to customize the site to meet operational requirements while maintaining long-term investment value. With direct frontage and convenient access, this parcel offers strong utility for businesses that need functional space, visibility, and room to grow. A valuable asset for an investor focused on leasing land with broad market appeal.

PROPERTY HIGHLIGHTS

- Commercial land offering with flexible lease potential
- Ideal for storage, laydown, or staging uses
- Supports future development and long-term investment value
- Adaptable site for tenant-specific operational needs
- Suitable for equipment, materials, or vehicle parking
- Direct frontage enhances access and usability

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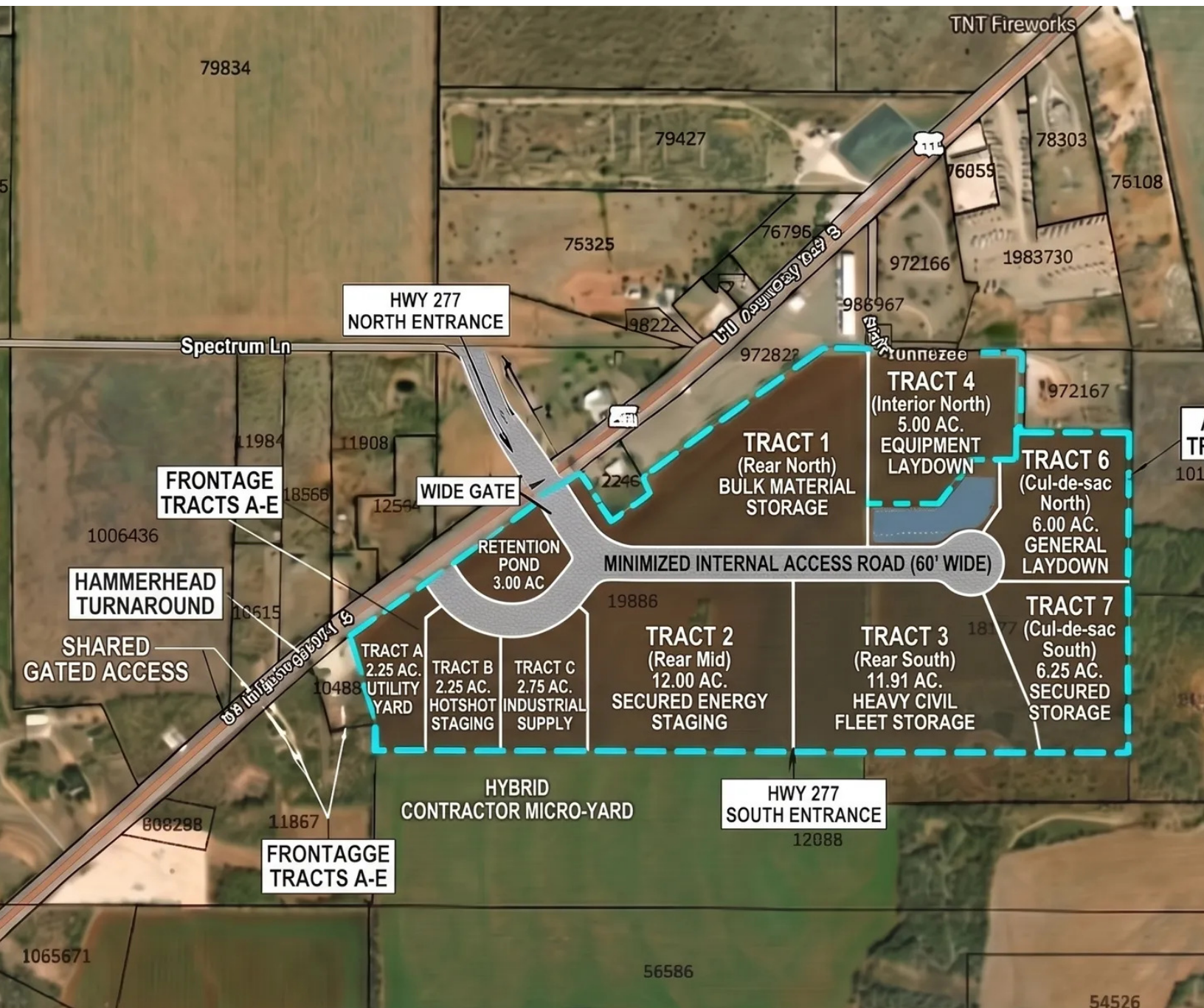
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ADDITIONAL
PHOTOS



REAGE: 57.91 AC - HYBRID CONTRACTOR MICRO-PARK SUBDIV

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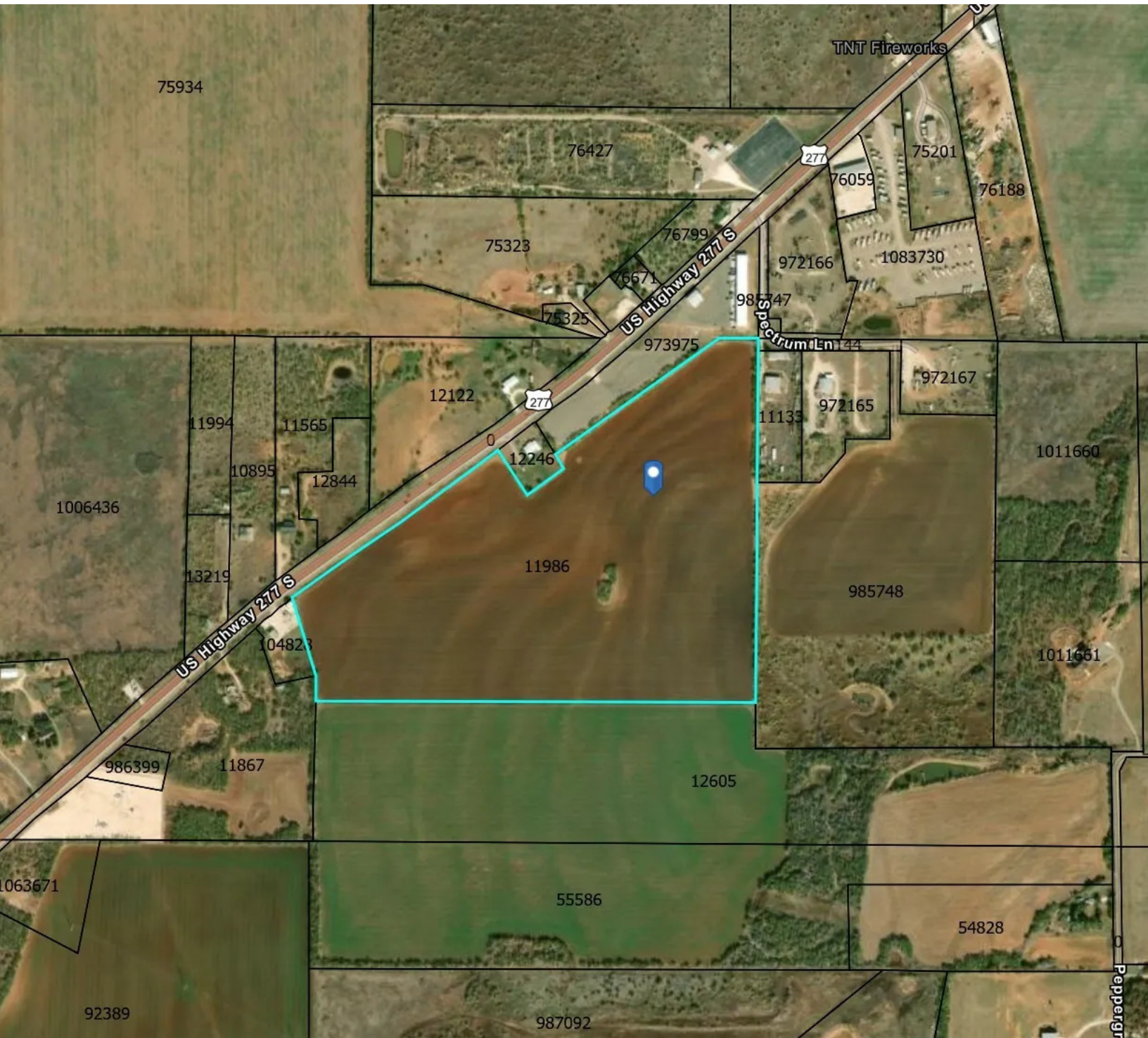
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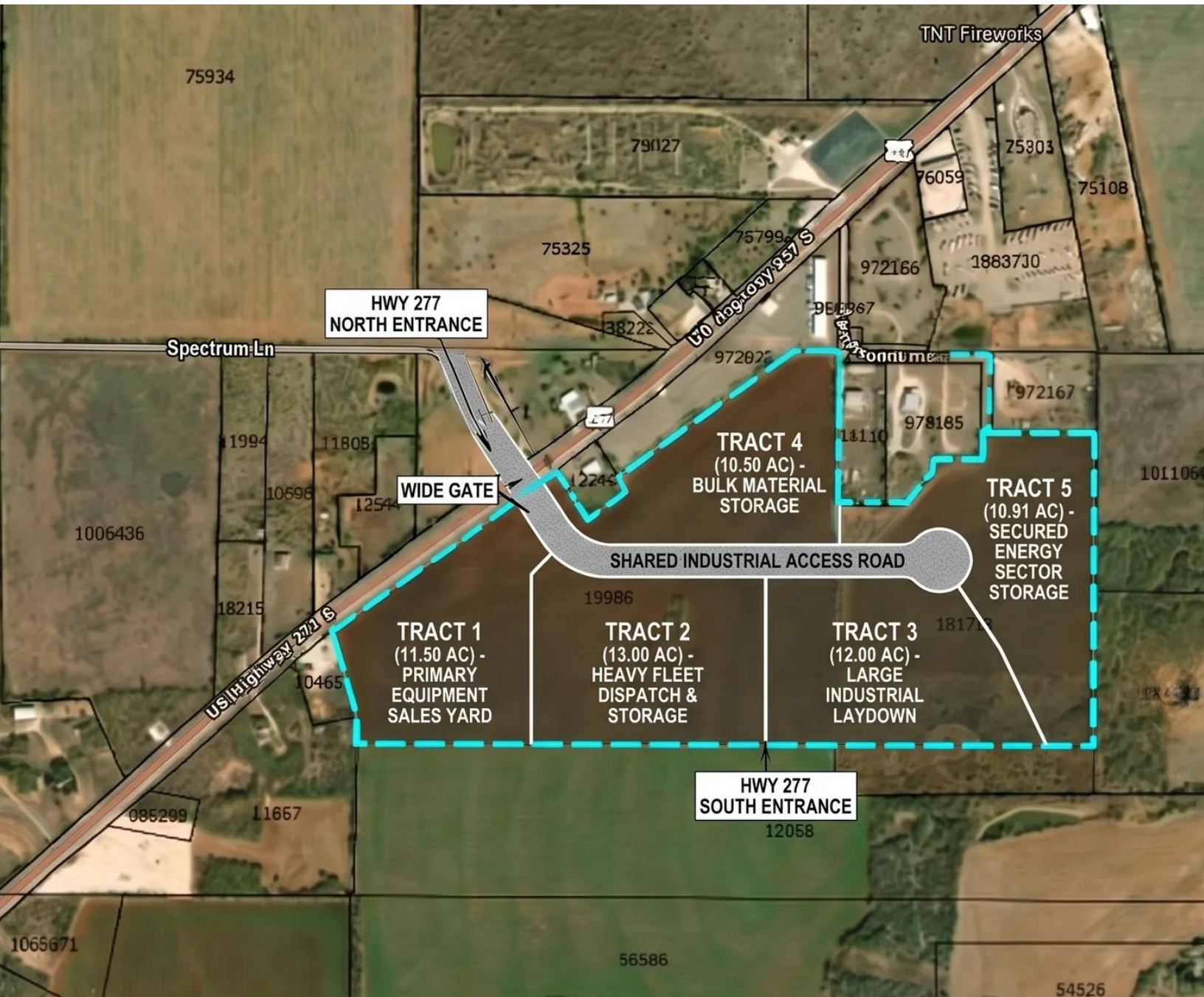
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ADDITIONAL
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REAGE: 57.91 AC - LAYDOWN YARD SUBDIVISION

IT OVER Parcel 11086

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LOCATION
MAP



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DEMOGRAPHICS
MAP & REPORT



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	27	108	400
Average Age	30.4	30.4	30.3
Average Age (Male)	25.7	25.7	25.7
Average Age (Female)	37.5	37.5	37.3

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	9	37	136
# of Persons per HH	3.0	2.9	2.9
Average HH Income	\$124,289	\$120,930	\$121,205
Average House Value	\$405,604	\$366,352	\$357,697

2023 American Community Survey (ACS)

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