

# 41.95 ACRES ON HWY 80 FOR SALE, LEASE, OR BUILD TO SUIT

LAND FOR SALE AND FOR LEASE

**6701 W HWY 80**

ABILENE, TX 79605

## CONTACT BROKERS:

**LAYTON LOWRY**

972.989.8611

layton@nrgrealtgroup.com



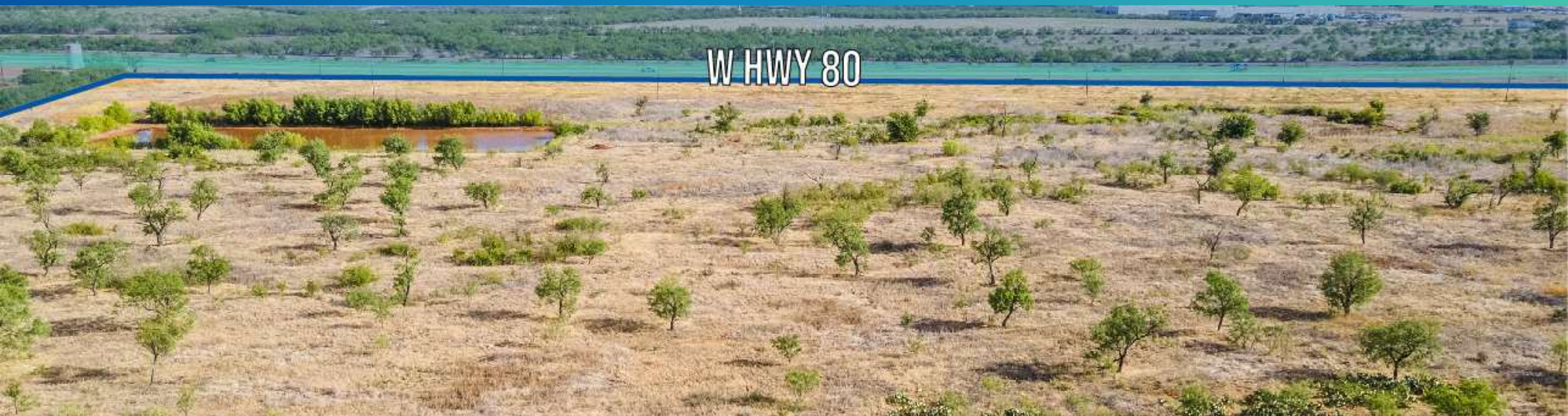
**NRG REALTY GROUP**

NRGREALTYGROUP.COM



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## OFFERING SUMMARY

|                |                                       |
|----------------|---------------------------------------|
| Sale Price:    | \$6,500 / acre                        |
| Lease Rate:    | Contact Broker                        |
| Build to Suit: | Depends on Scope                      |
| Lot Size:      | 41.95 Acres                           |
| Zoning:        | AO - Agricultural Open Space District |

## PROPERTY OVERVIEW

41.95 acres of land available for sale, lease, or build-to-suit, offering flexibility to meet your needs. With access to city water and city sewer, this property is well-suited for a range of commercial or industrial projects. As part of the City of Abilene's comprehensive thoroughfare plan, there are ambitions to construct a new expressway that will loop around the city. This site is within the planned new loop and is in a great position for future city expansion westward. Whether you're looking to develop, expand, or invest, this land provides ample space and infrastructure to support your vision. Take advantage of this opportunity to create something exceptional in a growing area. Contact Layton Lowry to get started on your Abilene adventure!

## LOCATION OVERVIEW

This property is located adjacent to the Abilene Speedway on Highway 80 in Abilene, TX. Abilene is located between Midland/Odessa and Dallas/Fort Worth running along Interstate 20. Highway 80 splits off of Interstate 20 and heads East into Abilene, approximately 2.5 miles West of U.S. 84.

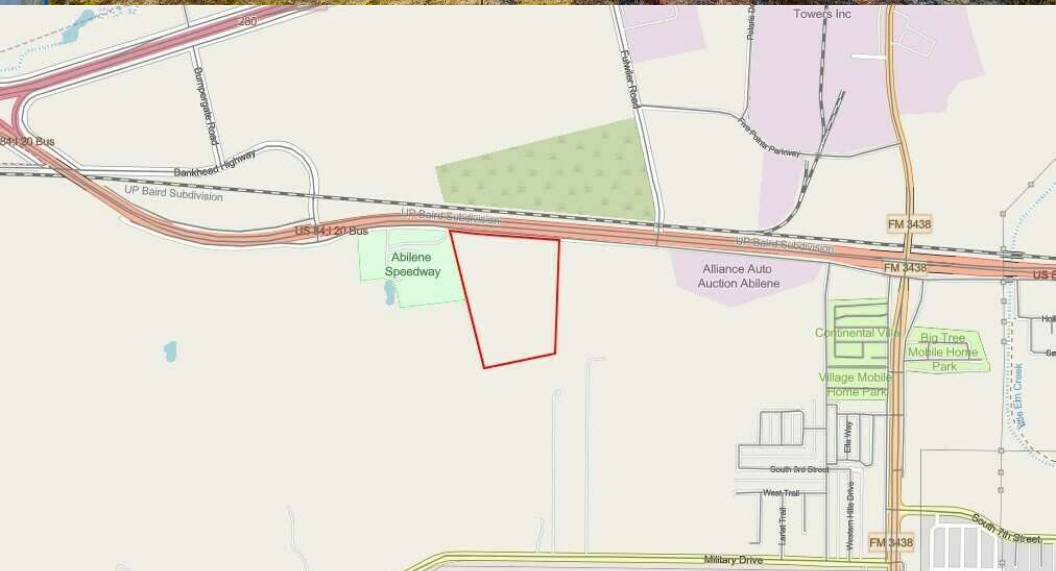
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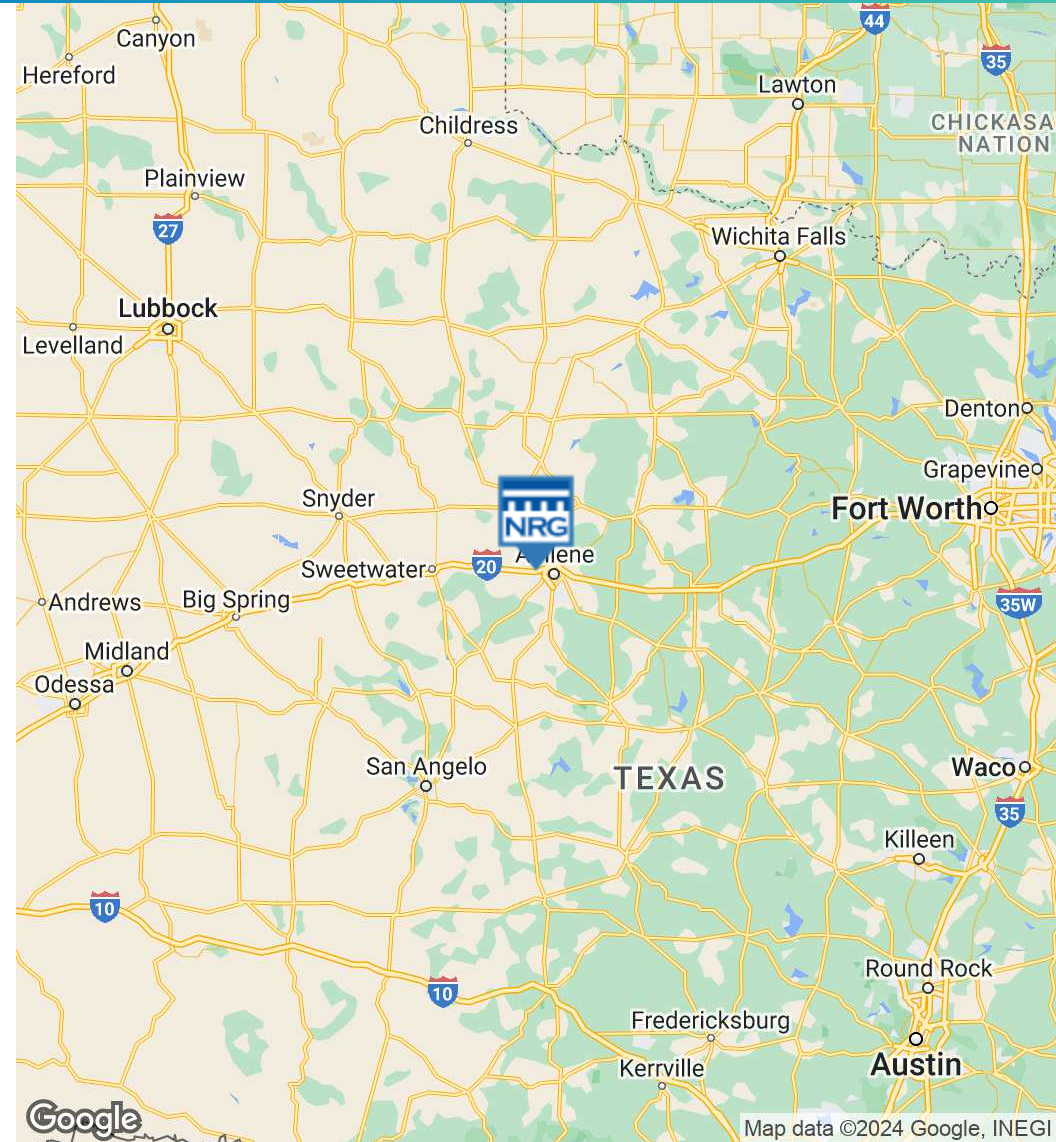
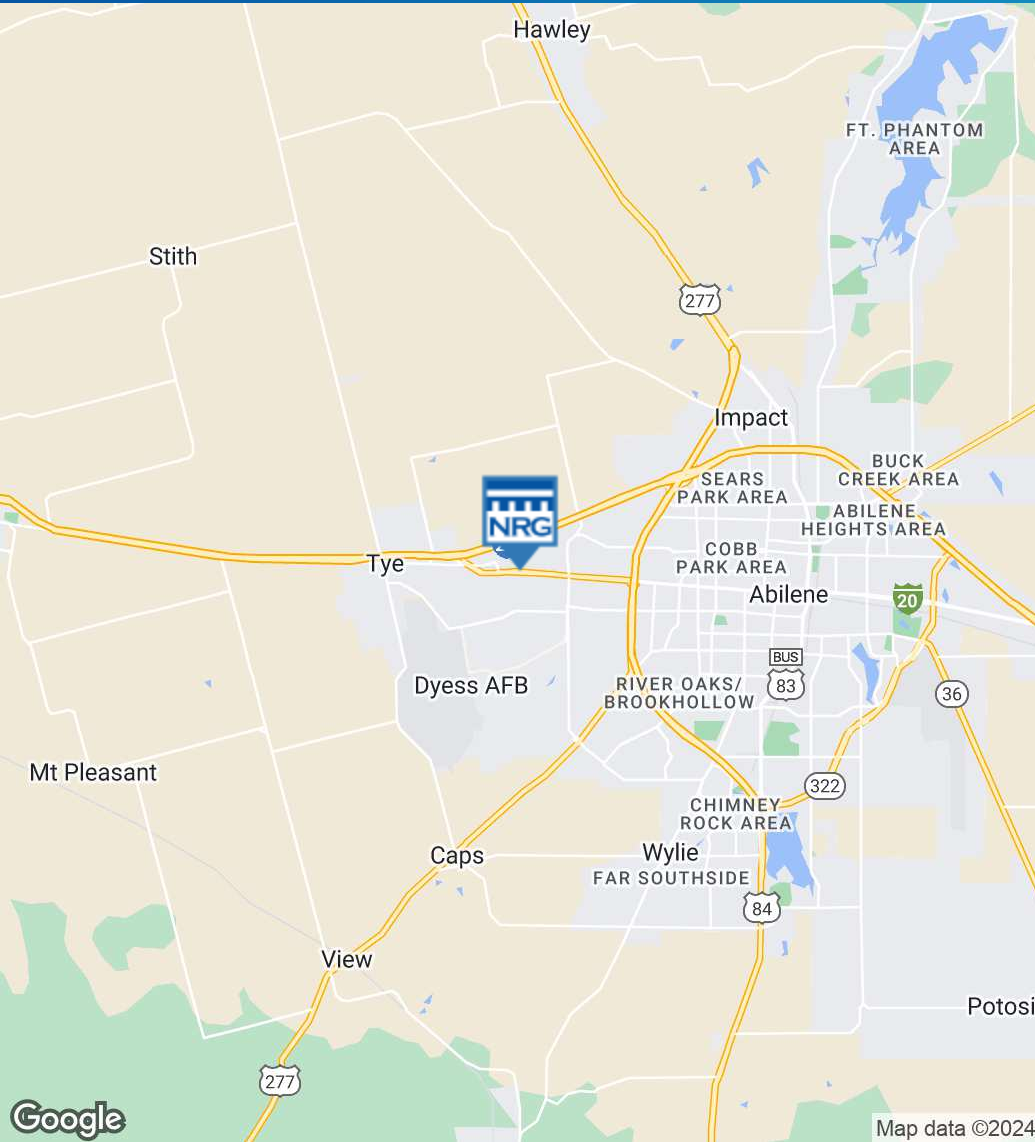
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## Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

### TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

|  |                      |                |                |
|--|----------------------|----------------|----------------|
| _____<br>Licensed Broker /Broker Firm Name or<br>Primary Assumed Business Name | _____<br>License No. | _____<br>Email | _____<br>Phone |
| _____<br>Designated Broker of Firm   | _____<br>License No. | _____<br>Email | _____<br>Phone |
| _____<br>Licensed Supervisor of Sales Agent/<br>Associate                      | _____<br>License No. | _____<br>Email | _____<br>Phone |
| _____<br>Sales Agent/Associate's Name  | _____<br>License No. | _____<br>Email | _____<br>Phone |

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date



**6701 W HWY 80 ABILENE, TX 79605**

## **CONTACT BROKERS:**

### **JUSTIN DODD**

214.534.7976  
justin@nrgrealtgroup.com

### **LAYTON LOWRY**

972.989.8611  
layton@nrgrealtgroup.com

## **NRG REALTY GROUP**

### **DALLAS OFFICE**

6191 State Hwy 161, Suite 430, Irving, TX  
214.432.7930

### **MIDLAND OFFICE**

1611 W Illinois Ave, Midland, TX 79701  
432.363.4777

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