

FOR SALE

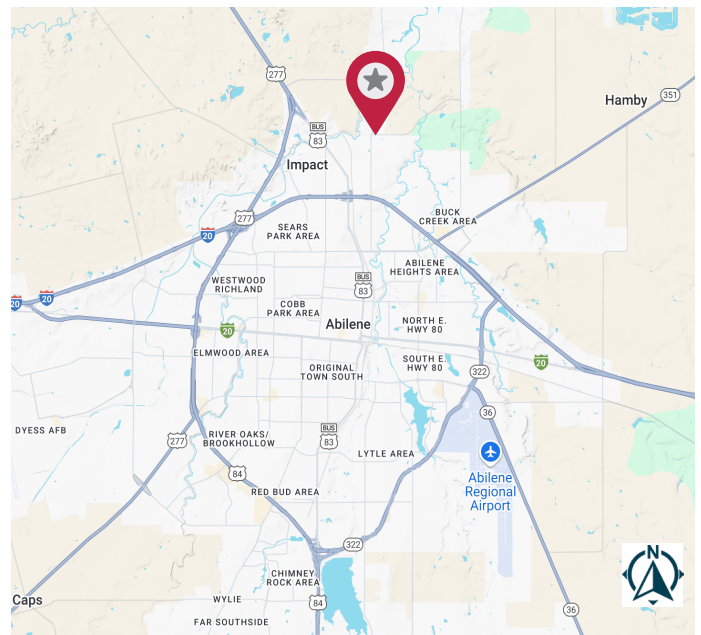
W Lake & Nugent Rd | Abilene, TX 79601



29.26 ACRES | COMMERCIAL ZONING

PROPERTY HIGHLIGHTS

- 29.26ac tract (per surveyor)
- Zoning: General Commercial (GC)
- 90% out of flood plain
- City water and power to the site
- 1 mile North of I-20
- Approximately 2,000ft of frontage on FM 600
- 2,578 VPD on W Lake Rd
- Parcel ID: 981218 (Taylor County)



FOR MORE INFORMATION:

COLTON RHODES

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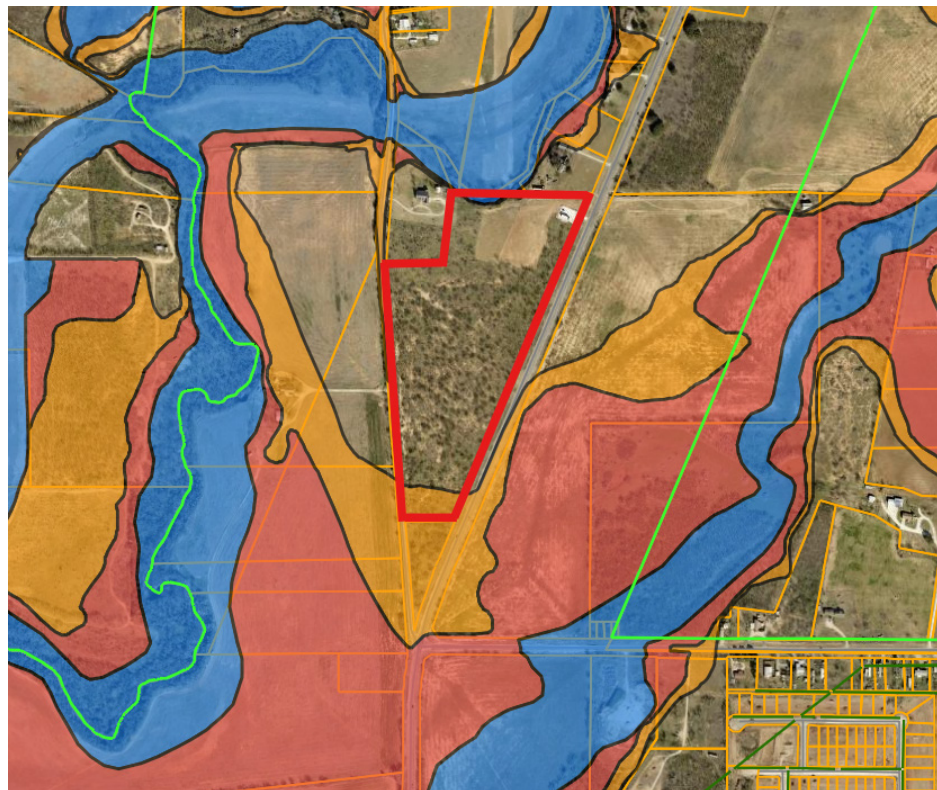
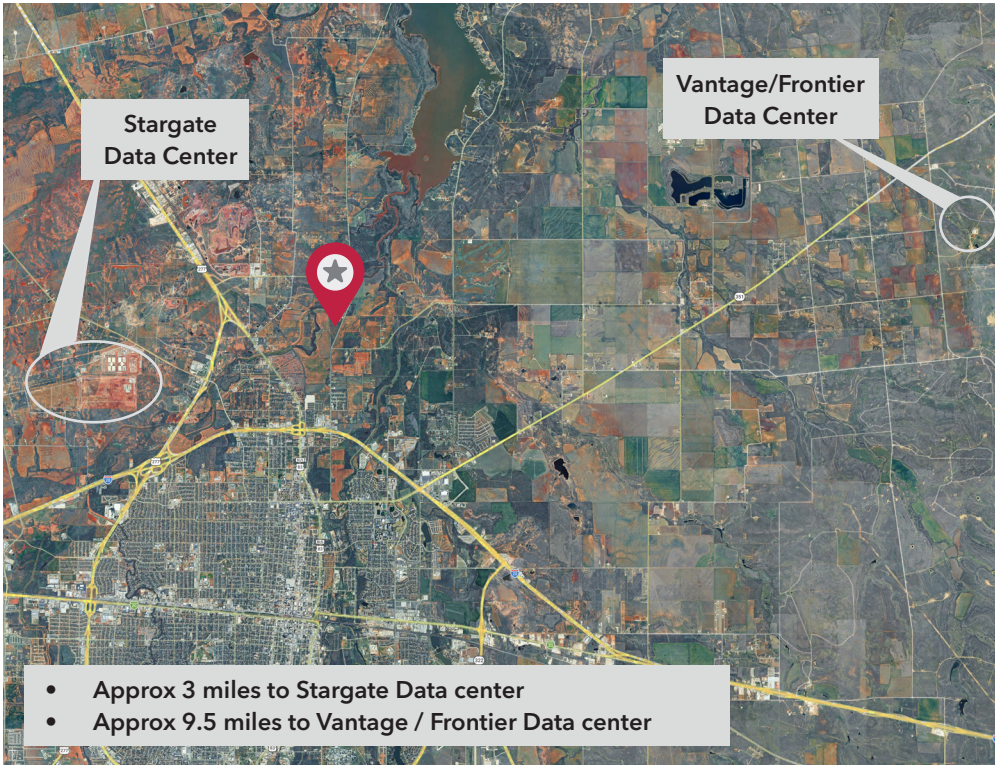
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W Lake & Nugent Rd Abilene, TX 79601

Rare ±29.26-acre commercial development tract at the hard corner of W Lake Road and Nugent Drive in one of Abilene's most active growth corridors. The site sits inside Abilene city limits with confirmed General Commercial (GC) zoning, City of Abilene water and power to the property. The tract is currently under ag exemption keeping annual carrying costs minimal for a buyer holding the land through entitlement or pre-leasing. With new residential rooftops continuing to fill in immediately to the south and steady traffic on the W Lake Rd the site is well positioned for retail, hospitality, multifamily, self-storage, RV park, light industrial, or a mixed-use pad development.

[Abilene's zoning uses link](#)



FEMA Flood Zones

-  Floodway
-  100 Year 1%
-  500 Year .2%
-  Unstudied A Zone

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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