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LAND · DEVELOPMENT OPPORTUNITY

Maple Street Development Site

35.07±Acres | 3025MapleStreet,Abilene,Texas79602

Approximately one mile from Loop 322 · Southeast Abilene growth corridor

OFFERED AT

\$3,050,650

\$86,987 per acre · 35.07± acres

An Infill-Scale Development Canvas in Southeast Abilene

Maple Street Development Site is a 35.07± acre cleared commercial land opportunity in southeast Abilene, Texas, positioned approximately one mile from Loop 322. The Property offers meaningful scale, generally level terrain, and flexible potential for a commercial, industrial, flex, self-storage, service-commercial, or owner-user development strategy, subject to zoning, utilities, access, and all applicable approvals. Value creation depends on the purchaser's diligence, development program, capital plan, infrastructure strategy, and execution.

PROPERTY SNAPSHOT

ADDRESS	3025 Maple Street, Abilene, TX 79602
SITE AREA	35.07± acres
ASKING PRICE	\$3,050,650
PRICE / ACRE	\$86,987
CONDITION	Cleared, unimproved land
LOCATION	SE Abilene · ~1 mi from Loop 322
INVESTMENT PROFILE	Development / Opportunistic

INVESTMENT HIGHLIGHTS

- **Meaningful, Contiguous Scale**
35.07± contiguous acres support a coordinated development plan, an owner-user campus, phased subdivision, or a long-term land hold.
- **Cleared, Level Site Condition**
Generally level, cleared terrain provides a favorable starting point for site planning versus heavily improved alternatives.
- **Southeast Abilene Location**
Approximately one mile from Loop 322, offering practical connection to Abilene's regional roadway network.
- **Flexible Development Optionality**
A blank-canvas opportunity for commercial, industrial, flex, self-storage, or owner-user concepts, subject to verification.
- **Abilene's Expanding Infrastructure Narrative**
Exposure to Abilene's growing technology, industrial, logistics, and healthcare investment profile.

Site & Surrounding Land-Use Pattern



Aerial exhibit — boundary, surrounding zoning/land-use pattern, and nearby planned development are illustrative and subject to independent buyer verification.

SITE DESCRIPTION

The Property is an unimproved commercial land tract in Taylor County, Texas, historically associated with the Abilene National Soccer Complex area, offered as a fee-simple acquisition. Surrounding parcels reflect a mix of general commercial, heavy commercial, single-family patio home, light industrial, and planned-development designations, as reflected in the exhibit above. Buyer should independently verify all boundary, zoning, and land-use information.

SITE ACCESS

From Loop 322, travel west on Industrial Boulevard, then north on Maple Street; the Property is positioned on the east side of Maple Street. All route descriptions, access points, ingress/egress rights, and roadway conditions are subject to purchaser verification. Abilene's location along Interstate 20 supports regional connectivity throughout West Texas.

A Flexible Land-Control Opportunity

ILLUSTRATIVE DEVELOPMENT STRATEGIES

■ Commercial / Service Commercial

Facilities supporting growing residential, industrial, and regional business activity.

■ Industrial / Flex

Small- to mid-bay industrial, contractor-focused space, warehousing, fabrication, or service operations.

■ Self-Storage

A potential staged strategy where market, zoning, visibility, access, and utilities support it.

■ Owner-User Campus

A consolidated site for a business requiring land area, parking, yard, buildings, and expansion capacity.

■ Land Banking / Phased Subdivision

Strategic control of acreage for future development or parcel sales.

PURCHASER DUE-DILIGENCE FRAMEWORK

Title & Survey

Ownership, legal description, acreage, easements, access, encroachments.

Zoning & Entitlements

Current zoning, future land-use plan, permitted uses, platting, permits.

Utilities

Water, wastewater, electric, gas, fiber, capacity, extension costs.

Civil & Site Conditions

Topography, drainage, soils, environmental, floodplain, site-work cost.

Access & Traffic

Legal access, driveways, curb cuts, circulation, visibility.

Economics

Taxes, carrying costs, incentives, infrastructure cost, exit assumptions.

For Additional Information or a Site Tour

OFFERING TERMS

OWNERSHIP INTEREST

Fee-simple interest

ASKING PRICE

\$3,050,650

PRICING

≈\$86,987 / acre (35.07± acres)

FINANCING

Cash or Seller-acceptable financing

DUE DILIGENCE / CLOSING

To be negotiated in definitive contract

EXCLUSIVE ADVISOR

Josh Rader

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CREXI Listing #2656936

Co-listed: Clay McCullar, McCullar Properties (Lic. #0635496)

CONFIDENTIALITY & DISCLAIMER

This Confidential Offering Memorandum has been prepared solely for use by prospective purchasers in evaluating the acquisition of the Maple Street Development Site. Information herein is believed reliable but is not guaranteed by Owner or Broker. Prospective purchasers must independently verify all material facts, including acreage, boundaries, title, easements, access, zoning, floodplain status, utilities, environmental condition, taxes, and development feasibility. The Property is offered on an as-is, where-is basis. This is not an offer to sell or a solicitation of an offer to buy.