



FOR SALE - \$3,050,650

3025 Maple St, Abilene, TX 79602-7139

F35.07± Acres of Cleared Commercial Development Land
Approximately One Mile from Loop 322
Flexible Site for Commercial, Industrial & Owner-User Development
Surrounded by Growing Residential, Commercial & Industrial Uses



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- **Cleared Development Site** – 35.07± acres providing a flexible canvas for future commercial development.
- **Strategic Access** – Located approximately one mile from Loop 322 in southeast Abilene.
- **Large-Scale Opportunity** – Sufficient acreage for a phased project, campus-style user, or land-hold strategy.
- **Flexible Potential** – Well suited for commercial, industrial, flex, storage, or service-commercial concepts.
- **Growth-Area Positioning** – Surrounded by emerging residential, commercial, and industrial development activity.