

3025 MAPLE ST ABILENE, TEXAS

35.07 ACRES



**ABILENE'S NEXT BIG
OPPORTUNITY**

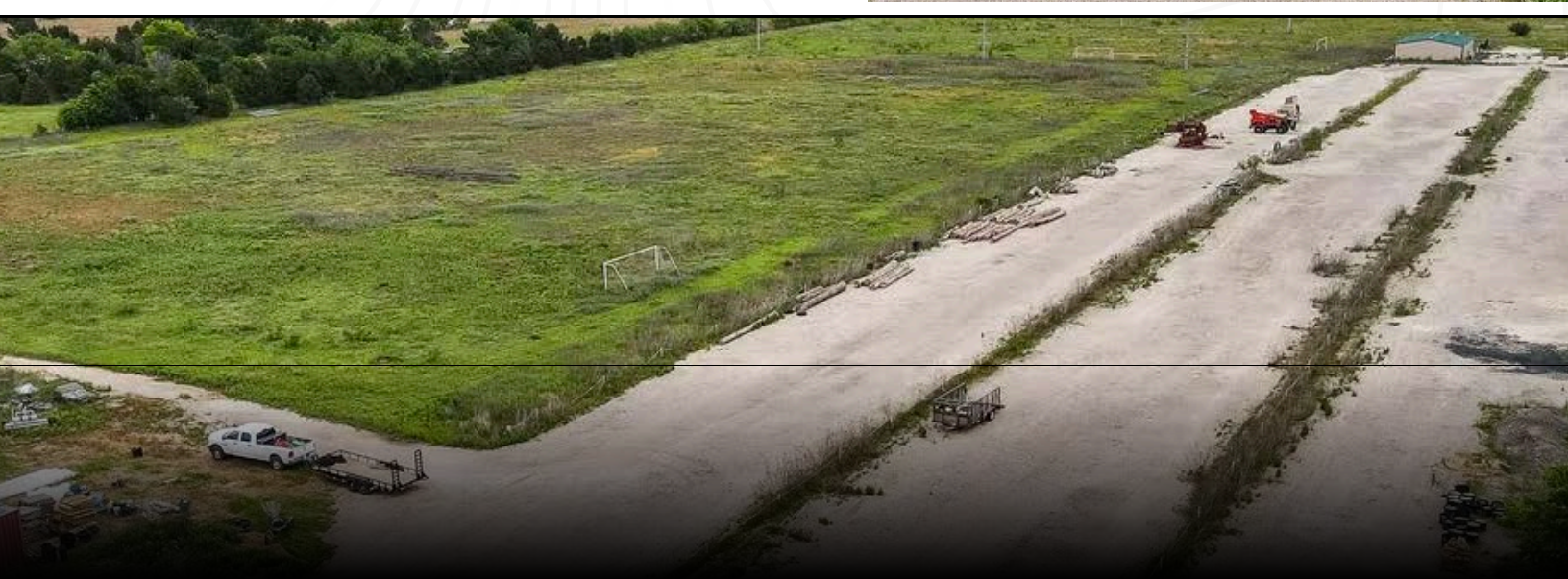
"Prime Abilene Commercial Opportunity"



COMMERCIAL POTENTIAL, MAXIMUM IMPACT



36.3 acres of unimproved commercial land offering exceptional development potential in a thriving Abilene location. Positioned just one mile off Loop 322, the property combines visibility, accessibility, and versatility for a variety of commercial ventures. A large residential subdivision is currently under construction directly across the street, providing a growing customer base and increasing demand for retail, office, or mixed-use development. The surrounding area is experiencing steady growth, making this an ideal opportunity for investors and developers seeking long-term value.



The tract is fully unimproved, giving developers a blank canvas to build to their specifications. Its size, location, and proximity to major roadways make it suitable for shopping centers, office complexes, multi-family projects, or other commercial uses. With strong growth in the surrounding area and excellent traffic exposure, this property represents a rare chance to capitalize on Abilene's expanding market. It's a strategic investment for anyone looking to secure a high-impact, high-visibility commercial site.

EXCEPTIONAL FEATURES



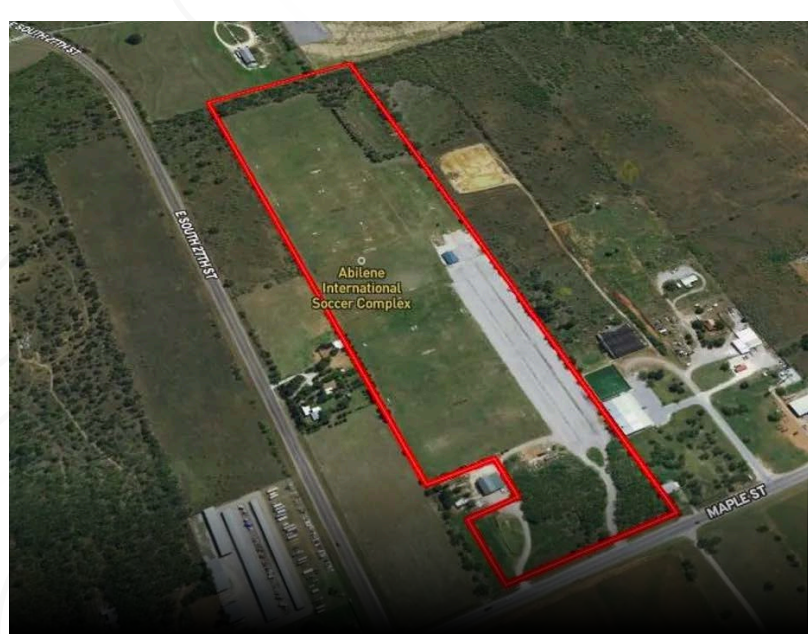
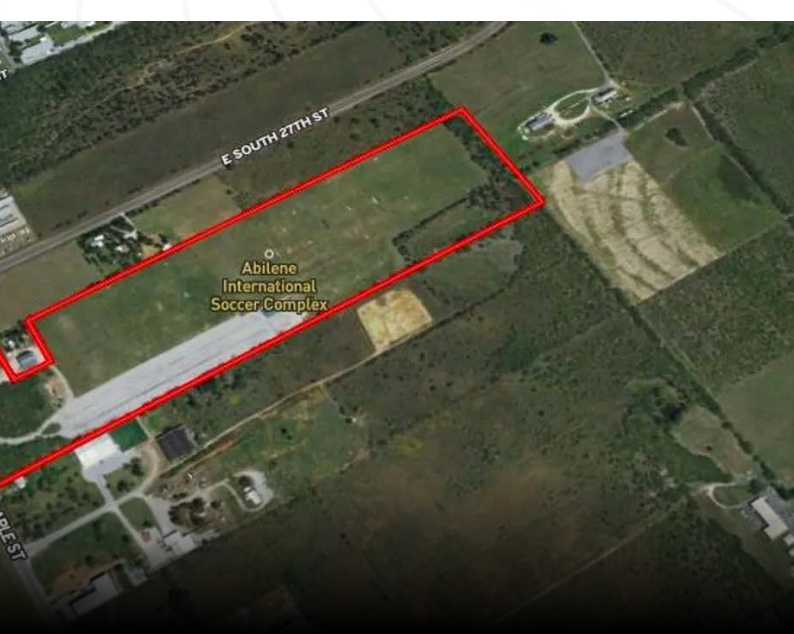
Prime commercial land in a high-growth Abilene location, offering unmatched visibility, accessibility, and development potential.

- **Size & Flexibility:** 36.3 acres of unimproved land, perfect for retail, office, mixed-use, or other commercial ventures.
- **Strategic Location:** Just one mile from Loop 322, ensuring easy access and excellent traffic exposure.
- **Growth Area:** Large subdivision under construction across the street, providing a growing customer base.
- **Development Potential:** Blank canvas ready for investors and developers to build to their specifications.
- **High Visibility:** Positioned in a thriving commercial corridor with strong long-term investment potential.



A rare opportunity to secure a high-impact commercial site in Abilene's expanding market—ready for your vision to come to life.





ABOUT THE RANCHMAN PROPERTIES TEAM

Ranchman Properties is a real estate team designed to give our clients the absolute best possible experience in the Texas and Oklahoma farm and ranch real estate market. Whether it's a hunting property, equine property, production property, or residential estate, we have you covered!


We place the utmost importance on client communication and satisfaction with their total experience. Our desire is to create relationships that last well beyond the purchase or sale of your home or property. Ranchman Properties promises to ethically represent your interests while together we navigate one of the biggest financial and emotional decisions in your life.

Ranchman Properties is a premiere farm and ranch brokerage in North and Central Texas. With 9 land agents across the state, Ranchman Properties has catapulted themselves as one of the leading land brokerages in Texas since 2015. With over half a billion in sales volume, the team at Ranchman Properties has the expertise to facilitate any size land transaction with integrity and the knowledge to get it across the finish line.



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