

FOR SALE – Premium Commercial property located in Abilene at the i/o I-20 & Hwy 322!

This property located at a premium location in Abilene, TX (on the first Abilene exit heading west on I-20 and at the intersection with Hwy 322). The property is 20-acres with ~1040-ft of service road access (including the intersection with hwy322). Features of the property:

- Zoned Commercial (GR, GC, and AD)
- Public utilities available to the site including water, sewer, gas, & electric
- Daily traffic count for this location (~36,000/day)
- There is a hill at the center of the property approx. 20-ft higher in elevation – this could be an asset for certain uses (views of the city landscape, etc.); otherwise it could be use for landfill if leveled

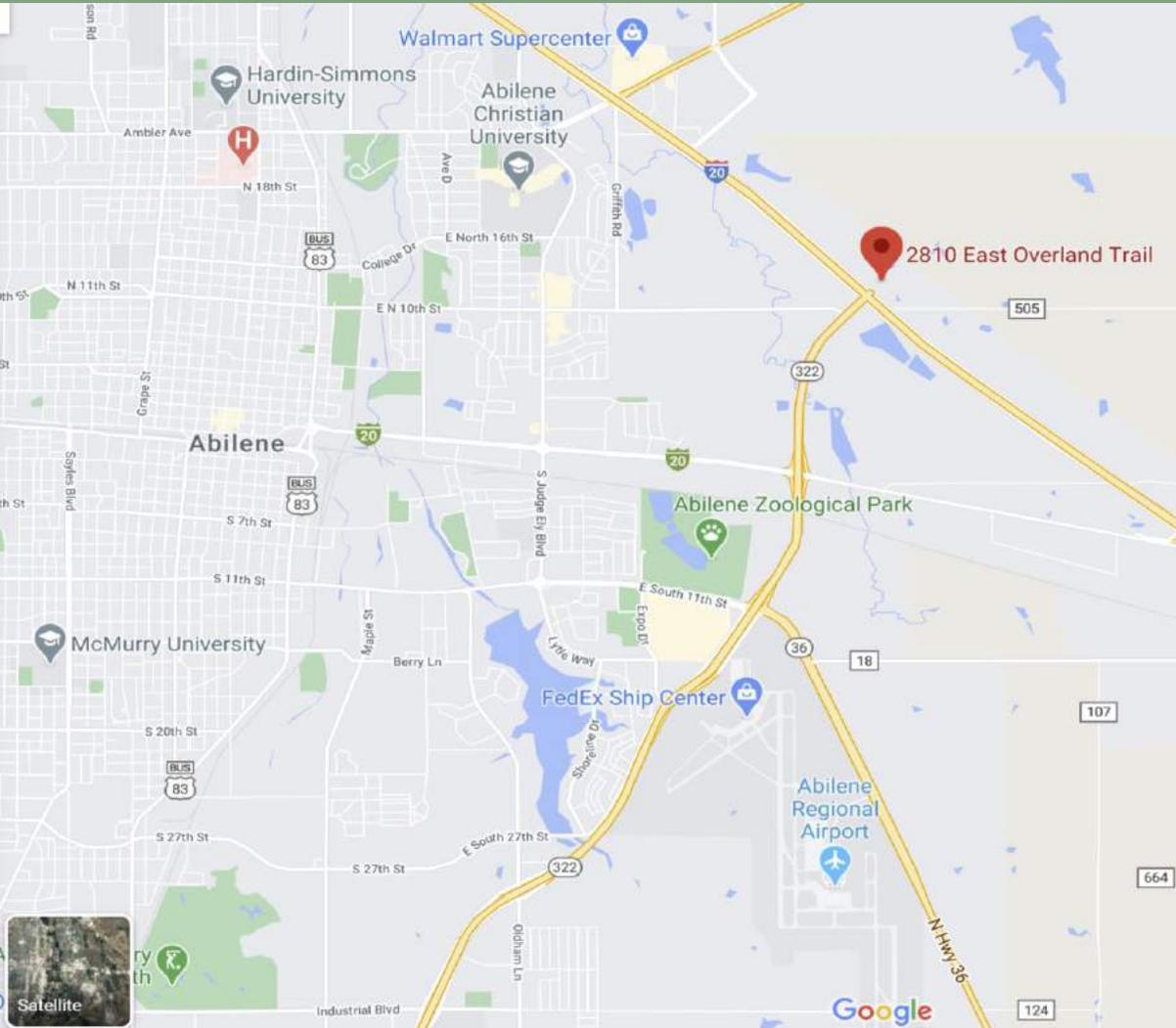


Priced by proposed platted lot ranging between ~\$4.5/SF to ~\$7.0/SF



(817) 913-4615
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[Nick Miller / Broker](#)

2810 E Overland Trl - location & notable aspects



Location:

▫ [Abilene best employers](#)

▫ [Abilene demographics](#)

▫ [CoStar Underwriters](#)

[Report](#) – comprehensive analysis of the commercial world in Abilene

Notable aspects:

ZONED:

GC, GR, AO

General Retail

General Commercial

Ag Open Space

TRAFFIC COUNT

~36,000 VPD

UTILITIES

Available to the property

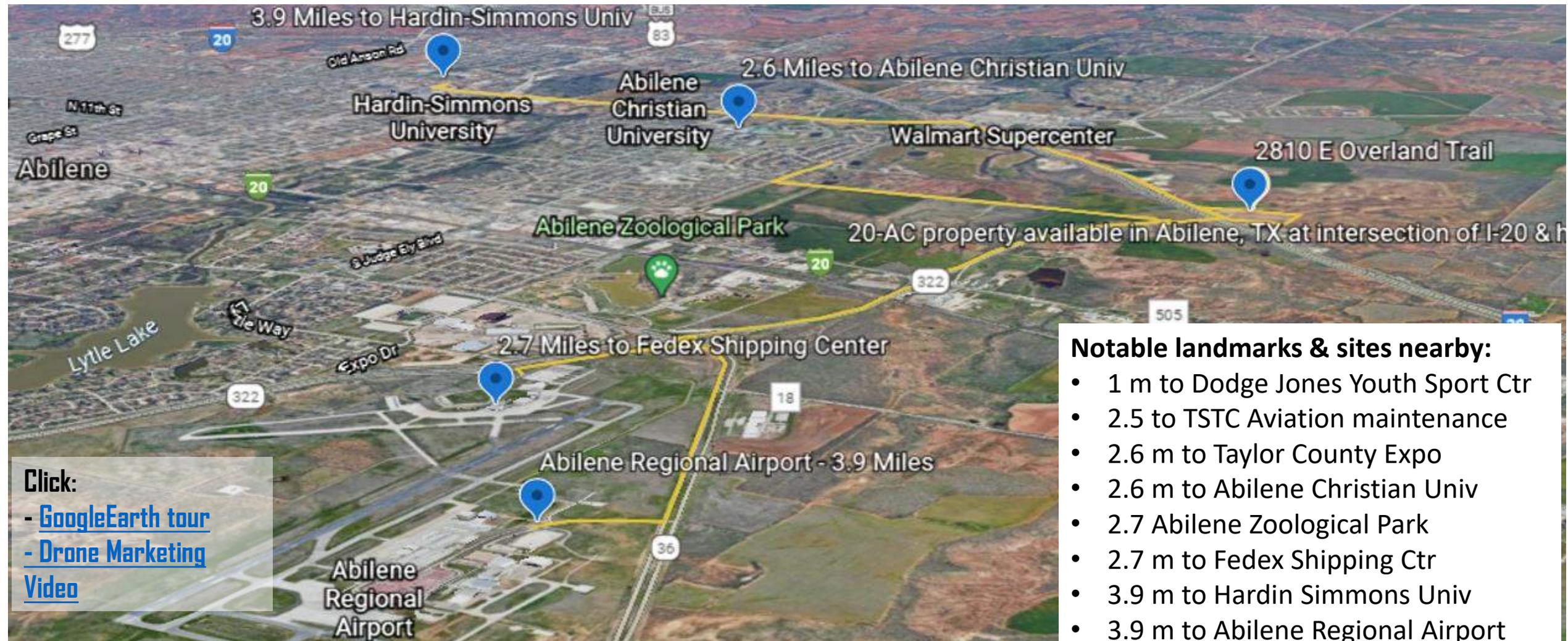


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Notable landmarks & sites nearby:

- 1 m to Dodge Jones Youth Sport Ctr
- 2.5 to TSTC Aviation maintenance
- 2.6 m to Taylor County Expo
- 2.6 m to Abilene Christian Univ
- 2.7 Abilene Zoological Park
- 2.7 m to Fedex Shipping Ctr
- 3.9 m to Hardin Simmons Univ
- 3.9 m to Abilene Regional Airport

Click:

- [GoogleEarth tour](#)
- [Drone Marketing Video](#)



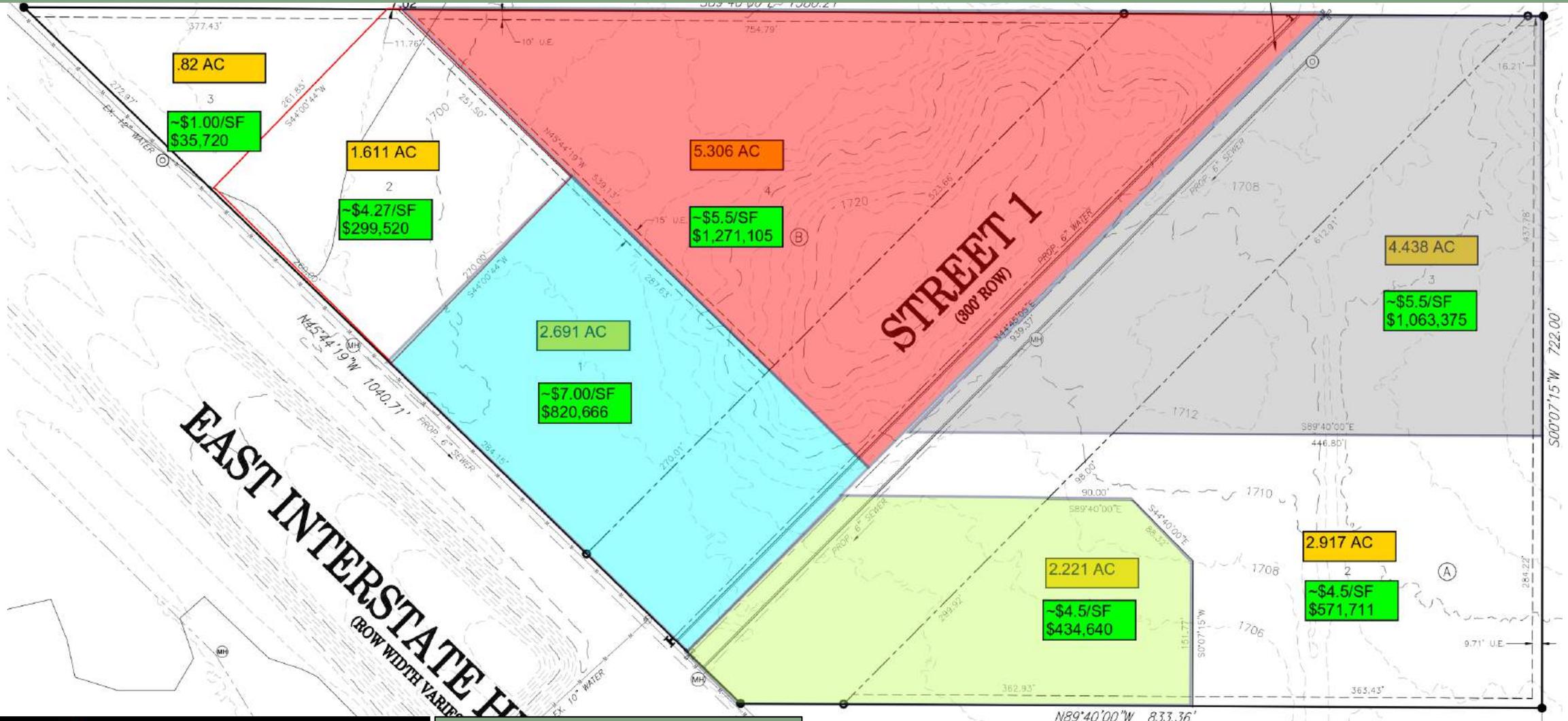
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2810 E Overland Trl- lot overview (proposed plat)



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2810 E Overland Trl – lot pricing (proposed plat)

Proposed plats		size to cntr of ROW	Size/SF	Price/SF by location	Total Price
Block	Lot				
A	1	2.217	96,586.5	\$4.50	\$434,640
	2	2.917	127,046.7	\$4.50	\$571,711
	3	4.438	193,340.8	\$5.50	\$1,063,375
B	1	2.691	117,237.9	\$7.00	\$820,666
	2a	0.000	45,868.7	\$6.00	\$275,213
floodplain	2b	0.000	24,306.5	\$1.00	\$24,307
floodplain	3	0.000	35,719.2	\$1.00	\$35,720
	4	5.306	231,109.8	\$5.50	\$1,271,105
		20.000	871,216.1	\$5.16	\$4,496,737
				Average for all	



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2810 E Overland Trl – contact info



If you have any interest in this property, please feel free to contact me at the phone number below or NMiller@RealtySidebySide.com

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Information About Brokerage Services

11-2-2015

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.

Realty Side by Side, LLC

Licensed Broker/Broker Firm Name or
Primary Assumed Business Name

599678

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