



PRICE: \$2,000,000

**2601 E HIGHWAY 80**

Abilene, TX 79601

**Jack Oduro**

Agent  
512.977.8596  
jack@moriahrealstate.com

PRICE: \$2,000,000

# 2601 E HIGHWAY 80

Abilene, TX 79601



## Property Description

2601 E Highway 80 presents an excellent opportunity to acquire a fully leased, income-producing commercial investment property located at the signalized intersection of Highway 80 and Loop 322 in Abilene, Texas.

The property consists of 16,555 square feet of improvements situated on approximately 7.5 acres and includes two separate buildings occupied by established tenants. The front building features 4,460 square feet of retail space, while the second building contains 12,095 square feet of industrial space occupied by a national industrial tenant. Currently 100% leased, the property offers stable cash flow, diversified income from two tenants, and long-term lease commitments, along with potential future upside through rental growth and excess land value.

## Offering Summary

Sale Price:	\$2,000,000
Lot Size:	20,908 SF
Building Size:	16,555 SF

## Location Description

Situated just northeast of Abilene, TX 2601 East Highway 80, Abilene, TX is positioned on the corner of Loop 322 and East Highway 80, this property offers a unique blend of accessibility and privacy within one of the city's established industrial corridors near other established enterprises like the Abilene Regional Airport, Great Lakes Cheese Company, Abilene Zoo, Taylor County Expo Center and Tige Boat. Located just east of loop 322 and Hwy 80—a primary east-west thoroughfare—the site benefits from close proximity to high-traffic highway and maintaining a controlled hard corner.

## Property Highlights

- 16,555 SF Commercial Investment Property | 7.5 Acres
- 100% Leased | Two Established Tenants
- Retail Building | Industrial Building
- Signalized Corner at Highway 80 & Loop 322
- Near Abilene Regional Airport | Major Industrial & Commercial Users

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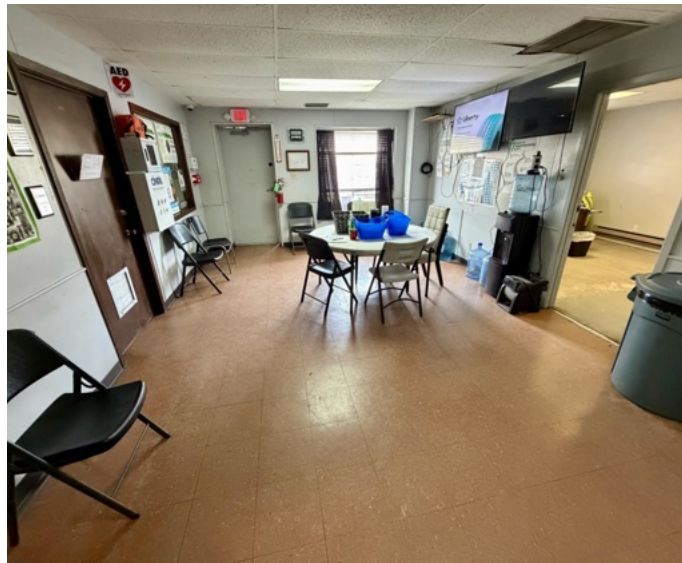
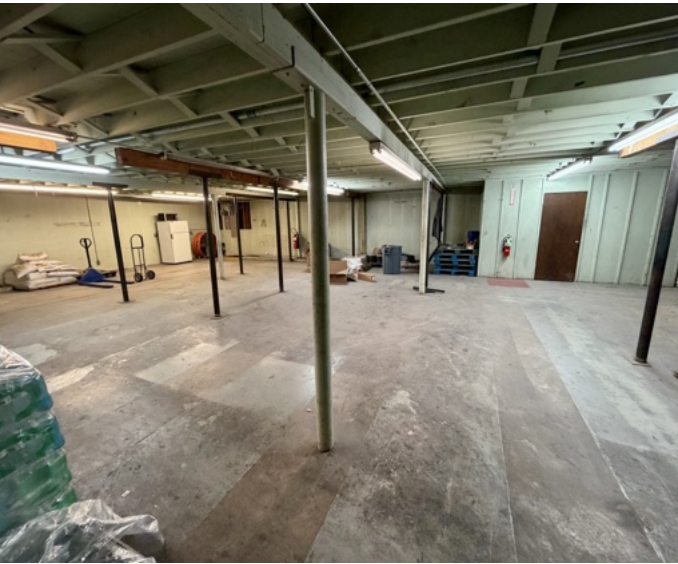
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**MORIAH**  
BROKERAGE SERVICES, LLC

PRICE: \$2,000,000

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## Moriah Brokerage Services, LLC



JOHN ELPHICK, CCIM  
BROKER

TREY DENNIS  
BROKER

WES GOTCHER  
PRESIDENT/MANAGING  
BROKER

STEPHANIE GAUTHIER  
AGENT

JACK ODURO  
AGENT



MIKE GRESBACK  
AGENT

TOMMY REYNOLDS  
AGENT

MEGAN YANCEY  
TRANSACTION COORD.

HUNTER HICKOK  
AGENT

JOEY YARELA  
AGENT

PRESLEY FLATT  
MARKETING SPECIALIST

### Significant Assignments & Transactions



INDUSTRIAL | OFFICE | RETAIL | LAND | MULTIFAMILY

MORIAH BROKERAGE SERVICES, LLC | P: 432-682-2510

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Contact Broker:

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