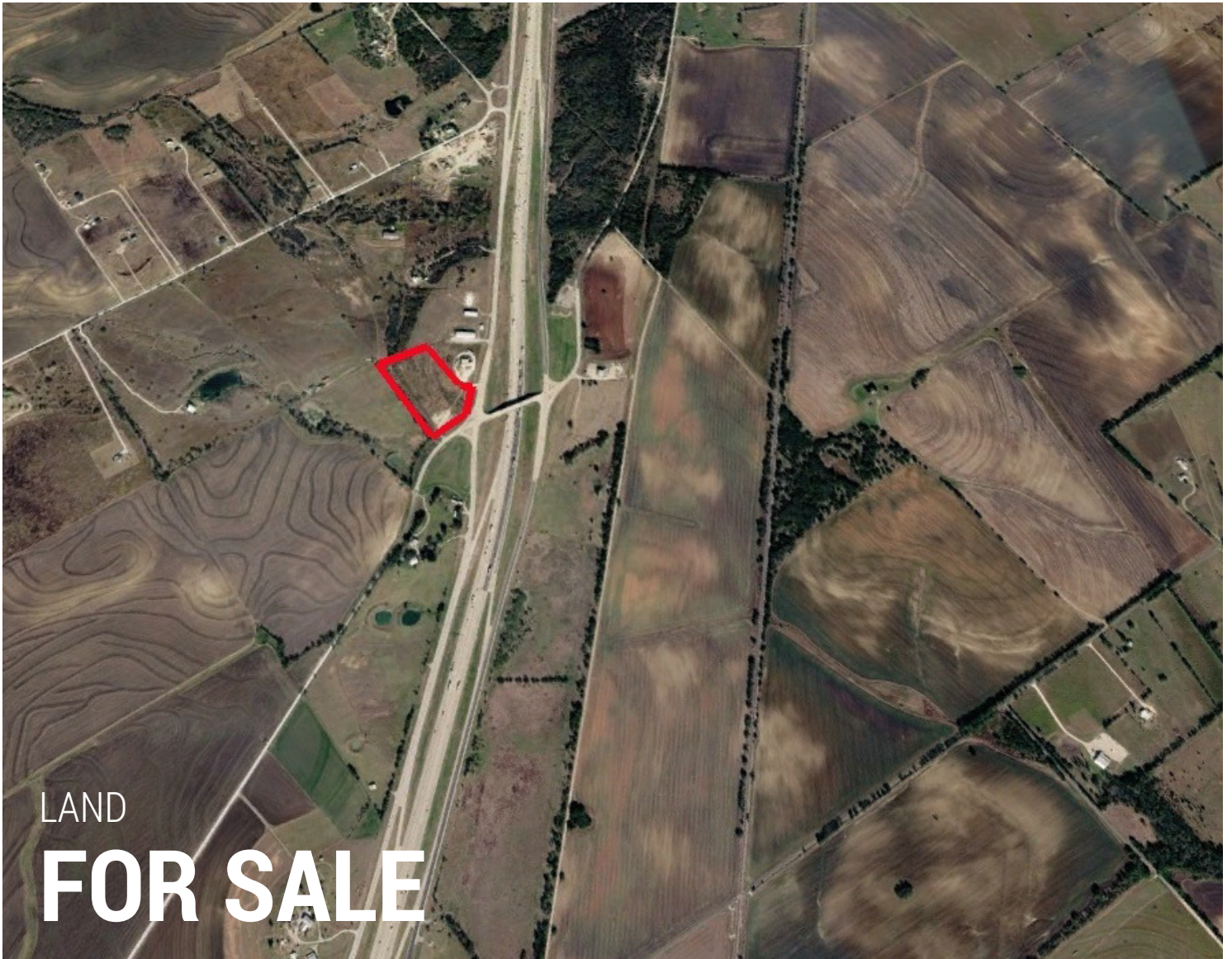


# 351 INTERSTATE 35

Abbott, TX 76621



**Jim Leatherwood**

Managing Partner / Broker

O: 817.849.8282

C: 214.926.8654

[jleatherwood@silveroakcre.com](mailto:jleatherwood@silveroakcre.com)



# 351 INTERSTATE 35

LAND FOR SALE

Abbott, TX 76621



## OFFERING SUMMARY

<b>Sale Price:</b>	Call For Pricing
<b>Lot Size:</b>	7.2 +/- Acres
<b>Utilities:</b>	Water: Available (Meter Installed by Menlow Water Supply) Sewer: None (Septic) Electric: Available * To Be Verified By Buyer
<b>Zoning:</b>	None

## PROPERTY OVERVIEW

Discover a rare land investment or user opportunity at 351 Interstate 35 in Abbott, Texas. This expansive parcel offers direct frontage along Interstate 35, presenting exceptional visibility and strategic access for future development. The site provides a blank canvas with flat topography ideal for flexible land use, whether for commercial, industrial, or mixed-use concepts.

## PROPERTY HIGHLIGHTS

- Direct Interstate 35 frontage for high visibility
- Flat developable topography suitable for diverse uses
- Ideal for commercial or industrial land development and residential type uses
- Strategic location near major transportation routes
- Strong potential for long term land appreciation

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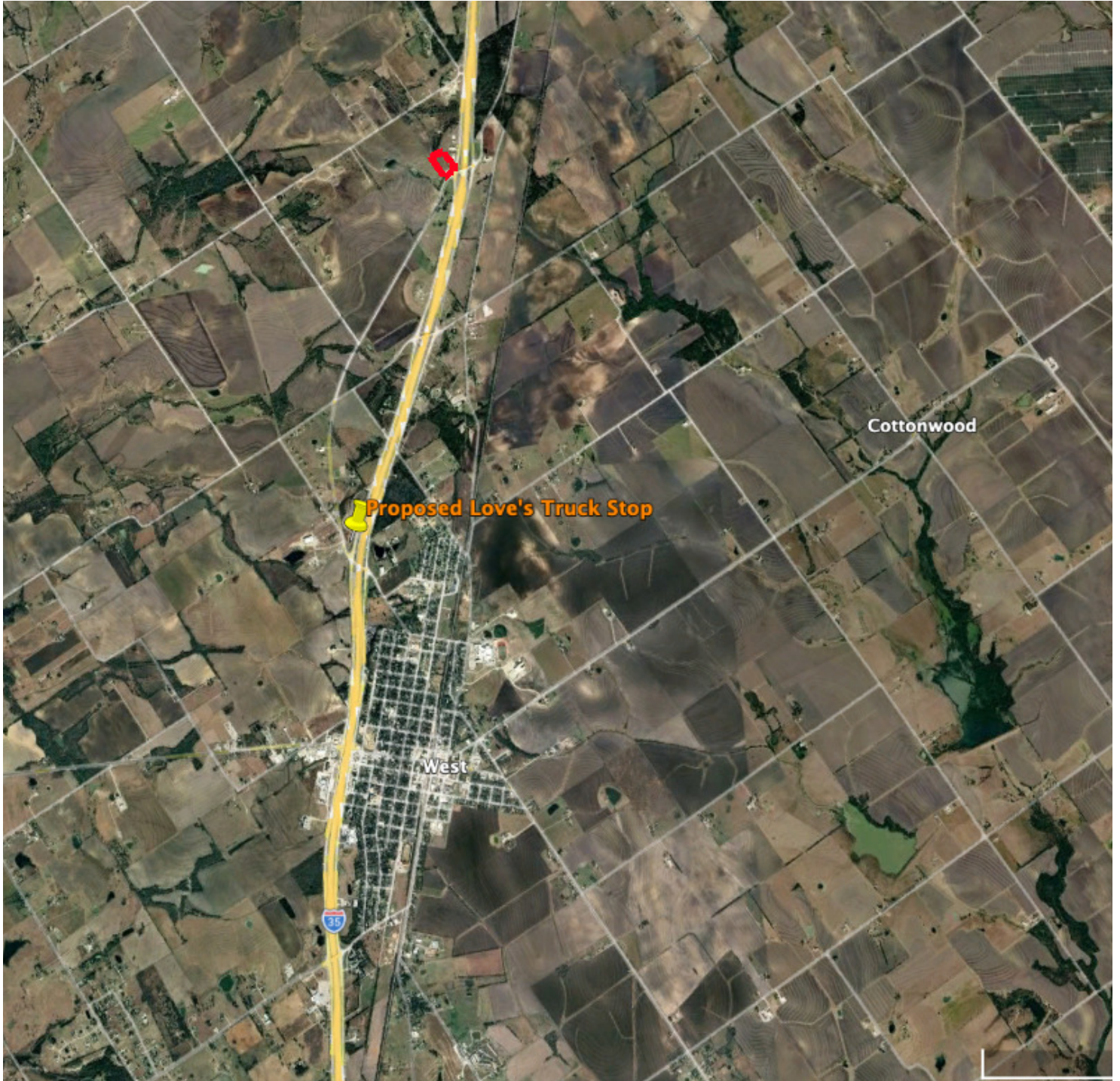
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# 351 INTERSTATE 35

LAND FOR SALE

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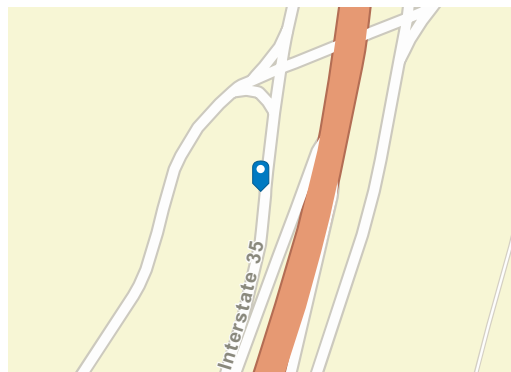
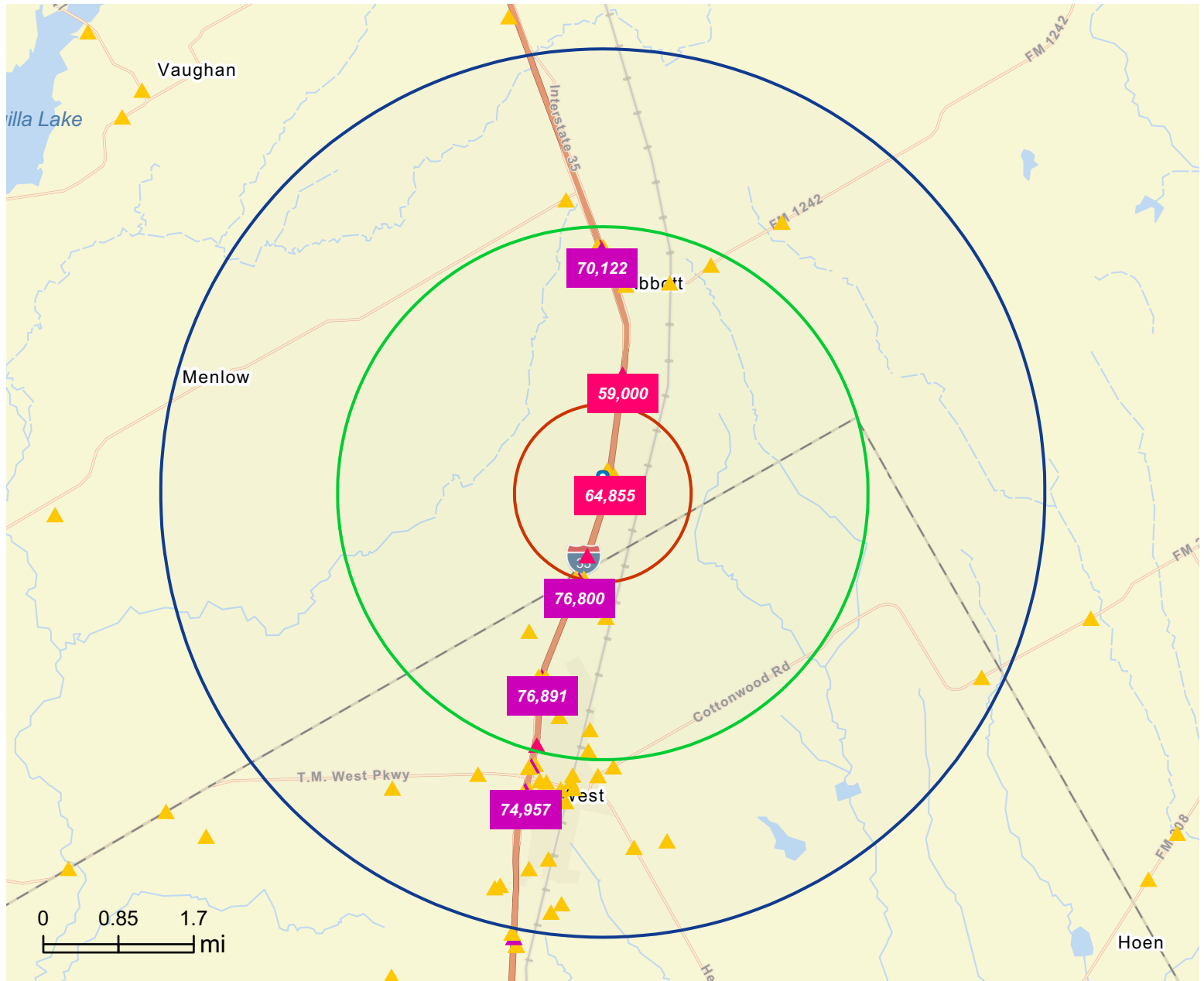
**SILVER OAK**  
COMMERCIAL REALTY



# Traffic Count Map

351 Interstate 35, Abbott, Texas, 76621

Rings: 1, 3, 5 mile radii



## Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



Source: Traffic Counts (2025)

# Executive Summary

351 Interstate 35, Abbott, Texas, 76621



Rings: 1, 3, 5 mile radii

Population	1 mile	3 miles	5 miles
2010 Population	29	1,875	4,303
2020 Population	32	1,848	4,189
2025 Population	35	1,879	4,287
2030 Population	37	1,910	4,352
2010-2020 Annual Rate	0.99%	-0.14%	-0.27%
2020-2025 Annual Rate	1.72%	0.32%	0.44%
2025-2030 Annual Rate	1.12%	0.33%	0.30%

Age	1 mile	3 miles	5 miles
2025 Median Age	41.2	44.0	43.1
U.S. median age is 39.1			

Race and Ethnicity	1 mile	3 miles	5 miles
White Alone	77.1%	81.3%	81.3%
Black Alone	5.7%	3.2%	2.6%
American Indian Alone	0.0%	0.6%	0.7%
Asian Alone	0.0%	0.2%	0.1%
Pacific Islander Alone	0.0%	0.1%	0.1%
Some Other Race Alone	8.6%	5.7%	6.3%
Two or More Races	8.6%	9.1%	8.9%
Hispanic Origin	22.9%	15.1%	15.1%
Diversity Index	60.3	49.9	49.9

Households	1 mile	3 miles	5 miles
2010 Total Households	14	683	1,705
2020 Total Households	14	650	1,651
2025 Total Households	17	689	1,740
2030 Total Households	18	712	1,799
2010-2020 Annual Rate	0.00%	-0.49%	-0.32%
2020-2025 Annual Rate	3.77%	1.12%	1.01%
2025-2030 Annual Rate	1.15%	0.66%	0.67%
2025 Average Household Size	1.94	2.58	2.38
Wealth Index	81	76	72

**Source:** Esri forecasts for 2025 and 2030. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography.

<b>Mortgage Income</b>	<b>1 mile</b>	<b>3 miles</b>	<b>5 miles</b>
2025 Percent of Income for Mortgage	0.0%	22.7%	22.9%
<b>Median Household Income</b>			
2025 Median Household Income	\$102,099	\$83,295	\$72,475
2030 Median Household Income	\$105,371	\$98,571	\$82,406
2025-2030 Annual Rate	0.63%	3.43%	2.60%
<b>Average Household Income</b>			
2025 Average Household Income	\$98,429	\$93,474	\$89,447
2030 Average Household Income	\$104,037	\$102,431	\$99,096
<b>Per Capita Income</b>			
2025 Per Capita Income	\$37,742	\$36,224	\$35,716
2030 Per Capita Income	\$39,792	\$40,400	\$40,290
2025-2030 Annual Rate	1.06%	2.21%	2.44%
<b>Income Equality</b>			
2025 Gini Index	25.2	39.0	40.6
<b>Socioeconomic Status</b>			
2025 Socioeconomic Status Index	50.6	50.1	48.2
<b>Housing Unit Summary</b>			
Housing Affordability Index	0	93	92
2010 Total Housing Units	17	765	1,894
2010 Owner Occupied Hus (%)	85.7%	74.5%	72.8%
2010 Renter Occupied Hus (%)	14.3%	25.5%	27.1%
2010 Vacant Housing Units (%)	17.6%	10.7%	10.0%
2020 Housing Units	16	709	1,796
2020 Owner Occupied HUs (%)	85.7%	76.3%	74.7%
2020 Renter Occupied HUs (%)	14.3%	23.7%	25.3%
Vacant Housing Units	12.5%	8.6%	9.1%
2025 Housing Units	18	741	1,875
Owner Occupied Housing Units	88.2%	77.7%	76.1%
Renter Occupied Housing Units	11.8%	22.4%	23.9%
Vacant Housing Units	5.6%	7.0%	7.2%
2030 Total Housing Units	19	765	1,935
2030 Owner Occupied Housing Units	16	573	1,415
2030 Renter Occupied Housing Units	2	139	384
2030 Vacant Housing Units	1	53	136



# Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-03-2025



## 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.

**WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS:** A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

## 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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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.

## A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

**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.

**Silver Oak Commercial Realty, LLC**      **9000679**      **info@silveroakcre.com**      **817-849-8282**

Name of Sponsoring Broker (Licensed Individual or Business Entity)      License No.      Email      Phone

**James Leatherwood**      **0493949**      **jleatherwood@silveroakcre**      **817-849-8282**

Name of Designated Broker of Licensed Business Entity, if applicable      License No.      Email      Phone

Name of Licensed Supervisor of Sales Agent/Associate, if applicable      License No.      Email      Phone

Name of Sales Agent/Associate      License No.      Email      Phone

Buyer/Tenant/Seller/Landlord Initials

Date