

\$6,399,000 - 3101 W Stamford Street, Abilene

MLS® #21054791

\$6,399,000

0 Bedroom, 0.00 Bathroom,
Land on 106.00 Acres

Stephens Lowden, Abilene, TX

105.996 Acres of Prime Location and Access. Positioned at the NW edge of Abilene Proper, inside the city's highway loop, with direct frontage off the high-traffic Hwy 277 and I-20 interchange seeing 5 digit daily vehicle counts. Planned I-20 expansion will further enhance accessibility and drive increased traffic flow to the property. Property is among the largest land assemblages within Abilene Proper, offering significant development potential for commercial or mixed use projects. Minutes from the newly announced Stargate AI Program, Abilene Christian University, nearby residential neighborhoods, two schools, highway connections, and local retail services. Currently zoned Heavy Commercial, City of Abilene is open to additional uses via CUP or SUP approvals, creating diverse development opportunities. No prior projects or entitlements in place; ideal for a developer to bring their own vision to life.

Essential Information

MLS® #	21054791
Price	\$6,399,000
Bathrooms	0.00
Acres	106.00
Type	Land
Sub-Type	Unimproved Land
Status	Active



Community Information

Address	3101 W Stamford Street
Subdivision	Stephens Lowden
City	Abilene
County	Taylor
State	TX
Zip Code	79603-1618

Amenities

Utilities	City Sewer, Concrete, Electricity Available, Natural Gas Available, Other
Features	Greenbelt

Exterior

Lot Description	Acreage, Adjacent to Greenbelt, Brush, Few Trees, Greenbelt, Irregular Lot, Mesquite, Undivided
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School Information

District	Abilene ISD
Elementary	Ortiz
Middle	Mann
High	Abilene

Additional Information

Zoning	Heavy Commercial, city is open to other uses upon submission of SUP or CUP application
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Listing Details

Listing Agent	John Laudenslager
Listing Office	Black Tie Real Estate

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Listing information last updated on November 21st, 2025 at 3:45am CST