

±3.609 ACRES

**3002 W LAKE RD.
ABILENE, TX 79601**

EXECUTIVE SUMMARY



OFFERING

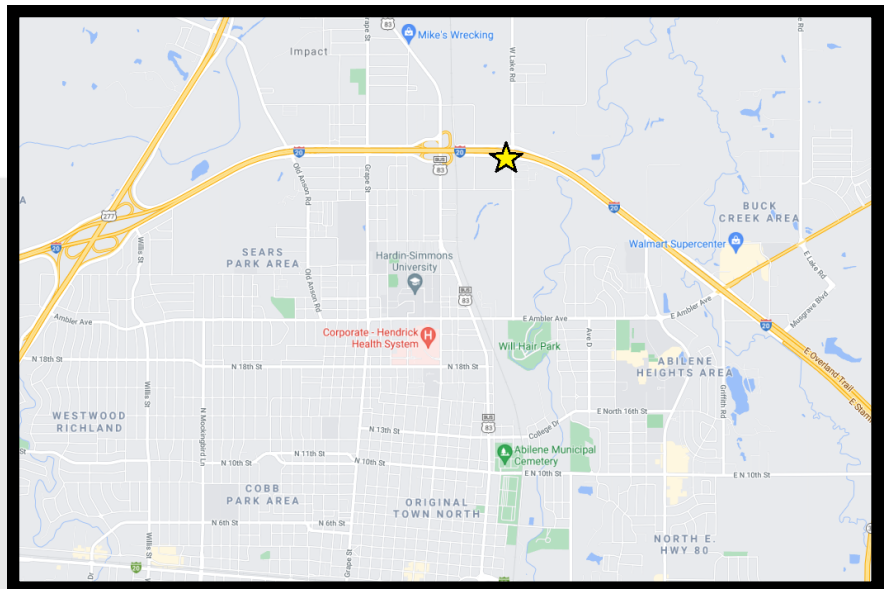
Sale Price	\$628,000
Lot Size	±3.609 Acres
Zoning	AO
Price / Square Foot	~\$4.00

OVERVIEW

Investment and/or Owner Use

PROPERTY FEATURES

- Access to Utilities
- Excellent Development Potential
- Increased Market Activity
- Easy Access Interstate 20



DEREK PETERSON

BROKER

325.698.9960

DEREK@PETERSONREALESTATE.COM

PETERSONREALESTATE.COM

2266 INDUSTRIAL BLVD. STE C | ABILENE, TX 79602 | 325.698.9960

All property listing information contained herein is subject to the possibility of errors, omissions, change of price, prior sale, or withdrawal without notice.

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PHOTOS



PETERSON
REAL ESTATE

PETERSONREALESTATE.COM

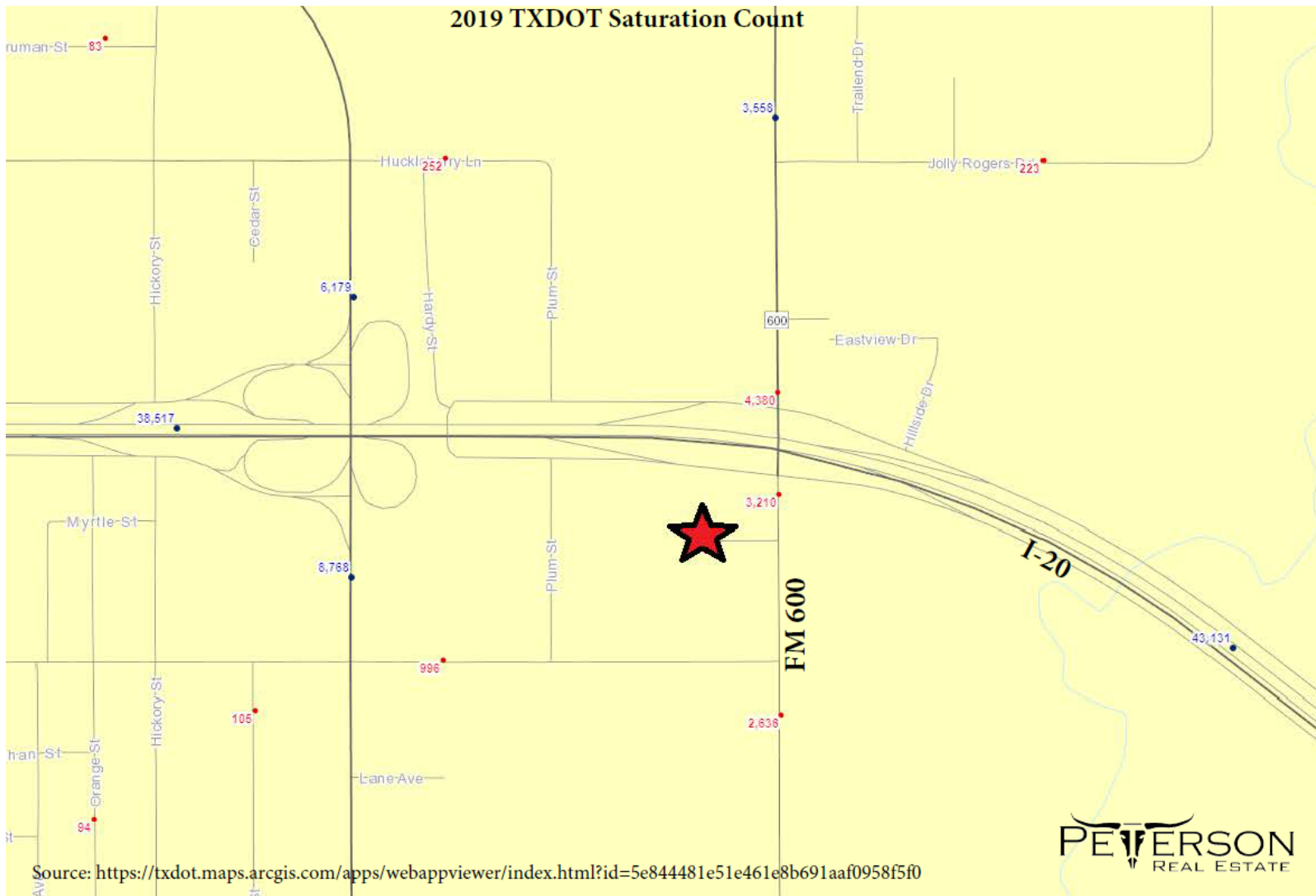
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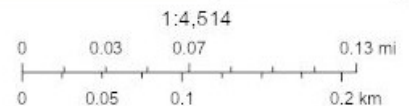
PHOTOS

ArcGIS Web Map



5/16/2021, 5:20:35 PM

Water Lines Parcels
Sewer Lines Streets



City of Abilene, Taylor County, Texas Parks & Wildlife, Esri, HERE, Garmin,

ArcGIS Web AppBuilder
City of Abilene, Taylor County, Texas Parks & Wildlife, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA | City of Abilene, TX | City of Abilene | TNRIS, Texas, NAIP, USDA |

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AREA MAP



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Information About Brokerage Services

Texas law requires all real estate licensees 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.

Peterson Real Estate, LLC	9005513	peterstonlandbroker@gmail.com	(325)698-9960
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Derek Peterson	0620445	peterstonlandbroker@gmail.com	(325)698-9960
Designated Broker of Firm	License No.	Email	Phone
Derek Peterson	0620445	peterstonlandbroker@gmail.com	(325)698-9960
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
 Sales Agent/Associate's Name	 License No.	 Email	 Phone
 Buyer/Tenant/Seller/Landlord Initials		 Date	

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov