

# Unimproved Land - Millsap, TX



## Tbd A W Interstate 20, Millsap, TX, 76066

Offered at \$1,750,000

Over 1800ft of Interstate-20 frontage PLUS over 2200ft service road access! Abundance of exposure on this UNZONED 27+acres make this property ideal for businesses that can capitalize on 25k+avg daily traffic. Over 42% of traffic include 3+axle Semis. No surprise since the Gilbert Pit, operated by Vulcan Materials, is accessed at this exit & on-ramp. I-20 in Parker County is accessible to East & West Tx with the UP Dallas Intermodal terminal only 86 miles East. These 27acs sit along the 120 mile stretch btw Wford & Abilene where you'll find Loves Pilot Petro & Flying J truck stops yet none as convenient to almost 1000 rock trucks per day. Opportunities also include the 1280mi Brazos River which is visited by 1000s of Tourists annually. The Brazos River is walking distance allowing for numerous potential recreational developments. The property is an operating & cash generating ATV park for long term or temp revenue. Txt ZEAL20 to 88000 for marketing deck & stats.

0 Bedrooms
0 Bathrooms
Unknown sqft sqft
27.59 acre (lot size)
Built: Unknown year



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