

8306 I-20, Clyde, Texas 79510

MLS#: 21371339 **N** Active
Property Type: Land

8306 I-20 Clyde, TX 79510
SubType: Unimproved Land

LP: \$795,000
OLP: \$795,000

Recent: 08/27/2026 : NEW



Subdivision: AB 30 SECTION 53
County: Callahan
Country: United States
Parcel ID: [R017740](#)
Lot: **Block:**
Legal: ACRES: 7.180 ABSTRACT 30 SECTION 53 BBB&C SUR
Unexempt Tx: \$180
Spcl Tax Auth:

Lst \$/Acre: \$110,724.23

Lake Name:

Plan Dvlpm:

MultiPrcl: No **MUD Dst:** No

PID:No

Land SqFt: 312,761

Acres: 7.180

\$/Lot SqFt: \$2.54

Lot Dimen:

Will Subdv: No

HOA: None

HOA Co:

HOA Website:

HOA Management Email:

General Information

AG Exemption: No

Wells:

Bottom Land Ac:

School Information

School Dist: Clyde Cons ISD

Elementary: Clyde

Primary:

Middle:

Jr High: Clyde

High: Clyde

Sr High:

Features

Lot Description: Other

Lot Size/Acres: 5 to < 10 Acres

Present Use: Commercial, Development, Industrial, Investment, Unimproved, Vacant

Proposed Use: Commercial, Development, Investment

Zoning Info: Unknown

Development: Unzoned, Other

Street/Utilities: All Weather Road, City Water, Electricity Available, Individual Water Meter

Crops/Grasses:

Surface Rights:

Waterfront:

Vegetation: Cleared

Restrictions: No Known Restriction(s)

Easements: Other

Documents:

Type of Fence:

Exterior Bldgs:

Special Notes: Aerial Photo

Possession: Closing/Funding

Showing: Appointment Only, Occupied

Plat Wtrfn Bnd:

Remarks

Property Description: Prime Unimproved Land new to market. 7+- acres with an impressive 400 feet of frontage road along the I-20 access road, offering outstanding visibility and effortless entry for any operation. Currently used for parking and storage of large tank trailers, this property is already proven functional for heavy, equipment and industrial support. With water and electric available this site is ready for immediate development. Positioned just outside of Abilene in the growing community of Clyde TX. This tract sets in the path of the expanding industry corridor and workforce demand. Its location and layout make it an excellent candidate for a RV Park, Small Home Community, Contractor Housing, storage units, truck stop or continued heavy equipment use. Flat terrain, easy access, and strong regional growth combine to make this a rare opportunity for investors or builders looking to capitalize on Central Texas expansion. Buyer's Agent to verify all information, including measurements, taxes, and utilities. All that is missing is your plan. Do not drive onto property with an agent

Public Driving Directions: 8306 I-20 West Clyde Tx will Take you to Property

Seller Concessions YN:

Agent/Office Information

CDOM: 4

DOM: 4

LD: 08/27/2026 **XD:** 08/27/2027

List Type: Exclusive Right To Sell

List Off: [Trinity Ranch Land Cross Plain](#) (TRLCP1) 254-725-4181

LO Addr: 225 SW 5th Cross Plains, Texas 76443

List Agt: [Karen Lenz](#) (0432195) 325-668-3604

LA Email: karen@trinityranchland.com

LO Fax: 855-398-4520

Brk Lic: 0432195

LO Email:

LA Cell: 325-668-3604

LA Fax: 254-725-4184

LA Othr:

LA/LA2 Texting:

List Agt 2: [Stephen Reid](#) (0799318) 432-301-5517
LA Website:

LA2 Cell: 432-301-5517
LA2 Email: stephen@trinityranchland.com
LO Sprvs: Karen Lenz (0432195) 254-725-4181

Showing Information			
Call:	Agent	Appt:	4323015517
Keybox #:	0000	Keybox Type:	None
Owner Name:	As Of Record		
Show Instr:	Contact listing agents for showing. Do not drive on property without appointment		
Seller Type:	Standard/Individual		
Show Allowed:	Yes		
Show Srvc:	None		
Showing:	Appointment Only, Occupied		
Surveillance Devices Present:	Video		
Consent for Visitors to Record:	None		

Prepared By: Lori Jobe Trinity Ranch Land Cross Plain on 08/31/2026 09:47

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