

# \$995,000 - 3792 Fm 1304, Abbott

MLS® #20578149

**\$995,000**

0 Bedroom, 0.00 Bathroom,  
Commercial Sale on 5.61 Acres

J FREDERICK, Abbott, TX

Introducing an exceptional commercial opportunity with 5.61 acres of prime property perfectly positioned for your next big business venture. Currently used for Truck Services & Trailer Washouts. Enjoy fantastic visibility & accessibility from I-35, boasting high traffic count & easy off-on access from both directions. Located off Exit 359, this trucking service facility is strategically situated approximately 10 miles south of the I-35 split in Hillsboro, just 1-hour from DFW & 20 minutes north of Waco. 6,000 sq-ft shop area & 1,000 sq-ft office spaces. The shop boasts 20-foot-high ceilings in the center for versatile usage. All foam insulation for optimal comfort & energy efficiency year-round. Outside city limits, no restrictions, providing endless possibilities for customization & expansion. 3 large entrance & exit drivewaysâ€”2 measuring 45 feet wide & one 60-foot wide. Only 1 mile from two I-35 rest areas (1 each direction) with approximately 250 truck parking spots each.



Built in 1999

## Essential Information

|                           |           |
|---------------------------|-----------|
| Days on Market            | 557       |
| Cumulative Days on Market | 356       |
| MLS® #                    | 20578149  |
| Price                     | \$995,000 |
| Bathrooms                 | 0.00      |

|            |                 |
|------------|-----------------|
| Stories    | 1               |
| Acres      | 5.61            |
| Year Built | 1999            |
| Type       | Commercial Sale |
| Sub-Type   | Business        |
| Status     | Closed          |

### Community Information

|             |              |
|-------------|--------------|
| Address     | 3792 Fm 1304 |
| Subdivision | J FREDERICK  |
| City        | Abbott       |
| County      | Hill         |
| State       | TX           |
| Zip Code    | 76621-3251   |

### Amenities

|           |  |
|-----------|--|
| Utilities | Aerobic Septic, Asphalt, Co-op Electric, Outside City Limits                 |
| Garages   | 2-Car Single Doors, Covered, Additional Parking, Concrete, Gravel, Oversized |

### Interior

|         |                   |
|---------|-------------------|
| Floors  | Concrete          |
| Heating | Central, Electric |
| Stories | 1                 |

### Exterior

|                 |                         |
|-----------------|-------------------------|
| Lot Description | Acreage, Cleared, Level |
| Roof            | Metal                   |
| Construction    | Metal Siding            |
| Foundation      | Slab                    |

### Additional Information

|        |                    |
|--------|--------------------|
| Zoning | not in city limits |
|--------|--------------------|

### Listing Details

|                |                  |
|----------------|------------------|
| Listing Agent  | Katie Miller     |
| Listing Office | Real Broker, LLC |

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