

\$995,000 - 3792 Fm 1304, Abbott

MLS® #221943

\$995,000

0 Bedroom, 0.00 Bathroom,
Commercial Sale on 5.61 Acres

N/A, 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. This location is a certified Ambest Service Center with a 50-mile territory radius. This allows you access to corporate billing and national accounts, as well as purchase direct from major parts manufacturers. 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.



Essential Information

Days on Market 557

Cumulative Days on Market 293

MLS® #	221943
Price	\$995,000
Bathrooms	0.00
Acres	5.61
Type	Commercial Sale
Status	Closed

Community Information

Address	3792 Fm 1304
Subdivision	N/A
City	Abbott
County	Hill
State	TX
Zip Code	76621-

Amenities

Utilities	Other, Septic, No Sewer
Features	Outside Storage
Garages	Gravel, Parking Lot

Interior

Interior Features	High Speed Internet Available
Heating	Central, Electric

Exterior

Roof	Metal
Construction	Siding, Other

Listing Details

Listing Agent	Katie Miller
Listing Office	Real Broker, LLC

Users may not reproduce or redistribute the data found on this site. The data is for viewing purposes only. Data is deemed reliable, but is not guaranteed accurate by the MLS or NTREIS.

Listing information last updated on October 12th, 2025 at 9:46pm CDT