



**For Sale** on Market

# \$700,000

Call 7138840322 Today!

## TBD I-35, ABBOTT, TX 76621

BRING ALL OFFERS! This 16+ acre property, located in the rapidly growing Hill County, TX, offers an exceptional opportunity for development with approximately 1,100 feet of adjoining northbound I-35 service road. Boasting prime visibility and high traffic exposure, this lot is perfectly positioned for a wide range of commercial or residential projects. With ample acreage and convenient access to 35, it's an ideal location for businesses seeking growth potential or investors looking to capitalize on a prime piece of real estate in a growing part of Texas. Low taxes as it's currently AG EXEMPT so perfect for buy and hold!

### GENERAL DESCRIPTION

- Subdivision:** Wingate Estates
- Property Type:** Land / Unimproved Land
- Lotsize:** 731,808
- MLS# / Area:** NTREIS-20850987



**Presented By**  
**Alyssa Lienau**

Century 21 Lucky Money      7138840322

**Listing Broker**  
**JULIE SIDDON'S REALTORS, LLC**