



For Sale on Market

**\$700,000**

Call 7133771022 Today!

## LAND / UNIMPROVED LAND

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  
**Chad Sayles**

Walzel Properties - Spring

7133771022

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

TBD I-35, Abbott, TX 76621

Visit <https://www.har.com/NTREIS-20850987> for more information