

CENTURY 21[®]

Judge Fite Company



212 S HICKORY STREET

ABBOTT, TX 76621



\$1,200,000



8,351 sqft

DESCRIPTION

Prime commercial real estate opportunity on I-35! This established property, spanning over 6 acres, is ideally situated with incredible potential for further development. The 8,351 SF building offers ample space for a variety of uses, making it a versatile investment for your next venture. Equipped with essential utilities, including city sewer, city water, natural gas, and three-phase power, the property is ready for your vision. Located in a high-visibility area with easy access to I-35, this site benefits from a strong regional presence and consistent traffic flow. Whether you're looking to expand, start fresh, or repurpose the space, this property provides the foundation for success. Don't miss this exceptional opportunity to own a prime piece of real estate in a thriving location

PROPERTY TYPE: Commercial - Business

MLS STATUS: Active

MLS: 20381908

YEAR BUILT: 1965

COUNTY: Hill

TRACT OR SUBDIVIION: J O'BRIAN

LIST DATE: 06/05/2024

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800.451.8055

AREA:

SQUARE FEET: 8,351

TOTAL BEDS:

FULL BATHS:

HALF BATHS:

ACRES: 6.27

LOT SIZE (SQFT): 273,251

INTERIOR FEATURES

FLOOR COVERINGS:

- Laminate

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

PARKING:

- Asphalt
- CircularDriveway
- Driveway
- Gravel
- OnSite
- Oversized
- Paved
- ParkingLot

ROOF TYPE:

- Composition

SIDING:

- Other

FOUNDATION:

- Slab

UTILITIES

HEATING/COOLING:

- Central
- Electric
- NaturalGas

UTILITIES:

- SewerAvailable
- WaterAvailable

ADDITIONAL PROPERTY DETAILS

LISTED BY: Katie Miller 

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BROKERED BY: Real Broker, LLC

century21judgefite.com

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