

1323 Park Drive, Hillsboro, Texas 76645

MLS#: 20775214 Active

[1323 Park Drive Hillsboro, TX 76645-2633](#)

LP: \$399,000

Property Type: Commercial Sale

SubType: Business



Low LP: \$/Gr SqFt: \$155.86
Subdivision: Givens Add
County: Hill **Lake Name:**
Country: United States
Parcel ID: [112547](#) **Plan Dvlpm:**
Lot: 13B-1 **Block:** 3 **MultiPrcl:** No **MUD Dst:** No
Legal: GIVENS BLK 3 LT 13B - 15B & 16 - 18
Unexmpt Tx: \$12,986 **PID:**No
Spcl Tax Auth:

Bldg SF: 2,560/Public Records **Gross SqFt:** 2,560
Yr Built: 9999/See Remarks/Preowned **Zoning:** Multiple - Commercial & Residential
Apprsr: **Mult Zone:** Yes
Lot SqFt: 41,382/Estimated **# Units:** 1
Lot Dim: **Acres:** 0.950
Adult Community: **Will Subdiv:** **#Stories:** 1

General Information

Gross Income: \$0	Leasable SqFt: 2,560	Avg Monthly Lease:
Net Income: \$0	Leasable Space:	Spaces Leased:
Annual Expenses: \$0	Lease Expire Date:	Occupancy Rate:

Features

Building Use: Church	Ceiling Height: 8 to10 Feet
Inclusions: Land & Improvements	Flooring: Carpet, Laminate, Tile
Lot Size/Acre: .5 to < 1 Acre	Heating: Central, Natural Gas
Topography:	Cooling: Ceiling Fan(s), Electric
Soil:	
Rd Front Desc: City Street	Owner Pays: All Utilities, Cable TV, Electricity, Exterior Maintenance, Insurance, Security, Taxes, Water
Tenant Pays: None	Tot Ann Exp Inc:
Foundation: Pillar/Post/Pier	Lease Desc:
Construction: Siding, Vinyl Siding	Special Notes: Aerial Photo, Survey Available
Roof: Metal	Possession: Negotiable
Walls: Paneling, Plaster	
Freight Doors:	
Street/Utilities: All Weather Road, City Sewer, City Water, Electricity Connected, Overhead Utilities	
Showing: Showing Service	
Parking/Garage: Concrete, Gravel, On Site	

Remarks

Property Description: Discover the incredible versatility and unique potential of this spacious property, ideally situated at the heart of a thriving commercial and residential hub near Interstate 35. This charming building, originally used as a church, offers a rare opportunity for various uses, making it a remarkable investment for visionary buyers. The nearby QT gas station attracts steady traffic, ensuring strong visibility for any future business. The surrounding car washes, retail shops, and restaurants further increase the daily traffic flow, while the adjacent residential neighborhood adds to the community feel. This ideal blend of accessibility and nearby residential areas makes it a rare find, perfect for various commercial, residential, or mixed-use purposes.

Public Driving Directions: From I-25 head West on Hwy 22, take a right on Coke St. Property is on the left.

Agent/Office Information

Lst Ofc: JULIE SIDDON'S REALTORS, LLC **Lst Agt:** [Jessica Clayton](#)

Prepared By: Abigail Proulx JULIE SIDDON'S REALTORS, LLC on 01/03/2025 13:37

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