

SUMMITROCK

— PARTNERS —

PROPERTY FOR SALE

995 FM 1947

Hillsboro, Texas 76645 · Hill County

ASKING PRICE

\$400,000



ADDRESS

995 FM 1947

CITY / STATE

Hillsboro, TX

COUNTY

Hill County

LOT AREA

3.94 Acres

RENTAL HOME

640 sq ft

ZIP CODE

76645

PROPERTY HIGHLIGHTS

RV Park

3.94 acres

640 sq ft rental home

6 active RV lots

Expandable to 18 lots

Metal garage/barn

Mature trees

FM road access

Central Texas

CONTACT

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Why This Property

Location, demand drivers, and room to grow



I-35 Corridor Access

Positioned between Dallas–Fort Worth and Waco along one of Texas's fastest-growing freight and population corridors – ensuring a steady flow of travelers and long-term guests.



Lake Aquilla – Minutes Away

Lake Aquilla is a recreational lake destination just a short drive from the property, supporting both steady seasonal and long-term demand from boaters, campers, and outdoor enthusiasts.



Workforce Housing Gap

Limited quality RV and workforce housing exists locally relative to recent regional job growth – creating strong, underserved demand for this type of property.



Room to Grow – Septic Ready

Currently 6 active, finished RV pads with permitted capacity and septic already sized for expansion to 18 lots – infrastructure is in place to scale revenue without major capital outlay.

REGIONAL GROWTH

Major data center under construction ~12 miles away.

Multi-year construction is projected to drive a sustained wave of construction crews and long-term residents to the area – already getting inquiries for spots. Demand is here.

ACTIVE RV LOTS

6 Finished

EXPANSION CAPACITY

Up to 18

RENTAL HOME

640 sq ft

TOTAL ACREAGE

3.94 Acres

LOCATION SUMMARY

995 FM 1947 sits at the intersection of recreational draw and infrastructure-driven workforce demand – with I-35 access, Lake Aquilla proximity, and a nearby data center anchoring both leisure and long-term occupancy.

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