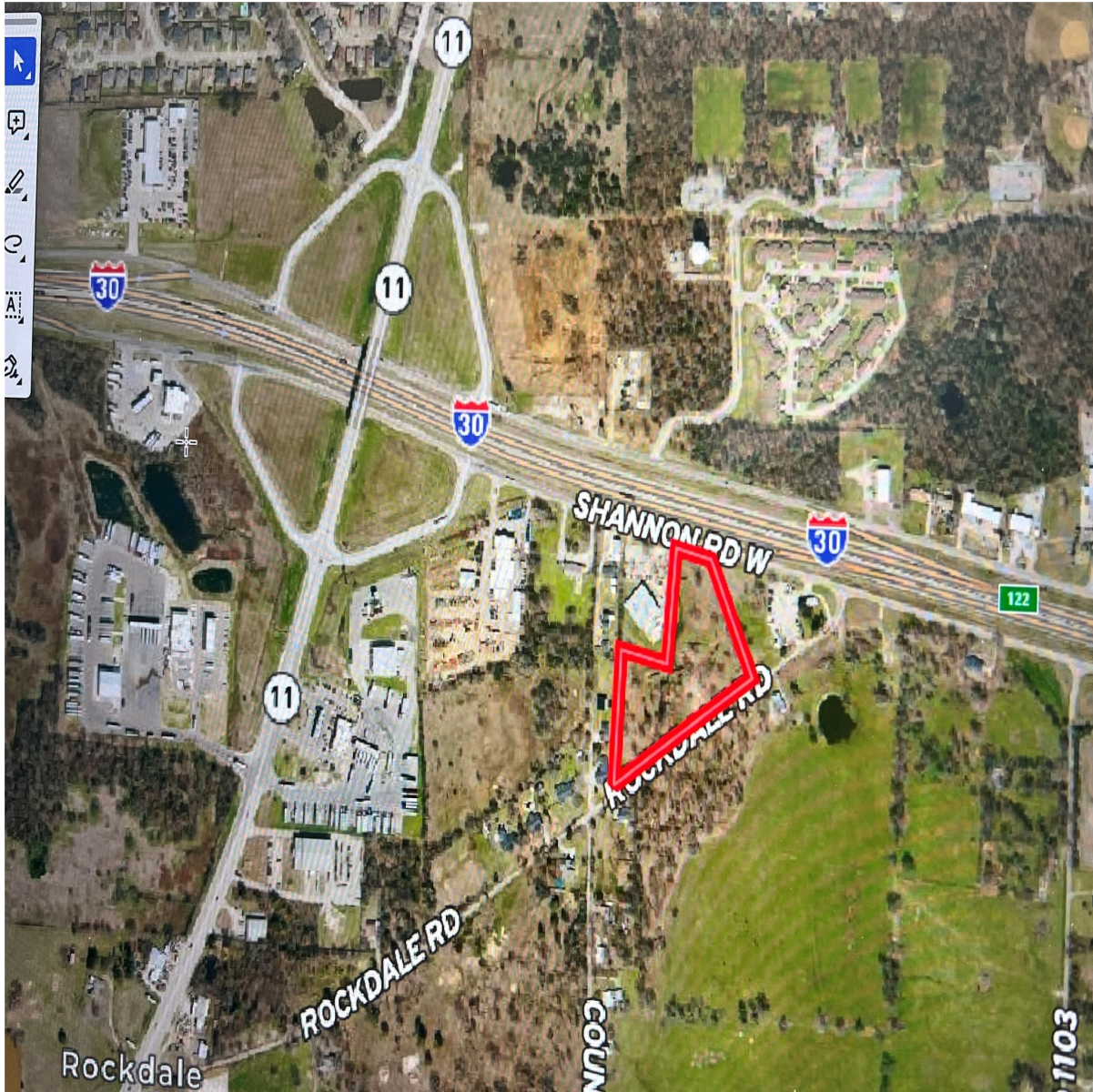


CENTURY 21

Judge Fite Company



1300 SHANNON ROAD W

SULPHUR SPRINGS, TX 75482



\$775,000



1 acres

DESCRIPTION

PRIME LOCATION!! 5.4 acres with Interstate 30 frontage located right on the service road, creating great exposure and easy access for a commercial building, storage buildings, or other business. Lots of possibilities with 2 roads for access with the I-30 service road (aka Shannon Road) on the NORTH side AND Rockdale Road (city road) on the SOUTH side. North access includes proximity to eastbound on-ramp which offers high visibility and traffic flow. Established commercial businesses on both sides of I-30 frontage. Or from the south side of the property (Rockdale Road), there is potential for a residential development. The majority of the perimeter is in trees with several trees scattered throughout. AADT for on ramp is 3,516 AADT for I-30 is 36,321

PROPERTY TYPE: Land - Unimproved Land

MLS STATUS: Active

MLS: 20187104

YEAR BUILT:

COUNTY: Hopkins

TRACT OR SUBDIVIION: City Sulphur Spgs

LIST DATE: 04/05/2023

CENTURY 21

Judge Fite Company

800.451.8055

AREA:

SQUARE FEET:

TOTAL BEDS:

FULL BATHS:

HALF BATHS:

ACRES: 5.41

LOT SIZE (SQFT): 235,790

INTERIOR FEATURES

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

LOT DESCRIPTION:


- Acreage
- FewTrees
- CityLot

UTILITIES

UTILITIES:

- PhoneAvailable
- SewerAvailable
- WaterAvailable

ADDITIONAL PROPERTY DETAILS

LISTED BY: Sheri Autrey 

PHONE: 800.660.1022

BROKERED BY: Realty Texas LLC