



130 COUNTY ROAD 3106
CAMPBELL, TX 75422



\$1,925,000



1 acres

DESCRIPTION

This 18.38-acre, 2-parcel property on Interstate 30 in Campbell, TX, offers an exceptional opportunity for a single-family residence or commercial development. Equipped with city water, electricity, and septic, the property boasts a picturesque landscape with a pond and large oak trees, all situated outside of any flood zones. Located outside city limits on a corner with two access points, the site features approximately 800 feet of interstate frontage, ensuring high traffic exposure with over 33,000 vehicles passing daily. This prime visibility and accessibility make it ideal for various developments. Note that the second home on the property is excluded but negotiable. Embrace the endless opportunities this property presents. Whether you envision a serene residential haven or a thriving commercial enterprise, this unique parcel provides the perfect canvas to bring your dreams to life. Don't miss out on the chance to secure a prime piece of real estate with unparalleled potential!

PROPERTY TYPE: Land - Improved Land
MLS STATUS: Active
MLS: 20687398
YEAR BUILT:
COUNTY: Hunt
TRACT OR SUBDIVIION: NA
LIST DATE: 07/30/2024

CENTURY 21

Judge Fite Company

800.451.8055

AREA:
SQUARE FEET:
TOTAL BEDS:
FULL BATHS:
HALF BATHS:
ACRES: 18.38
LOT SIZE (SQFT): 800,632

INTERIOR FEATURES

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

LOT DESCRIPTION:

- Acreage
- HardwoodTrees
- IrregularLot
- Other
- PondOnLot
- ManyTrees

FENCING:

- Other

UTILITIES

HEATING/COOLING:

- Other

UTILITIES:

- SepticAvailable
- WaterAvailable

ADDITIONAL PROPERTY DETAILS

LISTED BY: Rodney O'neal 

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BROKERED BY: M&D Real Estate

century21judgefite.com

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