

CENTURY 21[®]

Judge Fite Company



TBD I-30
SULPHUR SPRINGS, TX 75482



\$1,206,250



1 acres

DESCRIPTION

Prime Commercial Land Opportunity – I-30 Frontage Outstanding visibility and easy on-off access along I-30 in Sulphur Springs. MSB Global Services recently broke ground (June 2025) on the Matrix Data Center Campus, positioning the area for significant growth over the next five years. Sulphur Springs is steadily expanding, creating strong potential for future commercial development. See aerials and maps in transaction documents attached to listing. Zoning: Heavy Commercial Traffic Count (AADT): 35,976

CENTURY 21

Judge Fite Company

800.451.8055

PROPERTY TYPE: Land - Unimproved Land
MLS STATUS: Active
MLS: 21028401
YEAR BUILT:
COUNTY: Hopkins
TRACT OR SUBDIVIION: YBARBO JOSE
LIST DATE: 08/12/2025

AREA:
SQUARE FEET:
TOTAL BEDS:
FULL BATHS:
HALF BATHS:
ACRES: 9.65
LOT SIZE (SQFT): 420,354

INTERIOR FEATURES

VIRTUAL TOUR:

- [View virtual tour](#)

EXTERIOR FEATURES

LOT DESCRIPTION:


- Cleared
- FewTrees
- CityLot

UTILITIES

UTILITIES:

- OverheadUtilities
- WaterAvailable

ADDITIONAL PROPERTY DETAILS

LISTED BY: Sheri Autrey 

PHONE: 800.660.1022

BROKERED BY: Realty Texas LLC