



# Sulphur Springs Land

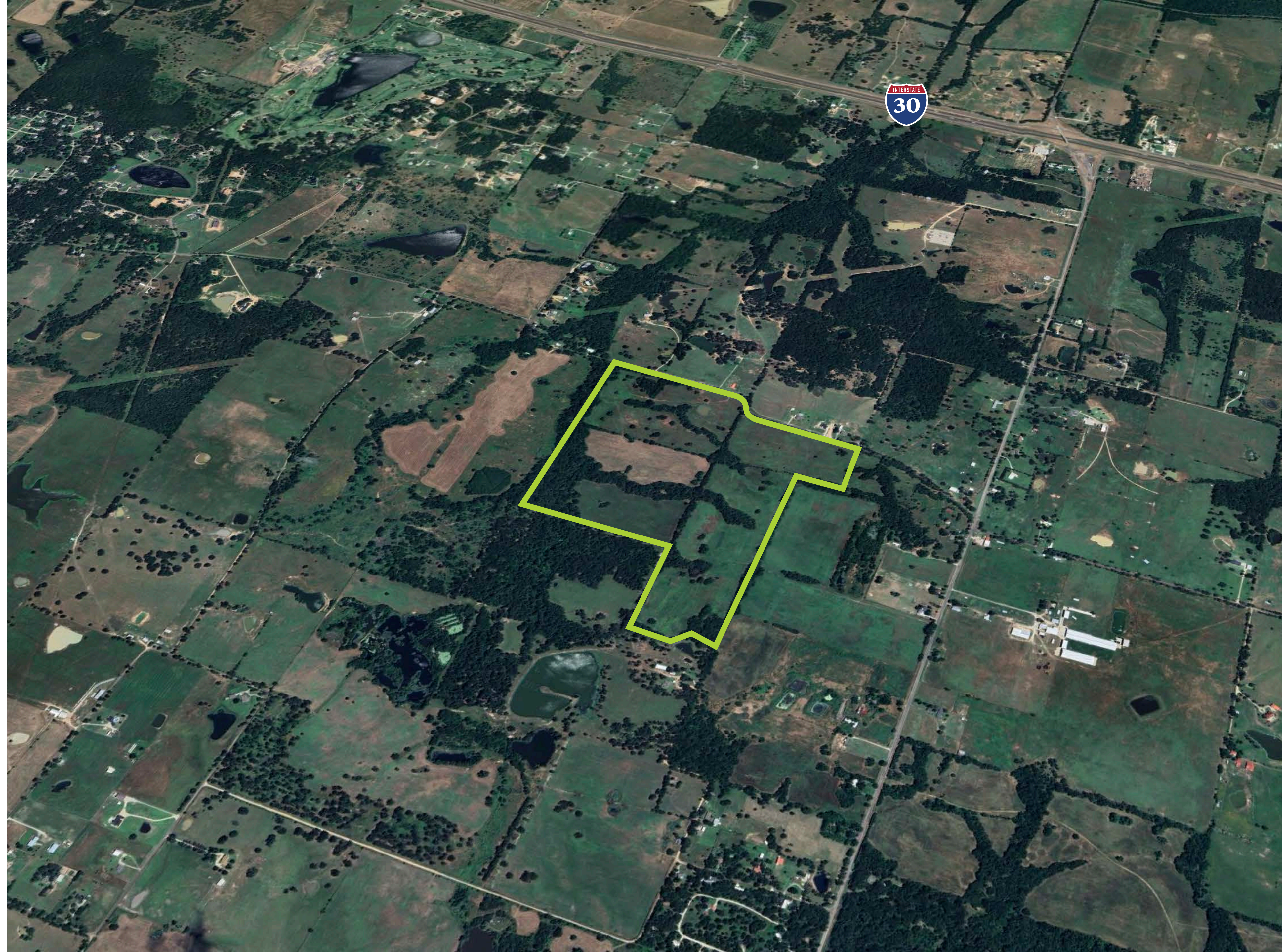
+/- 162 AC ★ SALE

FM 69 & COUNTY RD 2310  
SULPHUR SPRINGS, TX  
75482



Benjamin Brown  
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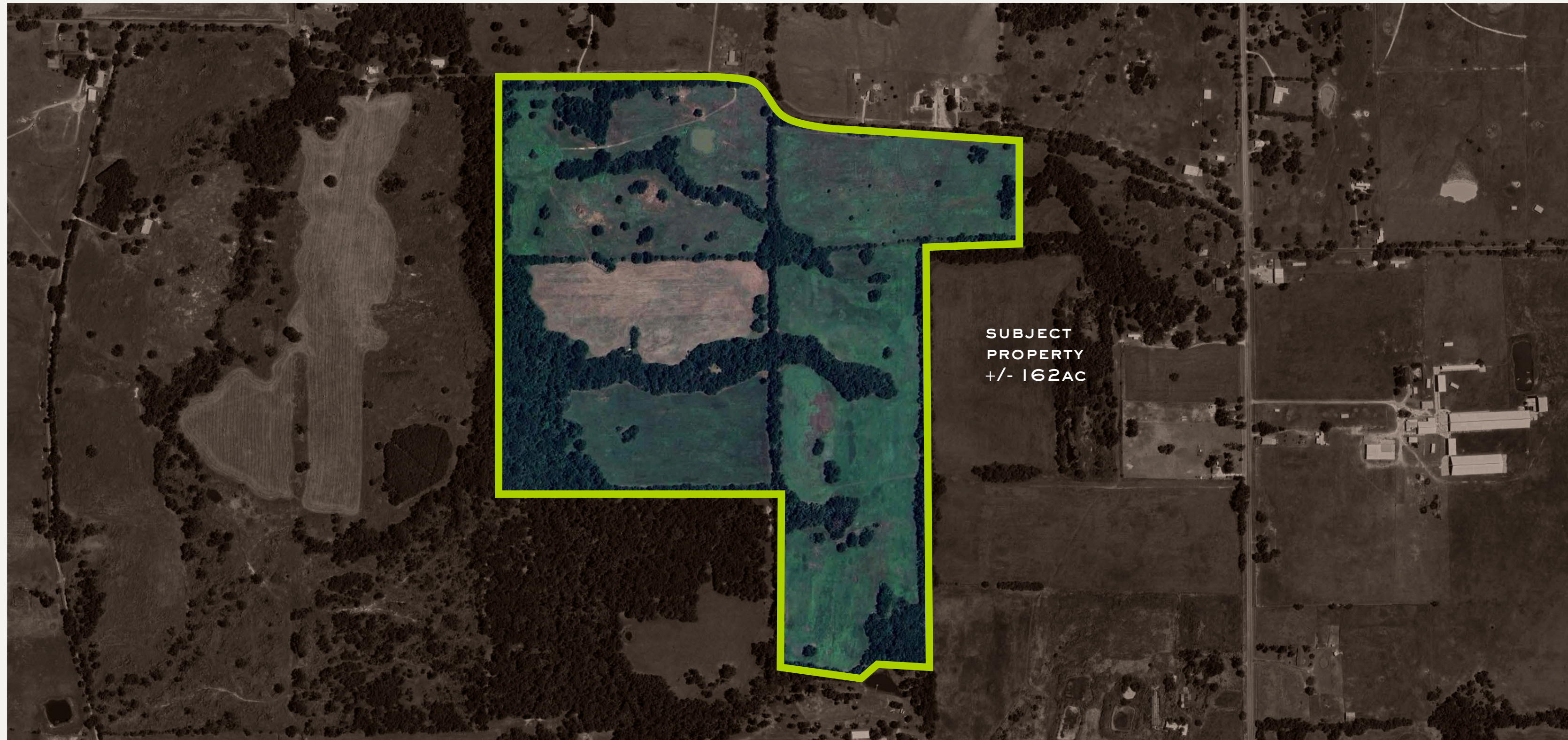
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# Executive Summary

PROPERTY SUMMARY

LanCarteCRE.com



TOTAL LAND AREA	<b>+/- 162</b> TRACT 1: 89.5 AC TRACT 2: 63 AC TRACT 3: TBD
ZONING	<b>Agricultural</b>
COUNTY	<b>Hopkins</b>
ASKING PRICE	<b>\$15,000/ acre</b>
FRONTAGE	<b>CR 2310</b>
FENCED	<b>Fenced for cattle</b>

LanCarte Commercial is pleased to present an excellent opportunity to acquire +/- 162 acres of prime land in Sulphur Springs, TX, located in Hopkins County. This expansive property offers endless potential for residential development or as a homestead, featuring existing fencing for cattle and road frontage along CR 2310. Just one mile from Sulphur Springs Country Club, the property benefits from a peaceful, rural setting while remaining conveniently close to local amenities.

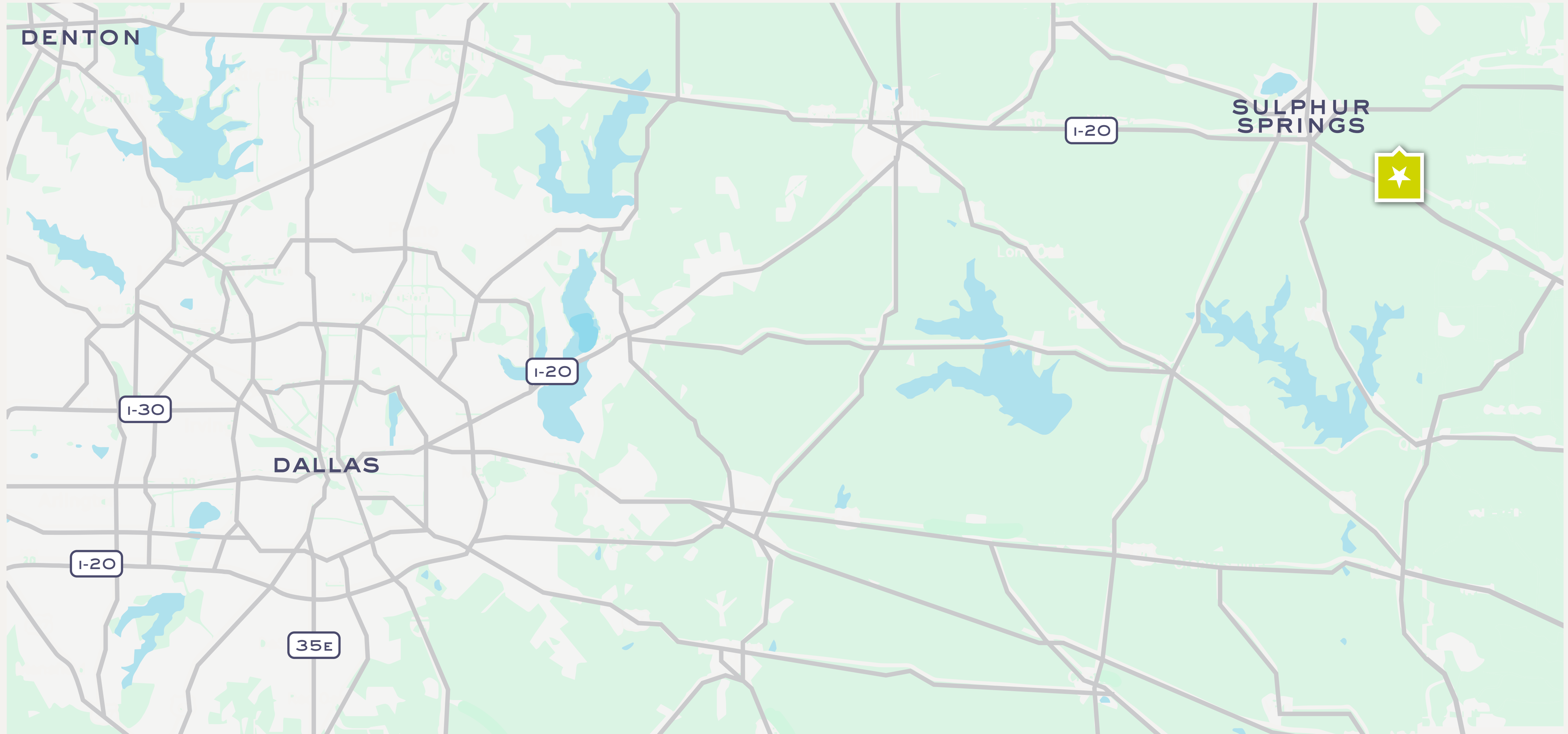
The property is currently zoned for agricultural use, making it ideal for continued livestock operations or transitioning into a residential community. The site's large acreage, prime location, and open space create numerous possibilities for developers or individuals looking for a spacious homestead.

Situated in a growing region, this land offers both investment and lifestyle potential in a highly desirable location.

# Property Details

AREA DEVELOPMENT & POINT OF REFERENCE

LanCarteCRE.com



# Market Overview

SULPHUR SPRINGS COUNTRY CLUB

LanCarteCRE.com



## Sulphur Springs Country Club

Located only one mile from the subject property is the Sulphur Springs Country Club. Established in 1928, it is a privately-owned, family-oriented Golf & Country Club. They offer amenities such as golf, dining, sports simulators, fitness center, Pro Shop, and more! Boasting indoor and outdoor dining areas, innovative social events that are fun for all ages, fitness facilities and wellness programs, family-friendly seasonal swimming, actively programmed golf operations, and a variety of family and adult-focused activities, they truly offer something for everyone.



# Property Details

PROPERTY SURVEY

LanCarteCRE.com



 **SUBJECT PROPERTY**

### ATTRACTIONS

 **A** *Come Home*  
SULPHUR SPRINGS

 **B** **SSICC**

 **C** **Sulphur Springs**  
Municipal Airport

 **D** **Sulphur Springs**  
Lake

### DISTANCES

SULPHUR SPRINGS  
**12**<sub>MIN</sub>

SULPHUR SPRINGS  
COUNTRY CLUB  
**5**<sub>MIN</sub>

LAKE FORK  
**25**<sub>MIN</sub>

SULPHUR SPRINGS  
AIRPORT  
**14**<sub>MIN</sub>

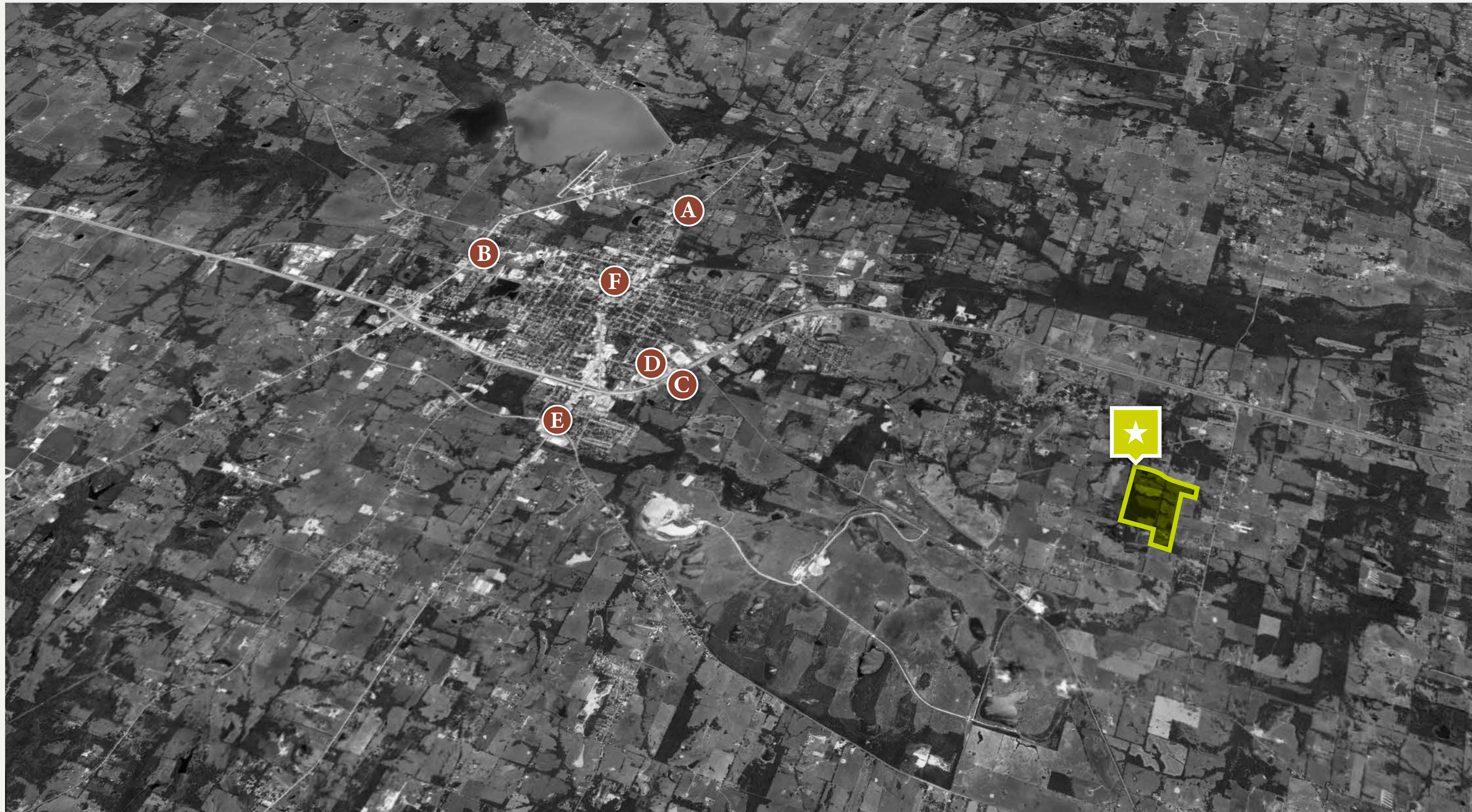
DALLAS  
**80**<sub>MIN</sub>

COOPER LAKE  
STATE PARK  
**24**<sub>MIN</sub>

# Property Details

LOCAL EMPLOYERS

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 **SUBJECT PROPERTY**

### EMPLOYERS

  **CHRISTUS HEALTH**  
4,400 EMPLOYEES

  **GROCERY SUPPLY CO**  
1,000 EMPLOYEES

  **Saputo**  
Dairy Foods USA  
250 EMPLOYEES

  **Ocean Spray**  
160 EMPLOYEES

  **FIDELITY EXPRESS**  
147 EMPLOYEES

  **ECHO**  
50 EMPLOYEES

# Market Overview

HOPKINS COUNTY & SULPHUR SPRINGS

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## Hopkins County, and particularly Sulphur Springs, TX, offers a unique blend of rural charm and economic opportunity, making it an attractive market for land buyers and investors.

### **STEADY POPULATION GROWTH**

Hopkins County has experienced consistent population growth, driven by its proximity to major cities like Dallas and Tyler, providing a balance between quiet country living and access to urban amenities.

### **PROXIMITY TO KEY HIGHWAYS**

Located along Interstate 30, Sulphur Springs offers easy access to major transportation routes, enhancing connectivity for businesses and residents alike. This makes it an appealing hub for distribution, retail, and residential development.

### **STRONG LOCAL ECONOMY**

Sulphur Springs has a diverse economic base, with strengths in agriculture, manufacturing, and retail. The area's economic stability provides a solid foundation for continued growth, benefiting both commercial and residential projects.

### **THRIVING AGRICULTURAL SECTOR**

Hopkins County is known for its agricultural roots, particularly in cattle ranching and dairy farming. This long-standing agricultural tradition provides investment opportunities for agricultural development or rural homesteads.

### **QUALITY OF LIFE**

Sulphur Springs offers a high quality of life with excellent schools, recreational activities, and a close-knit community. The local attractions, including the Sulphur Springs Country Club and Celebration Plaza, make it a desirable place to live and work.

### **AFFORDABILITY AND INVESTMENT POTENTIAL**

Land in Hopkins County remains relatively affordable compared to surrounding areas, offering a great opportunity for investors to capitalize on future appreciation as the region continues to develop.



**LANCARTE**  
**COMMERCIAL**

*Relentlessly Pursuing What Matters*

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