

FOR SALE — SHOVEL-READY COMMERCIAL LAND · LOT 1 ONLY

1330 Jefferson Street East

Sulphur Springs, TX 75482 · Hopkins County · First Westbound Exit on I-30 · Frontage on Two Major Highways · Access from 3 Sides

ASKING PRICE

\$750,000

5.28 Acres · \$142,045 / AC

■ Shovel-Ready — Driveways & Access Completed ✓ / Level 2 Environmental — Clear Status ✓ ■ \$18B+ Matrix Data Center Campus Nearby 🚗 36,000+ Vehicles/Day on I-30



AERIAL — LOOP 301 / I-30 CORRIDOR



SITE — ADJACENT TO DAYS INN

LOOP 301 / I-30 ACCESS

I-30, Loop 301 & Jefferson St E

Environmental Clear
Level 2 ESA — lender-ready

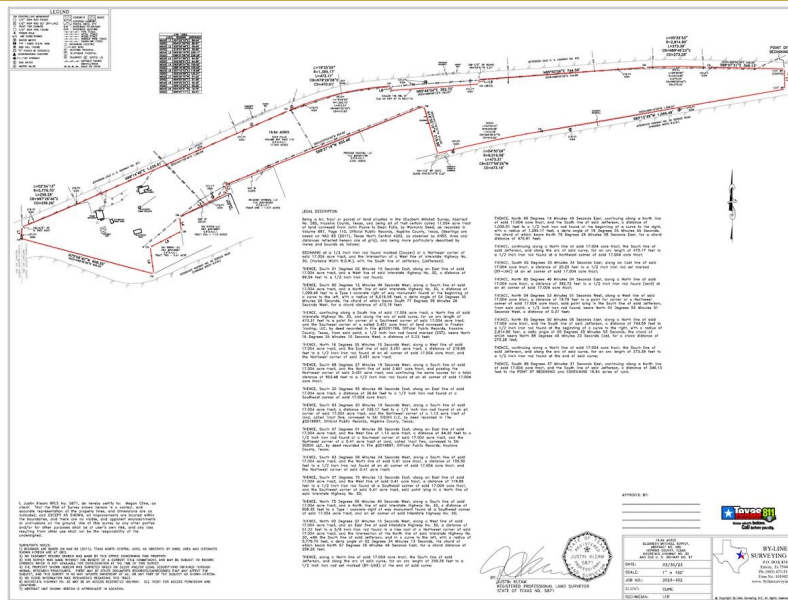
Driveways In Place

Site Context, Aerials & Certified Survey

1330 Jefferson St E · Sulphur Springs, TX 75482 · First Westbound I-30 Exit · Hopkins County · Listed by REKconnection, LLC — Geeta Kumar 469-569-2920



CERTIFIED RPLS SURVEY — BY-LINE SURVEYING LLC



Survey Area	Abstract	County	Surveyor	Firm	Job / Date	N. Boundary	S. Boundary
16.94 Acres Total	Elizabeth Mitchell, Abst. 42	Hopkins County, TX	Justin Kleam, RPLS #5871	By-Line Surveying LLC	2023-302 - 03/30/23	Old US Hwy 67 I-30 Frontage	

Information obtained from sources believed reliable but not verified. No guarantee, warranty or representation is made. All acreages approximate; refer to RPLS survey (By-

REKconnection, L.L.C.