

# ±9.524 ACRES IN SULPHUR SPRINGS, TX

## Prime Commercial Land on I-30 and State Highway 2307

Discover an exceptional opportunity with this +/- 9.5-acre corner parcel at Interstate 30 (I-30) and State Highway 2307. This prime location, with access from both eastbound and westbound traffic on I-30, is ideal for a variety of commercial uses. Currently zoned heavy commercial, the tract features approximately 619 ft. of I-30 road frontage and 585 ft. of FM 2307 frontage, ensuring high visibility. The land is almost completely cleared and ready for development, offering endless possibilities for your business vision. City utilities are available, and a survey will be required. Surrounded by multiple businesses, this parcel is perfectly positioned to capitalize on the area's growth. Explore the potential of this high-traffic, strategically located commercial property.

- Hard Corner
- City Utilities
- High Traffic County I-30
- Frontage On I-30 & 2307
- High Visibility Location
- Multiple Businesses Nearby



**TERENCE MOELLER, REALTOR®**  
c. 361.935.5157 | tmoeller@cbharper.com | tmoeller.cbharper.com



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**CBCALAMO.COM | 210.483.6250 | CBHARPER.COM | 210.483.7070**



