



±21.435 ACRES WITH HIGHWAY FRONTAGE

DRONE VIDEO



For Lease

Contact Broker for Pricing

Tract A: ±15.542 Acres | Tract B: ±5.090 Acres
HCR 3360 - 3363, Hubbard, TX 76648

Justin Owen | 214-253-0797 | jowen@dominuscommercial.com
Steven Thornton | 214-253-0794 | sthornton@dominuscommercial.com



PROPERTY DETAILS:

- Price: Contact Broker
- Site is ± 5–7 minutes from the Nexus Hyperscale AI Data Center campus, spanning ±2,800 acres
- Ideally suited for IOS (Industrial Outdoor Storage) users, among other industrial uses
- Currently no zoning restrictions
- Highway frontage on State Highway 31
- Close to Hwy 171 which connects Hillsboro and Mexia
- Approved for Tesla Charging Station

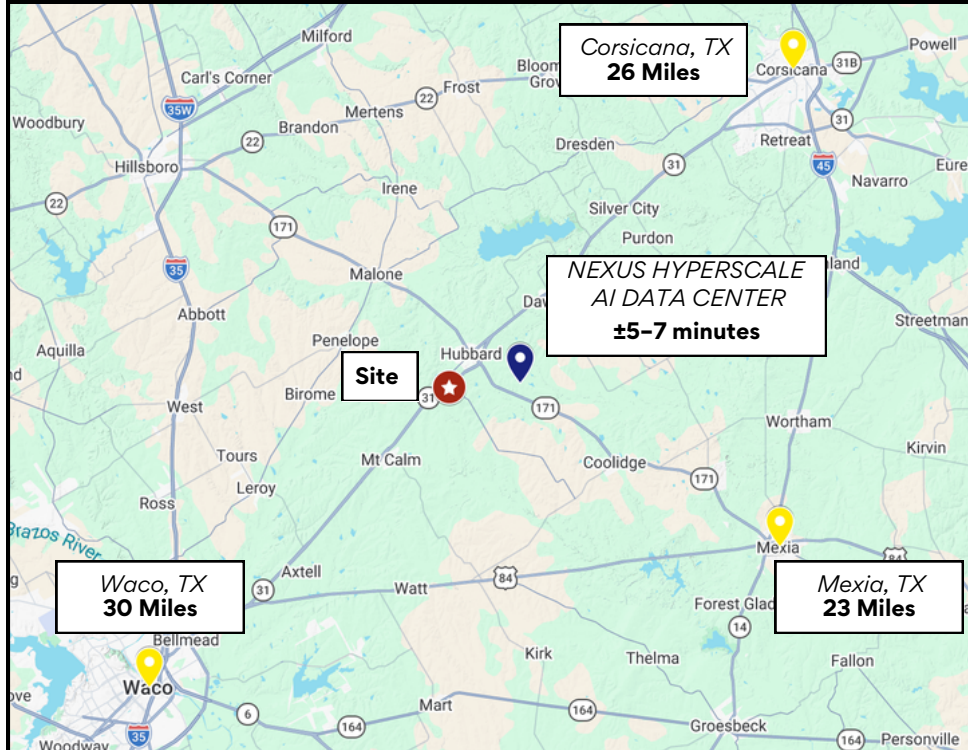
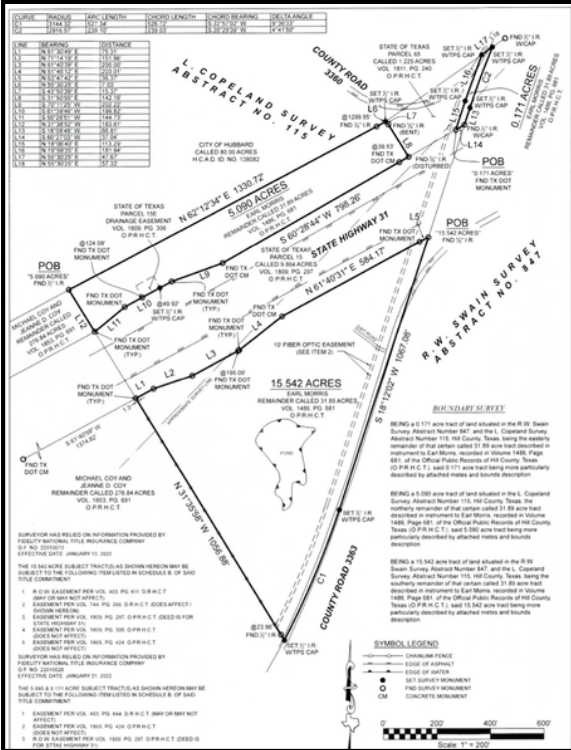
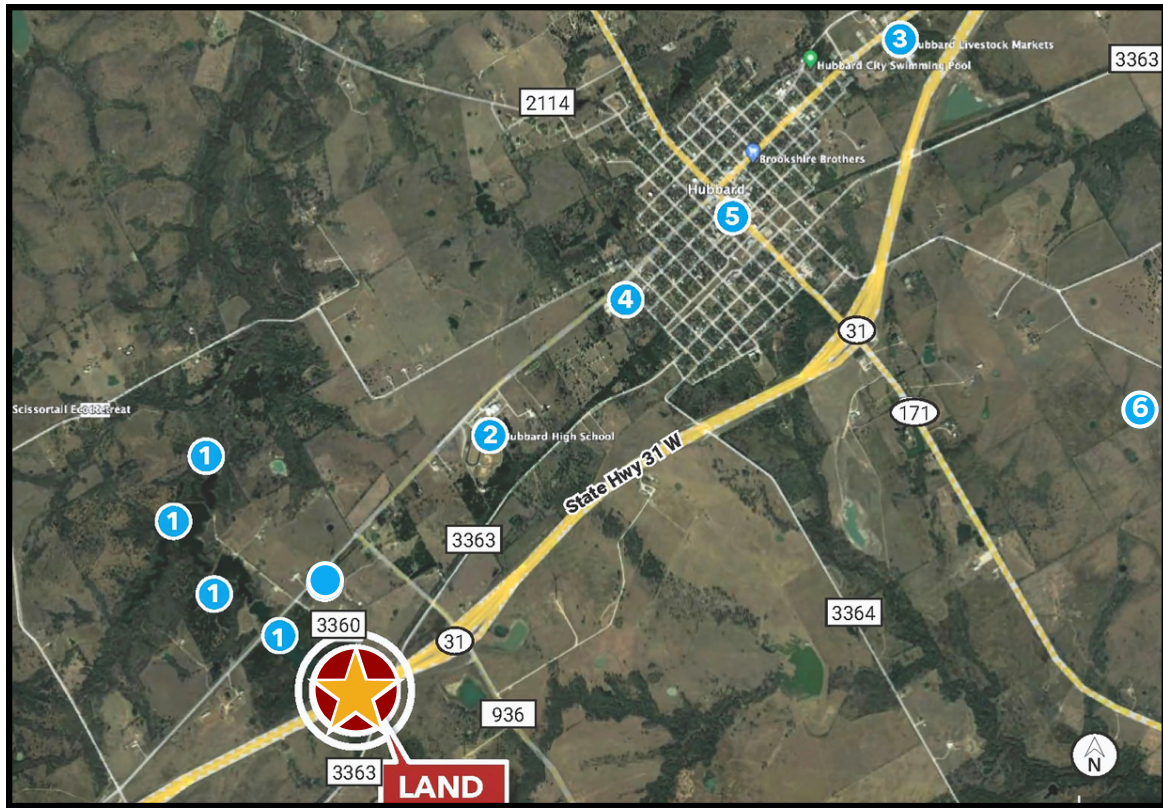


Land For Lease

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POINTS OF INTEREST

- 1 Hubbard Lakes
(1/2 mile to 1 mile)
 - 2 Hubbard High School
(1 mile)
 - 3 Hubbard Livestock Markets
(3 miles)
 - 4 Westworld Country Inn
(1 3/4 mile)
 - 5 Downtown Hubbard
(2 1/4 miles)
 - 6 Nexus Hyperscale AI Data Center
(±5 miles)
 - 7 Waco
(30 miles)
 - 8 Corsicana
(26 miles)
 - 9 Mexia
(23 miles)
 - 10 Ranches at City Lakes
(within ± 27 miles)
- 3 Tesla supercharger sites
within ± 27 miles



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My Information About Brokerage Services

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