

ONLINE AUCTION

Allows For Contingencies



±15 ACRES HIGHWAY 31 FRONTAGE MINUTES FROM NEXUS AI DATA CENTER DEVELOPMENT

HCR 3360 - 3363, Hubbard, TX 76648

FRE Auctions and Dominus Commercial are pleased to present the Online Auction Plus® event (allows for contingencies) for this ±15-acre highway-frontage development site with easy access to Dallas, Waco, and Houston.

Located in a rapidly growing area, adjacent to the 5-Lake System Scenic, this versatile ±15 acres is ideal for RV parks, truck stops, child/Adult Daycare, or retail and residential developments.

STARTING BID:
\$649,000

Suggested Value:
\$1,450,000

The information contained herein was obtained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form a part of any future contract. All measurements need to be independently verified by the purchaser.

PROPERTY HIGHLIGHTS

- **±15 Acres:** High-visibility and Hwy 31 frontage with limited-to-no zoning restrictions.
- **Proximity:** Minutes from the intersection of Hwy 31 & CR 3363; Hubbard Lakes and the 5-Lake System.
- **New Data Center:** Less than 3 miles from the proposed ±2,000 AC - Nexus AI Data Center project.
- **TX Access:** Halfway between I-35 & I-45; ±30 minutes to Waco and ±1 hour 20 minutes to the DFW Metroplex.



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For additional property details, downloadable due diligence & auction info

