

FOR SALE

# EXCELLENT SITE FOR INDUSTRIAL PARK / DISTRIBUTION CENTER

## 2204 W IH 30, SULPHUR SPRINGS, TX 75482

### PROPERTY INFORMATION

#### LOT SIZE

± 129.902 AC

#### IH-30 FRONTAGE

± 1,955 FEET

#### LAND USE

Agricultural

#### COUNTY / PARCEL

HOPKINS / R000023328

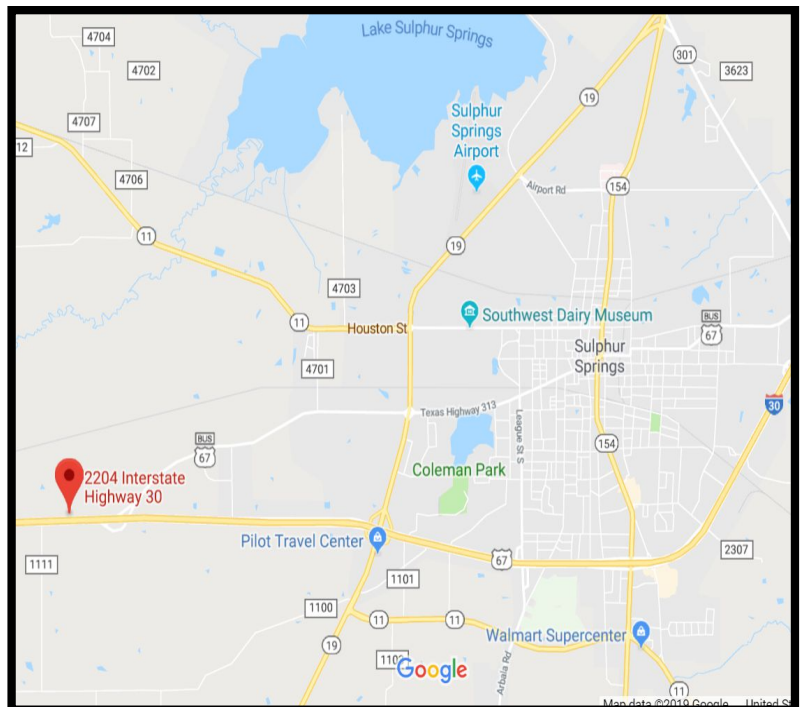
#### SALE PRICE

\$995,000.00 (\$7,660/Acre)



### FEATURES/HIGHLIGHTS

- **Easy Access:** Located right on two way service road of IH-30 and HWY-67.
- **Other Components:** house, office, barns, and Ponds.
- **Active Railroad Tracks:** Direct Class 1 railroad service is provided by the Kansas City Southern Railroad, also provides rail access to the town and interchanges with Union Pacific Railroad.
- **Best Uses:** Excellent site for distribution center and/or industrial park, large industries in the area include Pinnacle, Ocean Spray, Grocery Supply, Jeld-Wen, Clayton Home Mfg., Flowserve, and ...
- **Rental Income:** \$1,000 monthly until 8/31/2020 with an additional 5-year option and ability to terminate with 60-day termination notice.



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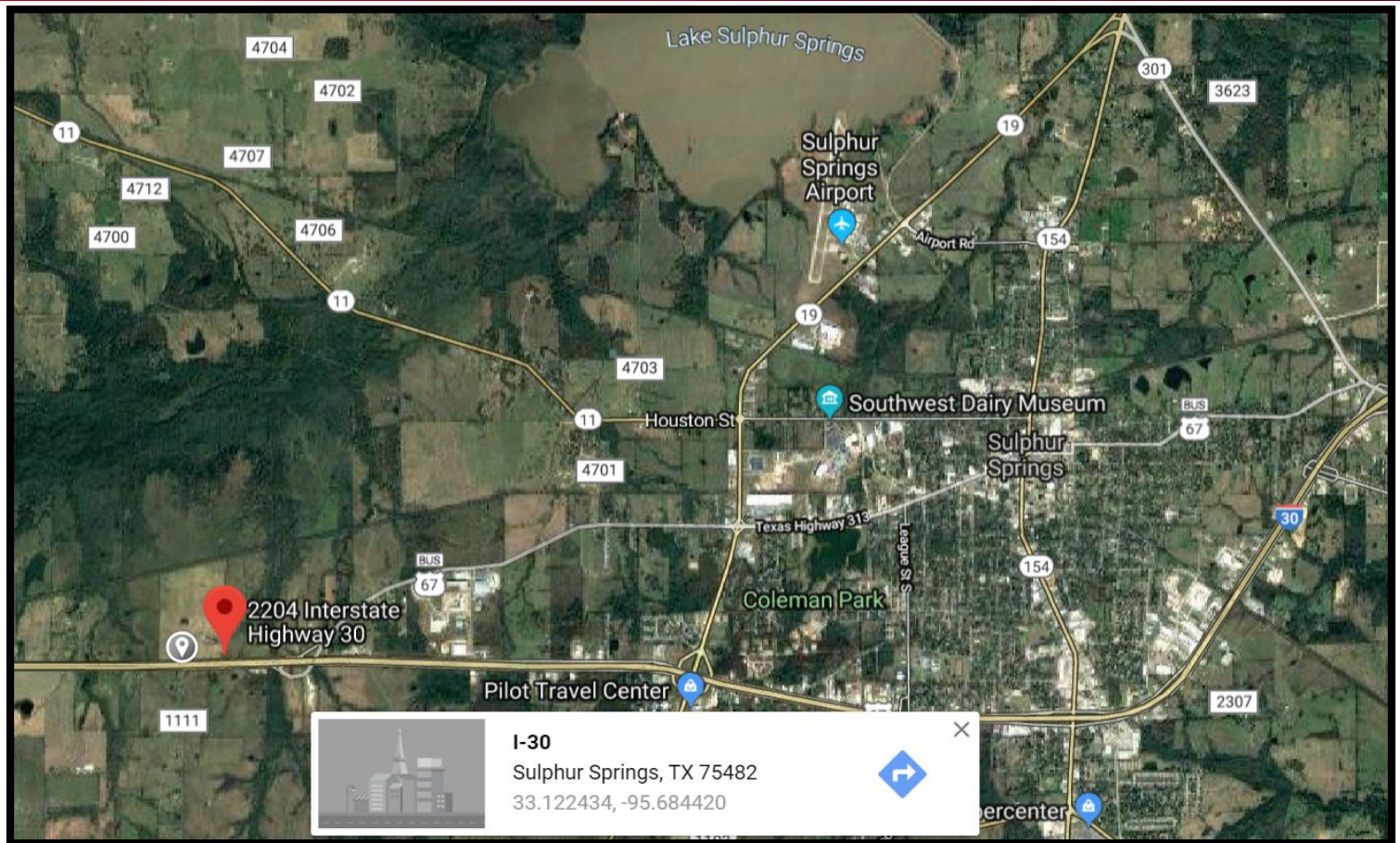
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