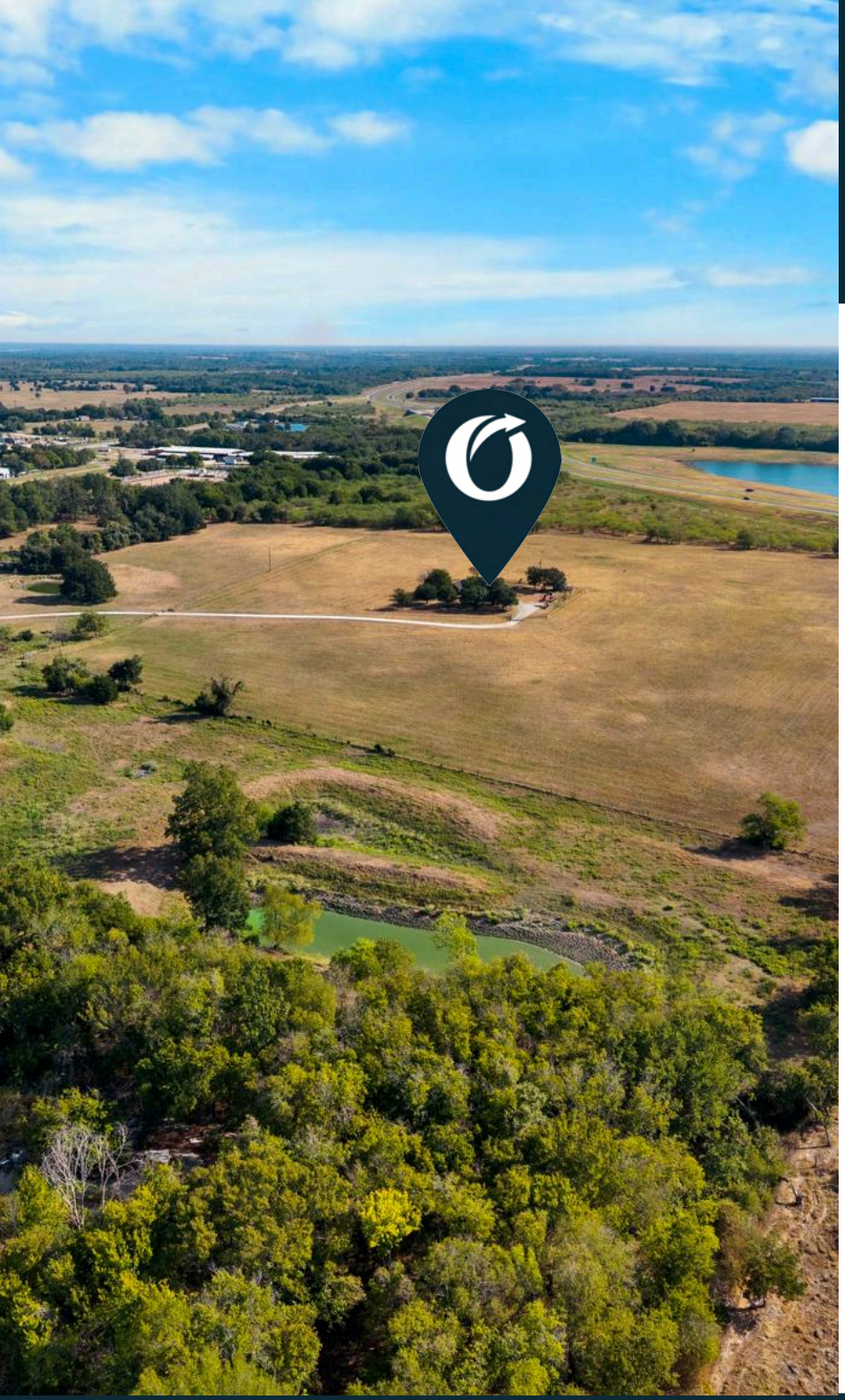
Onward
REAL ESTATE TEAM

Available

46.58 Acres of Land Adjacent to Nexus Data Center

700 Northeast 2nd Street,
Hubbard, Texas 76648

SCAN FOR
PROPERTY LISTING



Property Overview

General Information

Location
700 Northeast 2nd Street, Hubbard, Texas 76648

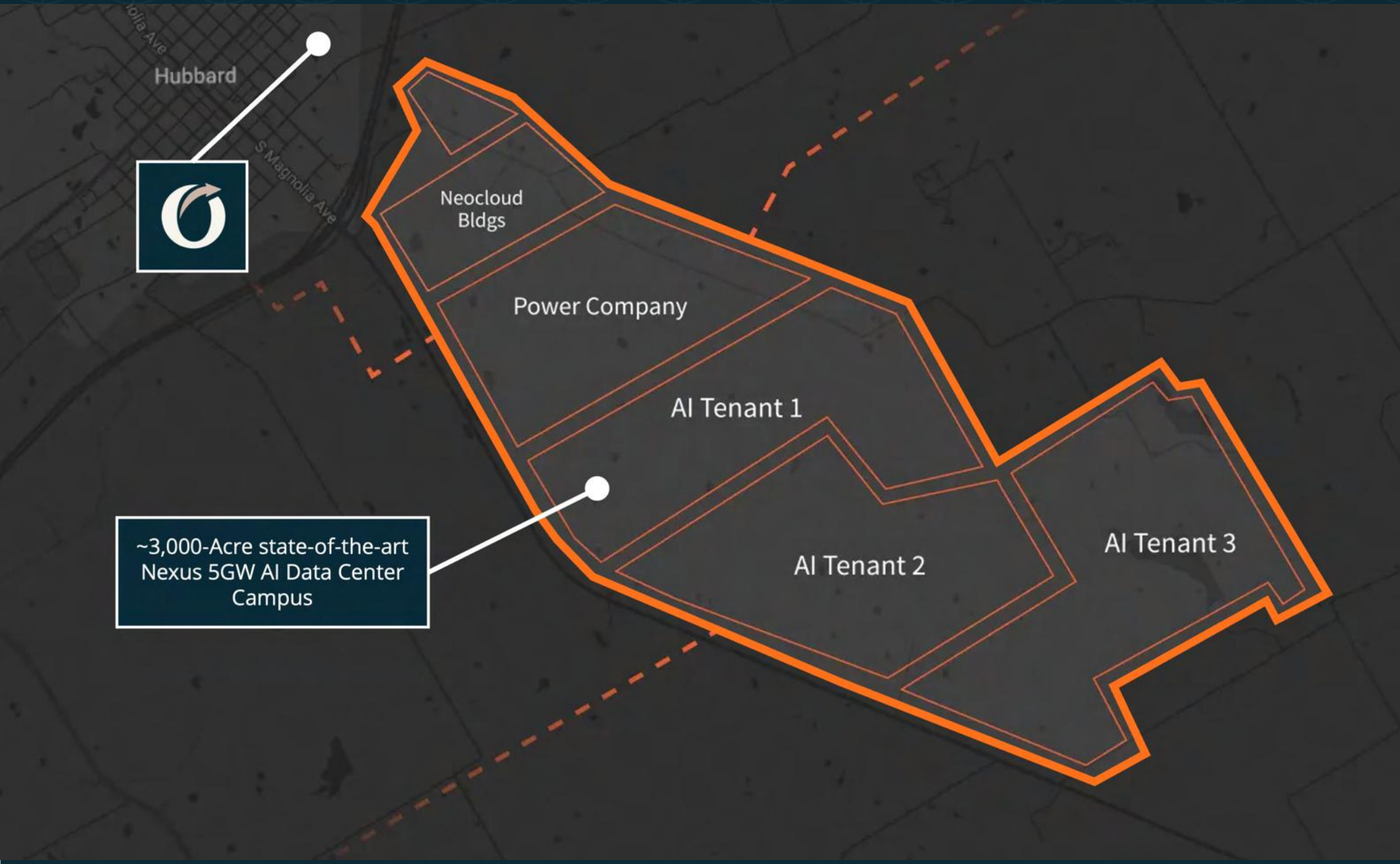
Asset Type
Land

Asking Price
$2,323,900.00

Property Highlights

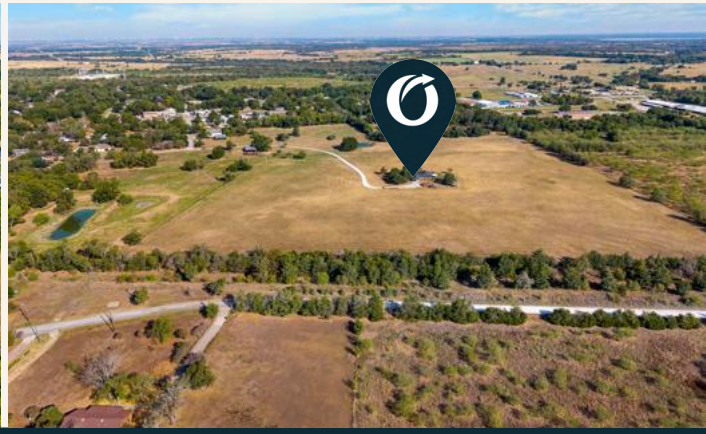
- Land: 46.58 Acres
- Total Improvements: 9,550 SF
- Adjacent to Nexus Data Center, one of the largest data centers in Texas, currently under construction
- Water and Utilities through the City of Hubbard, Electricity available
- Prime subdivision development land
- Multiple entrances and frontages available
- Numerous upgrades throughout the City of Hubbard, including Hubbard schools and citywide infrastructure improvements
- TxDOT Traffic Count:
  - State Hwy 31: ±6,354 vehicles/day (2025)
- 2025 Taxes: $26,049.70

Nexus Data Center Concept Site Plan

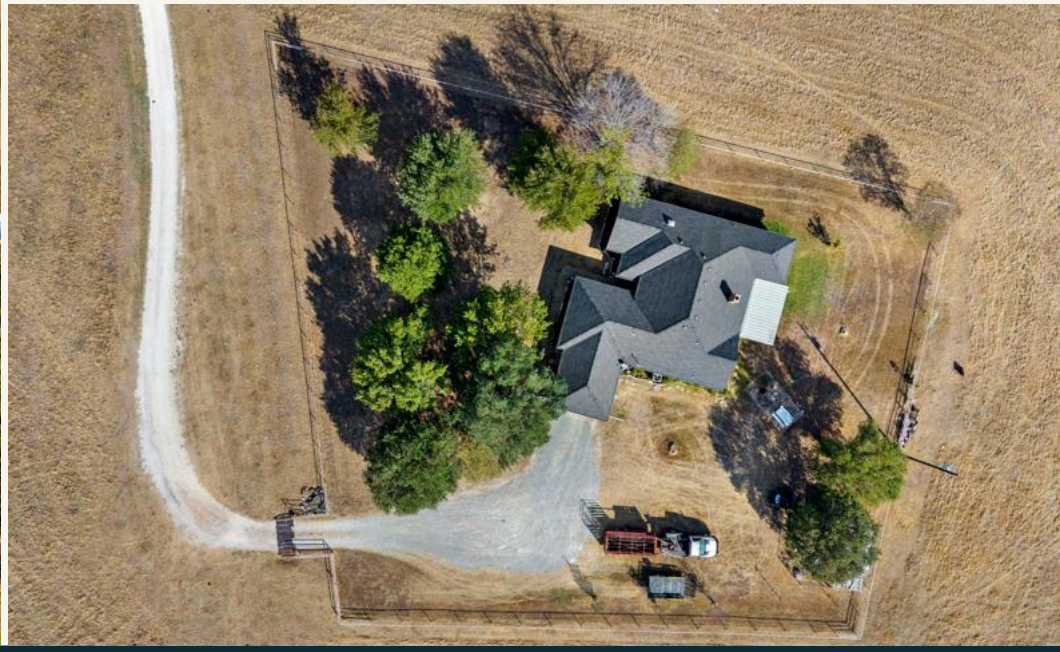


Location to Nexus Data Center

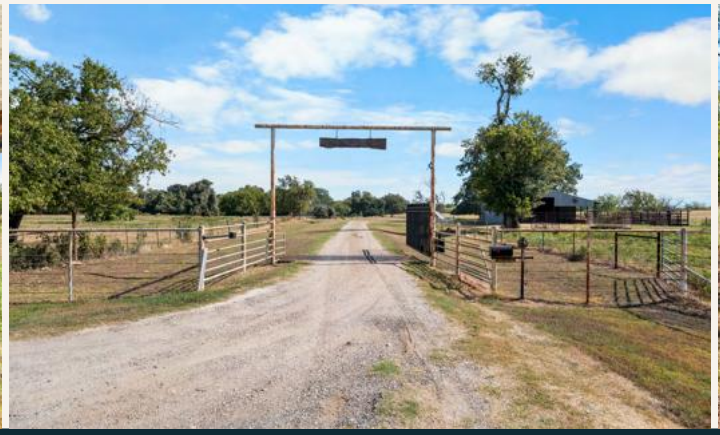
Property Photos



Property Photos



Property Photos



Property Photos

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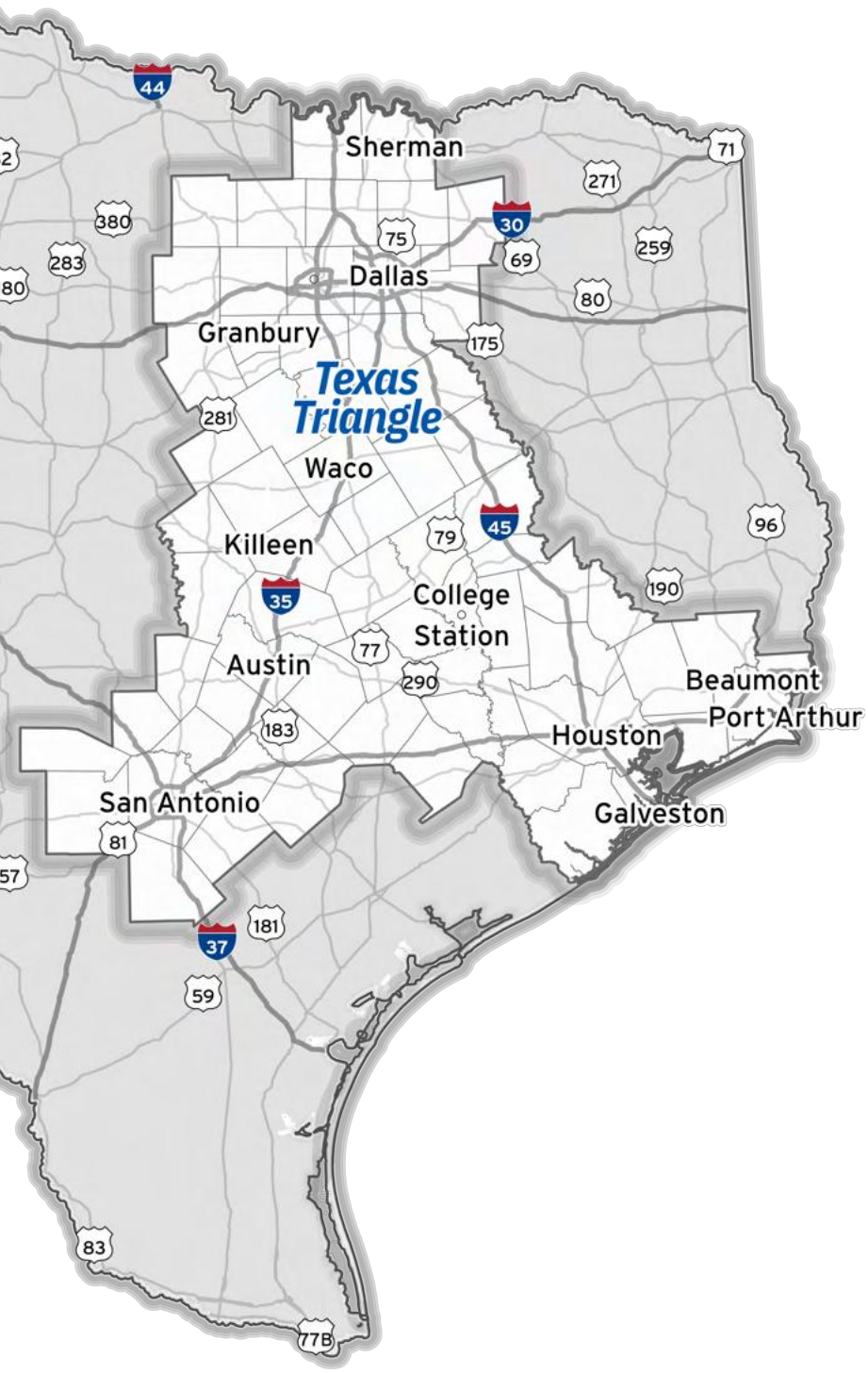


Texas Triangle Map

12th
Largest economy in the world, if it were a country

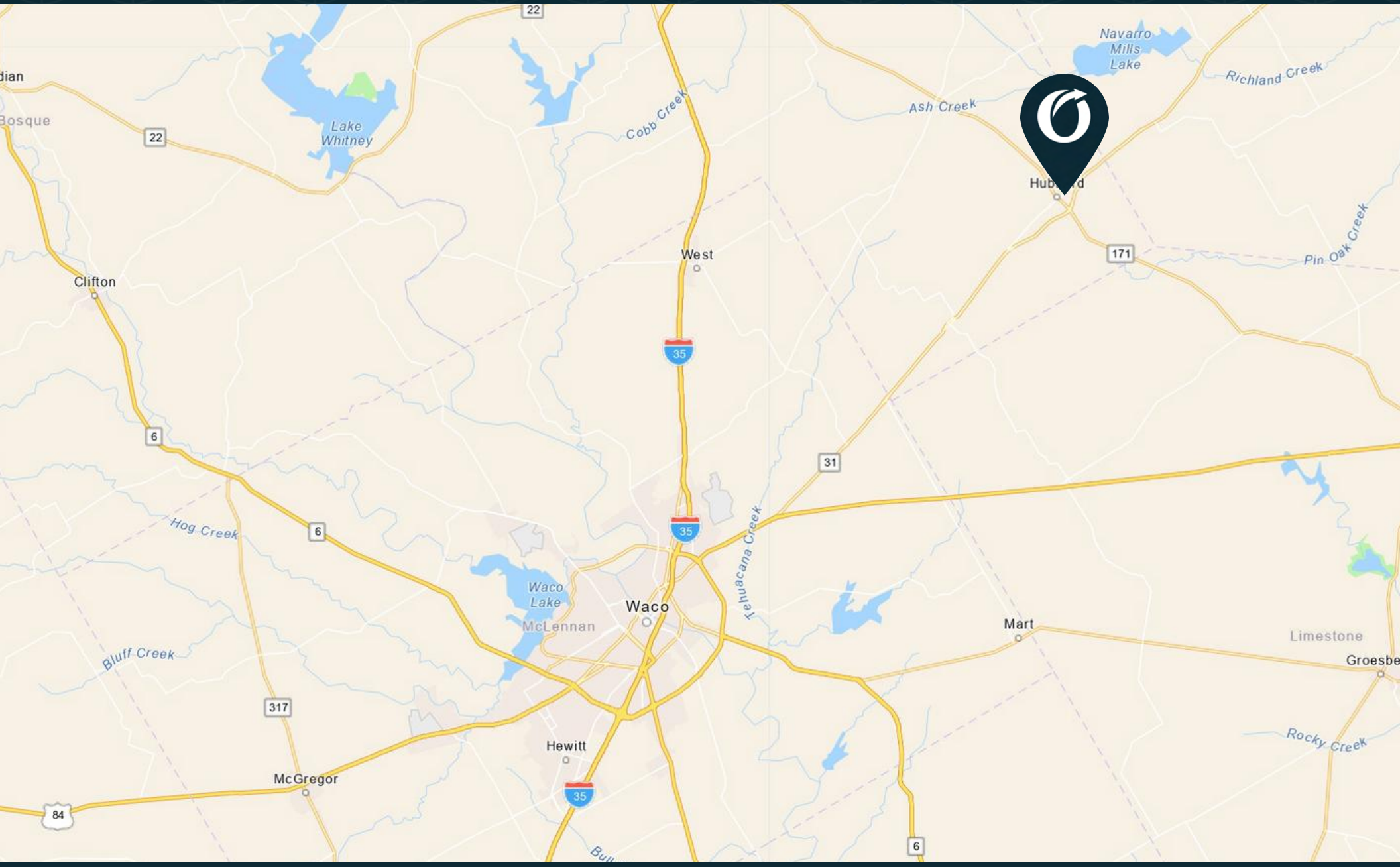
51
Fortune 500 companies call the Triangle home

22M+
Residents living within the Triangle today

- Covers the Dallas-Fort Worth, Houston, San Antonio, and Austin areas, plus areas in-between like Waco, Bryan-College Station, and Temple
- Home to 3 out of every 4 Texans
- Accounts for nearly 80% of the state's GDP
- Hub for global trade, accounting for 25% of U.S. international trade volume

Source: Texas Department of Transportation, Texas Triangle Multimodal Study — txdot.gov

Waco Map


Navarro Mills Lake
Richland Creek
Ash Creek
Cobb Creek
Lake Whitney
Bosque
Clifton
West
Hubbard
Pin Oak Creek
Hog Creek
Waco Lake
McLennan
Waco
Tehuacana Creek
Mart
Limestone
Groesbe
Bluff Creek
Hewitt
McGregor
Rocky Creek
22
171
35
6
31
317
84

Property Boundary Exhibit

Zoning Exhibit

Zoning exhibit is currently unavailable.
For additional details, please contact the representative(s) listed below.

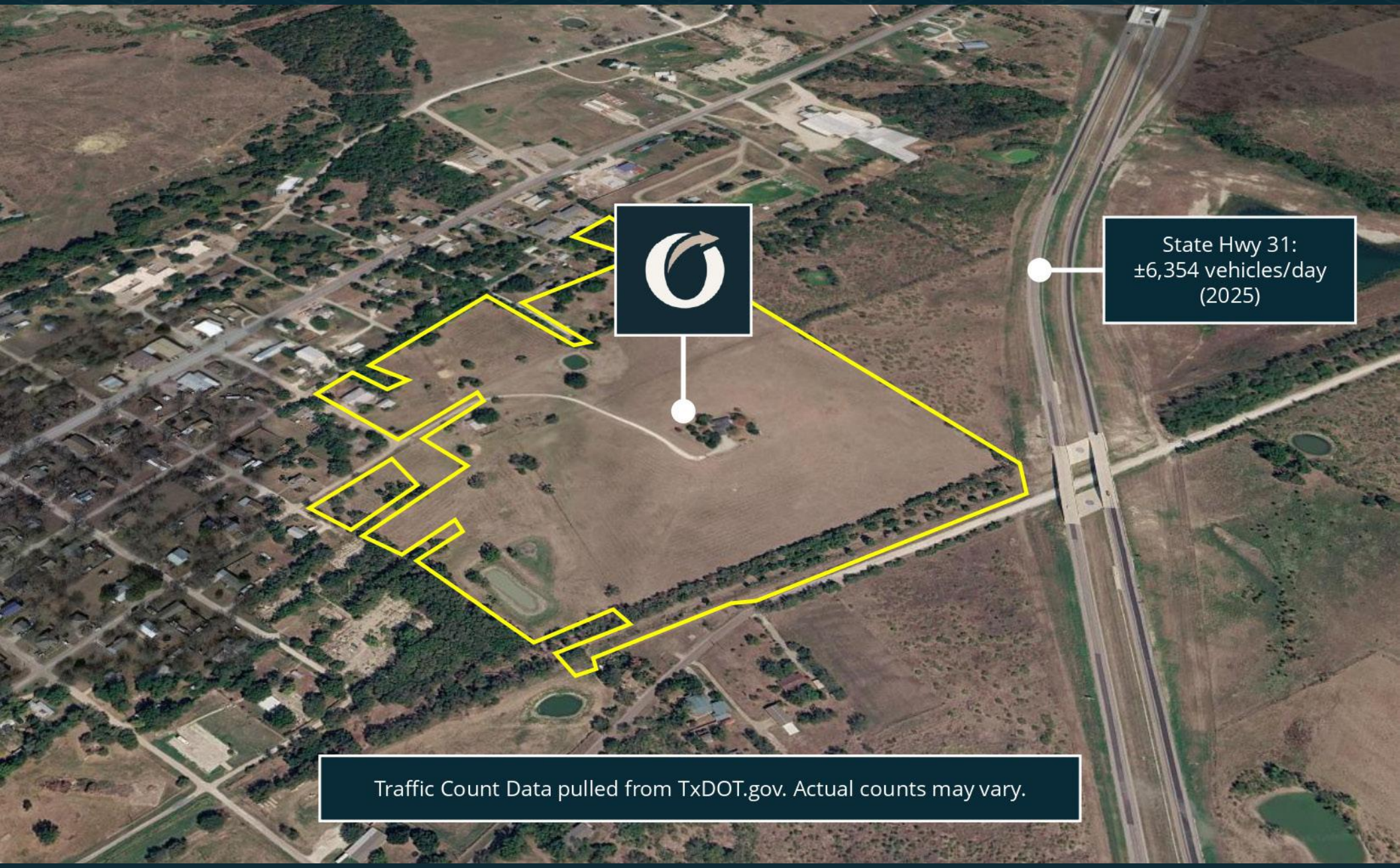
Carol Wallace
(254) 576-2576 ext 202
courtclerk@hubbardtx.gov

Utilities Exhibit

Utility exhibit is currently unavailable.
For additional details, please contact the representative(s) listed below.

City of Hubbard
(330) 534-3090
Cityofhubbard-oh.gov/utilities

TxDOT Traffic Count Exhibit



FEMA Flood Map

Presented by

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers, and landlords.

Types of Real Estate License Holders:

- **A broker** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A sales agent** must be sponsored by a broker and works with clients on behalf of the broker.

A Broker's Minimum Duties Required by Law (a client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the clients; and
- Treat all parties to a real estate transaction on honestly and fairly.

A license holder can represent a party in a real estate transaction:

As agent for owner (seller/landlord): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to agent or subagent by the buyer or buyer's agent.

As agent for buyer/tenant: The broker becomes the buyer/tenant's agent by agreeing to represent the buuyer, ususally through a written representation on agreement. A buyer's agent must perform the broker's minimum duties abover and must inform the buyer of any material information about the property or transaction on known by the agent, including information disclosed to the agent by the seller or seller's agent.

As agent for both - intermediary: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction on impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specially authorized in writing to do so by the party, disclose:

» that the owner will accept a place less than the written asking price;

» that the buyer/tenant will pay a price less than the written askinig price;

» any confidential information or any other information on that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

As subagent: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

To avoid disputes, all agreements between you and a broker should be in writing and clearly establish:

- The broker's duties and responsibilities to you, and your obligations under the representation on agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

License holder contact information: This notice is being provided for information on purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Keller Williams Advantage	**9003002**	**klrw553@kw.com**	**254.751.7900**
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Al Rincon	**525285**	**klrw553@kw.com**	**254.751.7900**
Designated Broker of Firm	License No.	Email	Phone
Kerri Humble	**693930**	**klrw553@kw.com**	**254.751.7900**
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Brad Harrell	**363789**	**bharrell@OnwardRET.com**	**254.870.9769**
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

IABS 1-0 | **onwardrealestateteam.com/iabs**

Information available at www.trec.texas.gov

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Waco, TX 76710

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onwardRET.com/commercial

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