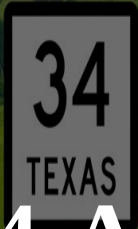




OFFERING MEMORANDUM

COMMERCIAL LAND DEVELOPMENT OPPORTUNITY

L3Harris



14-ACRE COMMERCIAL LAND

8866 State Highway 34 South | Quinlan, Texas 75474

Hunt County | Unincorporated | Unrestricted | AG Exempt

OFFERED AT

\$550,000

14.0

ACRES
Total Site Area

400+

LIN. FT
Hwy 34 Frontage

7,787–17,847

VPD AADT
Daily Traffic

IN HAND

TXDOT PERMIT
Driveway Access

CONFIDENTIAL — FOR QUALIFIED INVESTORS ONLY



PROPERTY OVERVIEW

8866 Hwy 34 S, Quinlan, TX | 14 Acres | \$550,000



Aerial — Looking North: Lake Tawakoni (background), Quinlan (NE), Hwy 34 (east boundary)

PROPERTY DETAILS

| | |
|-------------------------|--|
| Address | 8866 Hwy 34 S, Quinlan, TX 75474 |
| Parcel ID | Hunt CAD #23428 A0234 Darnell William, Tract 26-1 |
| Total Acreage | 14.0 Acres (607,720 SF per survey) |
| Highway Frontage | 400+ Linear Feet on State Highway 34 (west boundary) |
| Location | 1,660' North of CR 3505 on SH 34 — Unincorporated Hunt County |
| Zoning | None — Unrestricted (Outside City Limits, No ETJ) |
| Current Use | Hay Meadow — Active AG Exemption (Low Carrying Cost) |
| List Price | \$550,000 \$39,285 per Acre |
| TxDOT Permit | Commercial Driveway Permit #04-2026 — Issued 1/23/2026 ◻ IN HAND (30' width, SH 34) |



INVESTMENT HIGHLIGHTS

8866 Hwy 34 S, Quinlan, TX | 14 Acres | \$550,000



Aerial — Looking South: I-30 (NW), Greenville (NE), L3Harris Facility visible

KEY INVESTMENT HIGHLIGHTS

TxDOT Permit In Hand — Zero Entitlement Risk

- 1 Permit #04-2026 was issued January 23, 2026 by TxDOT Area Engineer Darius Haggard, P.E. The approved 30-foot commercial driveway directly onto SH 34 bypasses the typical 6–12 month TxDOT review and saves buyers an estimated \$15,000–\$30,000 in engineering and permitting costs.

400+ Linear Feet of Prime Highway Frontage

- 2 The site's 400+ LF of SH 34 frontage is 45% greater than the closest comparable listing. Multiple access configurations, prominent signage, and flexible pad site layouts make this a critical advantage for retail, fuel, or service-oriented commercial users.

Unrestricted — No Zoning, No ETJ

- 3 Located entirely outside city limits in unincorporated Hunt County. No municipal zoning restrictions or ETJ encumbrances — maximum flexibility for retail, industrial, multi-family, or mixed-use development without costly rezoning.

Active AG Exemption — Minimal Carrying Costs

- 4 Active agricultural exemption as a hay meadow results in significantly reduced property taxes. Ideal for investors seeking a low-cost hold while finalizing development plans or awaiting market appreciation along this rapidly growing corridor.



MARKET DATA & DEMOGRAPHICS

Hunt County, Texas | Quinlan Trade Area

HUNT COUNTY DEMOGRAPHICS

U.S. Census Bureau, 2024–2025

| Indicator | Value | Context |
|--------------------------------|-----------------------|-----------------------------------|
| Population — 2025 Estimate | 123,336 | +23.4% growth since 2020 |
| Population — 2024 Estimate | 118,729 | +18.8% growth since 2020 |
| Population — 2020 Census | 99,956 | Base year |
| Housing Units (2024) | 45,361 | 1,287 building permits in 2024 |
| Households | 38,466 | 2.74 persons per household |
| Median Household Income | \$71,938 | Per capita income: \$33,010 |
| Owner-Occupied Housing Rate | 71.3% | Median home value: \$241,700 |
| Total Employment (2023) | 27,606 | +3.6% employment growth 2022–2023 |
| Total Retail Sales (2022) | \$1.82 Billion | \$16,789 retail sales per capita |
| Employer Establishments (2023) | 1,854 | Total annual payroll: \$1.76B |

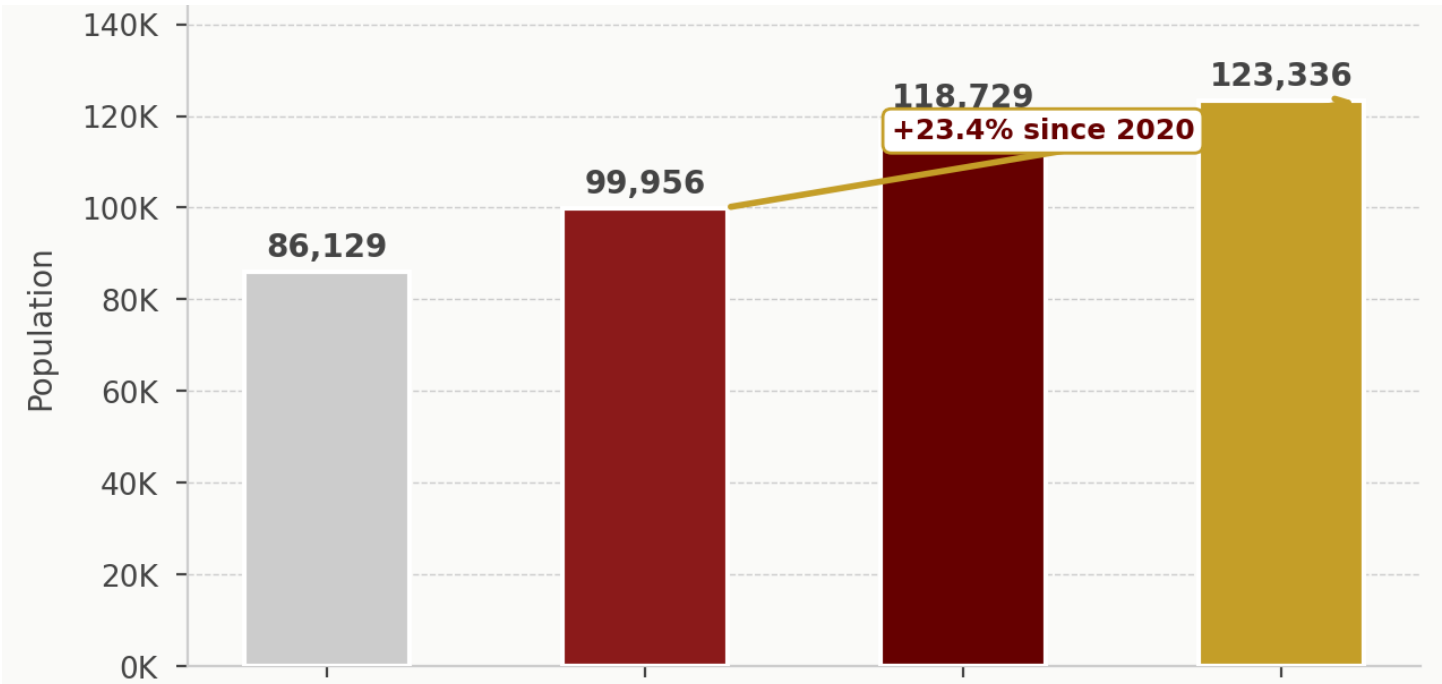
TRAFFIC COUNTS — STATE HIGHWAY 34

TxDOT / Quinlan EDC

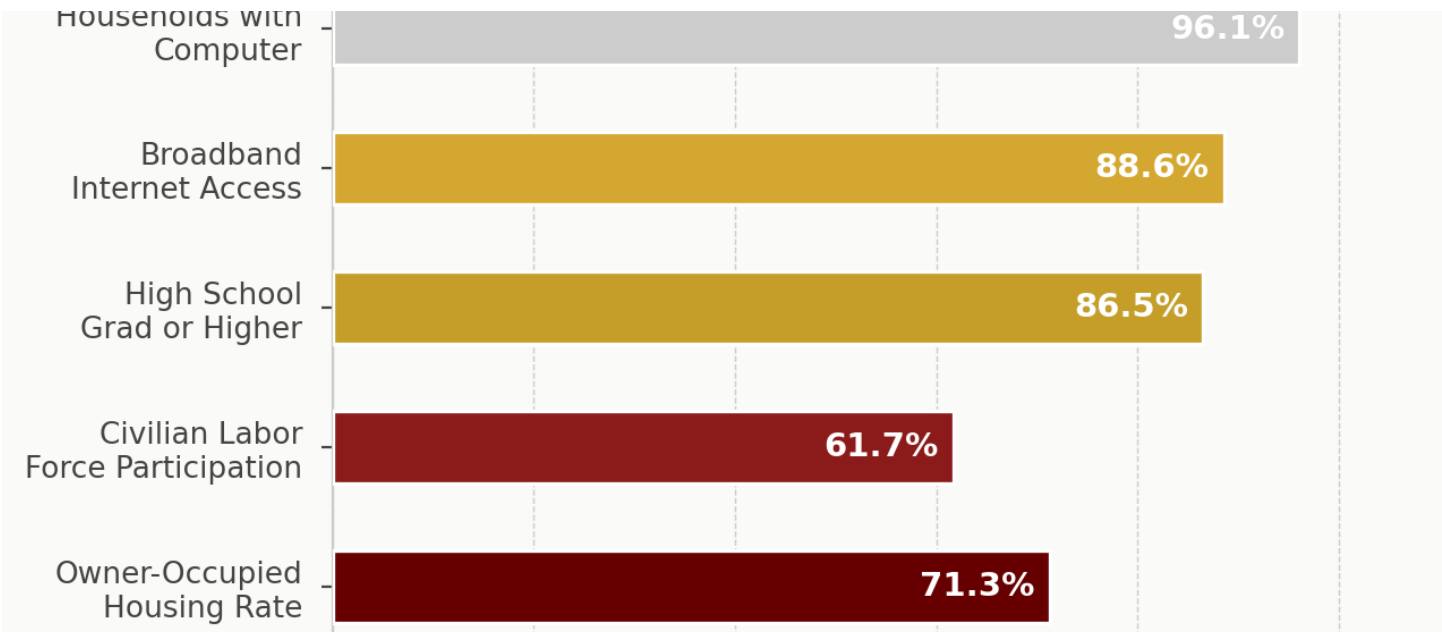
| Segment | Daily Volume | Notes |
|--|-------------------------|------------------------------|
| SH 34 near Subject Property (south of Quinlan) | 7,787–11,557 VPD | AADT — primary site exposure |
| SH 34 between Main St & Quinlan Pkwy | 17,847 VPD | Highest volume in Quinlan |
| Quinlan Pkwy between CR 3602 & FM 751 | 22,151 VPD | Peak corridor traffic |
| SH 34 Widening Feasibility Study | Active — TxDOT | 20-mi study: I-30 to CR 2312 |



POPULATION GROWTH — HUNT COUNTY, TEXAS



QUALITY OF LIFE INDICATORS U.S. Census Bureau ACS 2020–2024





MARKET DATA — VISUALIZED (2 of 2)

Key Economic Indicators | SH 34 Traffic Counts

KEY ECONOMIC INDICATORS — HUNT COUNTY

U.S. Census Bureau / BLS 2022–2024

\$71,938

Median Household Income

\$241,700

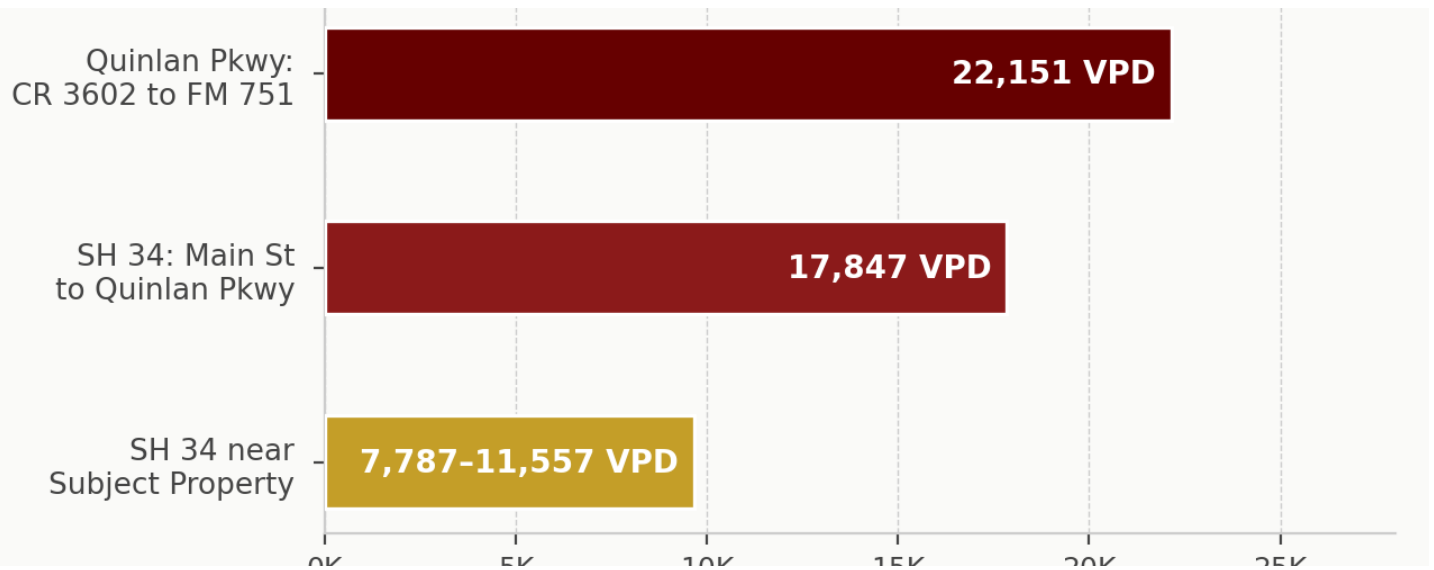
Median Home Value

\$1.82B

Total Retail Sales (2022)

STATE HIGHWAY 34 — DAILY TRAFFIC COUNTS (AADT)

TxDOT / Quinlan EDC



Traffic data: TxDOT AADT program and Quinlan EDC. Income and retail: U.S. Census Bureau ACS 2020–2024 and Economic Census 2022. Population: U.S. Census Bureau 2020 Census and 2024–2025 Estimates.



MAJOR LANDMARKS & EMPLOYERS

L3Harris Technologies — Greenville, TX

~10 mi N via SH 34

Major defense contractor with 3.7 million square feet of facilities in Greenville. One of the region's largest private employers, L3Harris drives significant housing and commercial demand along the entire SH 34 corridor, creating a strong workforce population base that supports retail and service commercial uses.

Interstate 30 (I-30)

~8 mi N via SH 34

The primary Dallas–Fort Worth to Greenville arterial. I-30 provides direct connectivity to the full DFW metroplex and dramatically expands the trade area for any commercial development on this site. The SH 34 / I-30 interchange is a major regional node.

Lake Tawakoni State Park

~3 mi S via SH 34

A 376-acre Texas State Park with over five miles of lakeshore. The park and surrounding Lake Tawakoni attract hundreds of thousands of annual visitors for boating, fishing, camping, and recreation — generating consistent seasonal traffic past the subject property and creating strong demand for convenience retail and fuel stops along SH 34.

City of Quinlan — Retail Hub

~2 mi N via SH 34

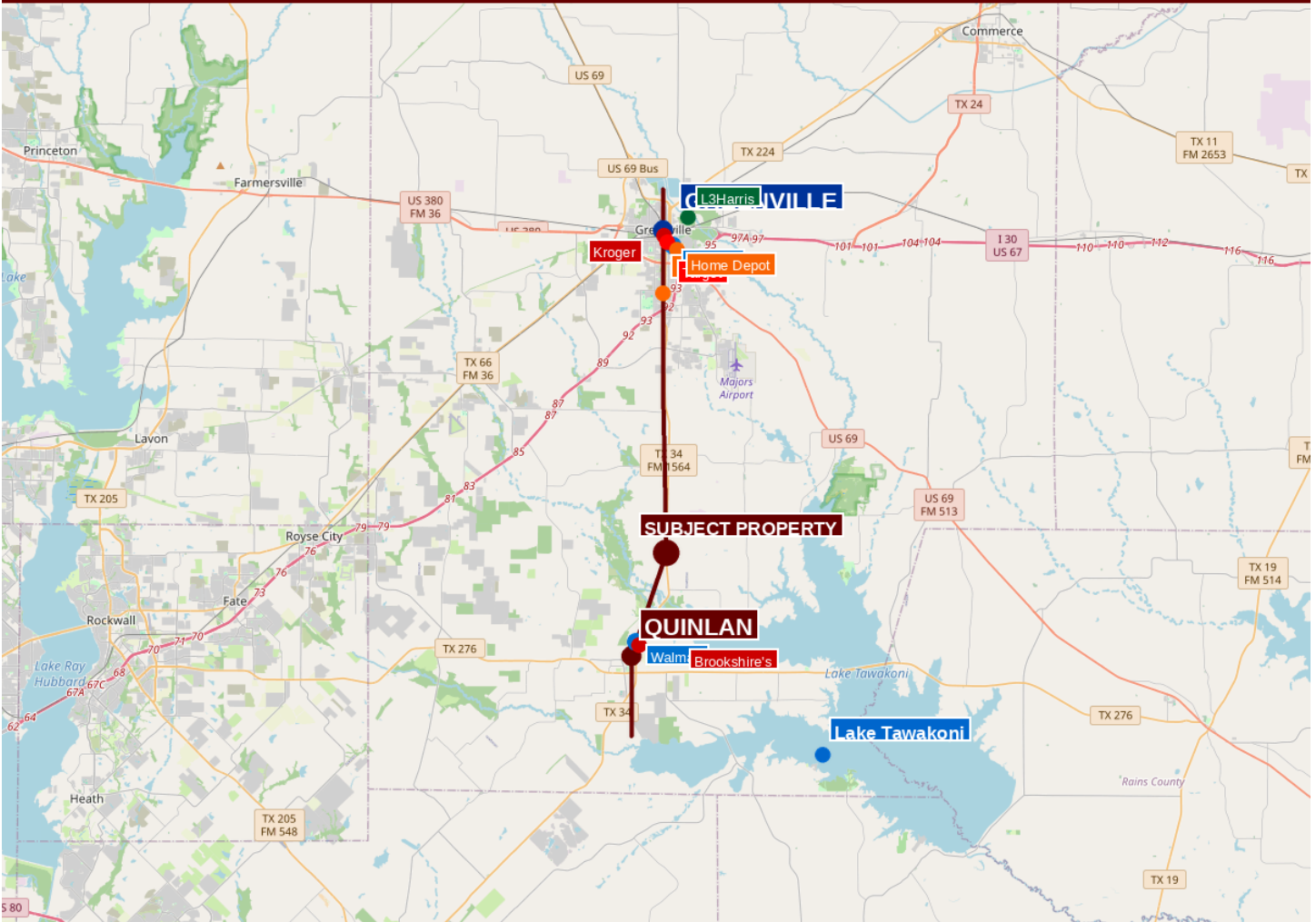
Quinlan serves as the primary retail hub for southern Hunt County, anchored by a full-sized Walmart Supercenter and Brookshire's grocery store. One of the smallest cities in Texas to support both major anchors simultaneously, reflecting the strong consumer base.

City of Greenville

~12 mi N via SH 34

Hunt County seat and regional employment center with a population of approximately 27,000 and growing. Home to L3Harris Technologies, Hunt Regional Medical Center, and Texas A&M University–Commerce. Greenville anchors the northern end of the SH 34 commercial corridor.

AREA LOCATION MAP | 8866 Hwy 34 S, Quinlan TX | Greenville–Quinlan Corridor



MAP KEY — MAJOR RETAILERS & LANDMARKS

| | | | |
|---------------------------------|---|------------------------------|---|
| Subject Property (STAR) | 8866 Hwy 34 S — 14 Acres FOR SALE at \$550,000 | Walmart (Quinlan) | Full-size Supercenter — ~2 mi N of subject |
| Brookshire's (Quinlan) | Full-size grocery anchor — ~2 mi N of subject | Walmart (Greenville) | Supercenter — ~12 mi N via SH 34 |
| Kroger (Greenville) | Grocery anchor — ~12 mi N via SH 34 | Target (Greenville) | General merchandise — ~12 mi N via SH 34 |
| Home Depot (Greenville) | Home improvement — ~12 mi N via SH 34 | L3Harris Technologies | 3.7M SF defense facility — ~10 mi N via SH 34 |
| Lake Tawakoni State Park | 376-acre park, 5+ mi shoreline — ~3 mi S of subject | I-30 / Greenville | DFW arterial — ~8 mi N via SH 34 |



HIGHEST & BEST USE ANALYSIS

Rural Commercial / Retail — Most Likely

- 1 The 400'+ frontage and in-hand DOT permit make this an ideal site for a convenience store, fuel station, or small retail strip serving the SH 34 corridor and Lake Tawakoni visitor traffic. Rural highway convenience is one of the most undersupplied commercial categories in this corridor.

Self-Storage Facility

- 2 One of the fastest-growing rural commercial uses in Texas. Highway visibility, easy access, and 14 acres of depth make this an excellent candidate. The DOT permit eliminates the primary development hurdle.

Agricultural Supply / Equipment Dealer

- 3 The rural character and highway visibility are ideal for agricultural supply businesses, equipment dealerships, or feed stores serving the farming and ranching community in Hunt County.

Light Industrial / Contractor Yard

- 4 Rural highway frontage with no restrictions is increasingly sought by contractors, equipment dealers, and light industrial users needing highway visibility and outdoor storage. Direct SH 34 access to I-30 makes this highly attractive.

Flex / Multi-Family Development

- 5 The 14-acre depth and unrestricted status allow for a flex-space or multi-family development serving the growing workforce population along the Greenville–Quinlan corridor.



EWRG Commercial Group | T&A

Edie West

Designated Broker

469-715-7392

ewest@ewrgcre.com

www.ewrgcre.com