

85.024 Acres — Light Industrial

FM 1569 & US-69 | Greenville, TX 75401

Coordinates: 33.170583, -96.136248 · Property ID: 35306

SITE OVERVIEW

An 85.024-acre Light Industrial (LI) tract located within Greenville city limits, offering FM 1569 frontage, immediate access to US-69, and 10-minute connectivity to I-30.

This is one of the only large-format LI-zoned parcels in Greenville capable of supporting major industrial users.

The site is suitable for distribution, logistics, fulfillment, cold storage, 3PL, and light manufacturing. Zoning is in place and utilities are nearby.

UTILITIES

- **Water:** 8" city main located across US-69 (~488 ft). Extension requires bore under US-69 and city approval.
- **Sewer:** Nearest line at FM 1569 & Rees St; aerobic systems allowed if sewer extension is not desired.
- **Electric:** GEUS (municipal provider). 3-phase power available; buyer to provide load requirements for transformer sizing. (903) 457-2800 · geus.org
- **Telecom:** Fiber available along US-69.

All utility locations must be field-verified by the City of Greenville. Buyer to independently verify availability, capacity, and costs prior to closing.

ACCESS & TRANSPORTATION

- FM 1569 frontage
- Immediate access to US-69
- 10 minutes to I-30
- 45 minutes to Dallas
- Within Greenville's established industrial corridor

🚂 A DGNO rail line runs parallel to US-69 on the east side of the corridor and connects into the BNSF and Union Pacific Class I networks in Dallas. The site is not currently rail-served, but adjacency may benefit certain manufacturing or bulk-freight users. Buyer to verify rail access feasibility with DGNO independently.

DEVELOPMENT POTENTIAL

The acreage supports either a single 700,000–1,000,000 SF distribution/fulfillment building, or a multi-building industrial park layout.

PRIMARY USES

- Large distribution centers
- Fulfillment & sortation
(Amazon, Target, Walmart, Kroger, Costco)
- Cold storage
- 3PL operations
- Last-mile logistics

SECONDARY USES

- Light manufacturing & assembly
- Packaging & food processing
- Plastics & metals fabrication
- Building materials operations
- Multi-building industrial parks

LABOR & WORKFORCE

Greenville and Hunt County provide a strong industrial labor pool, supported by major employers

including L3Harris and Innovation First.

The 45-minute labor shed includes Greenville, Royse City, Rockwall, Commerce, Caddo Mills, Farmersville, Princeton, and parts of McKinney.

CITY SUPPORT & INCENTIVES

Greenville actively supports industrial growth through the Greenville Economic Development Corporation (GEDC). Potential tools include:

- Tax incentives
- Infrastructure participation
- Fast-track permitting
- State-level incentives

The City has already demonstrated flexibility by allowing aerobic systems and providing proactive utility guidance.

GEDC: (903) 455-1197 · gedcinfo@ci.greenville.tx.us · greenvilletxedc.com

PRICING

- **\$33,000 per acre**
- **\$2.8M total**
- **Ag valuation — low holding cost (~\$500/year)**
- **LI zoning in place**

LOCATION

US-69 & FM-1569 · Greenville, TX 75401 · Hunt County · Abstract A-959

Adjacent to the landmark strawberry farm · Property ID: 35306

Coordinates: 33.1705830, -96.1362480

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Information deemed reliable but not guaranteed. All information subject to independent verification by buyer. Zoning, utilities, and permitted uses to be verified with the City of Greenville prior to closing. Rail adjacency does not constitute active rail service — buyer to verify independently with DGNO. Agricultural exemption status is temporary and subject to change upon change of use or ownership. This document is for informational purposes only and does not constitute an offer or contract.