

CR 4112, Campbell, TX



20.91 Acres for Sale
±834 ft of I-30 Frontage
34,000+ Vehicles Per Day
Dual Access & Zero Flood Plain
Utilities Available On-Site

Main Contact

Shane Hendrix

First Vice President
shane.hendrix@mdcregroup.com
214.460.8926

Kevin Weable

Market Director
kevin@mdcregroup.com
972.845.1663



Non-Endorsement & Disclaimer Notice

Disclaimer: This Marketing Brochure has been created to provide a summary of unverified information to prospective buyers and to generate an initial level of interest in the subject property. The information provided herein is not a replacement for a comprehensive due diligence investigation. M&D Real Estate has not conducted any investigation and makes no warranties or representations regarding the size and square footage of the property and its improvements, the presence of contaminants such as PCB's or asbestos, compliance with State and Federal regulations, the physical condition of the improvements, or the financial status or business prospects of any tenant. While the information contained in this brochure has been obtained from sources we believe to be reliable, M&D Real Estate has not verified, nor will it verify, any of the details and assumes no responsibility for the accuracy or completeness of the information provided. It is the responsibility of all potential buyers to independently verify all information set forth herein.

Non-Endorsement Notice: M&D Real Estate is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing material. The presence of any corporation's logo or name does not imply affiliation with, or sponsorship or endorsement by, that corporation of M&D Real Estate, its affiliates, subsidiaries, agents, products, services, or commercial listings. Such logos or names are included solely for the purpose of providing information about this listing to prospective customers.

M&D Real Estate advises all prospective buyers as follows: As the Buyer of a property, it is your responsibility to independently confirm the accuracy and completeness of all material information prior to completing any purchase. This Marketing Brochure is not intended to substitute for your own thorough due diligence investigation of this investment opportunity. M&D Real Estate specifically disclaims any obligation to conduct a due diligence examination of this property on behalf of the Buyer. Any projections, opinions, assumptions, or estimates presented in this Marketing Brochure are for illustrative purposes only and do not reflect the actual or anticipated performance of the property. The value of a property depends on various factors that should be evaluated by you and your legal, financial, and tax advisors. It is essential that the Buyer, along with their legal, financial, tax, and construction advisors, undertake an independent and thorough investigation of the property to assess its suitability for their needs. As with all real estate investments, this investment carries inherent risks. The Buyer and their advisors must carefully review all legal and financial documents related to the property. While the tenant's past performance at this or other locations is an important factor, it does not guarantee future success. By accepting this Marketing Brochure, you agree to release M&D Real Estate from any liability, claims, expenses, or costs arising from your investigation or purchase of this property.

Special Covid-19 Notice: All prospective buyers are strongly encouraged to fully utilize their opportunities and obligations to conduct detailed due diligence and seek expert advice as needed, particularly in light of the unpredictable effects of the ongoing COVID-19 pandemic. M&D Real Estate has not been hired to conduct, and is not responsible for conducting, due diligence on behalf of any prospective purchaser. M&D Real Estate's core expertise is in marketing properties and facilitating transactions between buyers and sellers. M&D Real Estate and its professionals do not and will not serve as legal, accounting, contractor, or engineering consultants. We strongly advise all potential buyers to engage other professionals for assistance with legal, tax, regulatory, financial, and accounting matters, as well as inquiries regarding the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees, and in light of the volatility created by COVID-19, buyers should rely solely on their own projections, analyses, and decision-making processes.

M&D Commercial Group is a service mark of M&D Real Estate, LP.



Table of Contents

Pages 4-7 | Property Overview

Pages 8-11 | Location Overview

Page 12 | Contacts



Property Overview

M&D CRE presents a 20.91-acre, two-parcel opportunity featuring a highly visible, development-ready corner site with direct I-30 frontage—positioned for a variety of commercial development strategies.

Listed By:
Shane Hendrix | 214.460.8926



Property Summary

M&D CRE is pleased to present a premier development opportunity consisting of two contiguous parcels totaling approximately 20.91 acres. This level, undeveloped site is strategically positioned on a high-visibility corner with ± 834 feet of frontage along Interstate 30. Located in Campbell, Texas within Hunt County, the property offers immediate access to a major regional transportation corridor and benefits from traffic counts exceeding 34,000 vehicles per day. The site is further enhanced by its position along a two-way frontage road, providing excellent ingress, egress, and overall accessibility.

Utilities are available on-site, including water and electricity, establishing a strong foundation for near-term development. Dual access points add to the site's functionality and allow for flexible site planning across a variety of commercial applications. The property is located entirely outside of FEMA-designated floodplain boundaries, minimizing potential insurance requirements and reducing development-related constraints.

With its combination of scale, visibility, infrastructure, and strategic location within the path of North Texas growth, this offering represents a compelling opportunity for investors and developers seeking a high-impact commercial site.

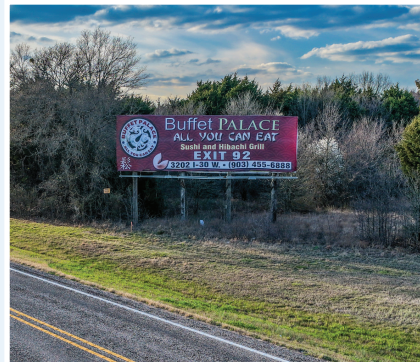
For additional information, please contact Shane Hendrix at 214.460.8926.

Size	20.91 Acres
VPD	34,000+
Utilities	Available
Topography	Level
Grading	Raw Land
Access	Dual Access
Easements	None
Frontage	± 834 feet



Listed By:
Shane Hendrix | 214.460.8926





Listed By:
Shane Hendrix | 214.460.8926



Highlights

20.91 Acres

Corner Lot

Utilities Available On-Site

±834 ft of Frontage on I-30

Raw, Level Land

Over 34K+ VPD

Dual Access

Zero Floodplain

Listed By:
Shane Hendrix | 214.460.8926



Location Overview

The property is situated in Campbell, Texas within Hunt County.

Listed By:
Shane Hendrix | 214.460.8926



Grounded in Community, Growing with Opportunity

Campbell, TX Overview

Located just east of Greenville, Texas, Campbell offers strategic access to Interstate 30 Highway 24 and sits approximately 50 miles from Downtown Dallas, with convenient connectivity to both Dallas Love Field and DFW International Airport within an hour's drive. Positioned in the path of Northeast DFW growth, the area benefits from Greenville's expanding employment base across manufacturing, logistics, and industrial sectors, including major employers such as L3Harris Technologies and International Grains & Cereal. Hunt County, home to Greenville, Commerce, Campbell, continues to experience steady population and economic growth, supported by regional tourism at Lake Tawakoni and higher education at Texas A&M University–Commerce. The county is projected to grow approximately 20% by 2045, with job growth forecasted at 46.7% over the next decade—significantly outpacing the national average. With a strong labor base in manufacturing, transportation, and warehousing, the region presents a compelling opportunity for commercial investment and long-term development.

11 Min.

To City
of Greenville
(Google Maps)

15,229

Total
Households
(15-Min)

41,085

Population
within
15 Minutes
(15-Min)

\$81,667

Average
HH
Income
(15-Min)







Listed By:
Shane Hendrix | 214.460.8926



Shane Hendrix

First Vice President

shane.hendrix@mdcregroup.com

214.460.8926

Kevin Weable

Market Director

kevin@mdcregroup.com

972.845.1663

Office Information:

2701 Sunset Ridge Drive, Suite 109 Rockwall, TX 75032

info@mdcregroup.com

469.607.0471





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.

2-10-2025



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 client; and
- Treat all parties to a real estate transaction 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 the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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 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 specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information 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 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 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.

M&D CRE,LLC	9010586	danny@mdregroup.com	(972) 772-6025
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Danny Perez	0656355	danny@mdregroup.com	(972) 772-6025
Designated Broker of Firm	License No.	Email	Phone
Danny Perez	0656355	danny@mdregroup.com	(972) 772-6025
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Shane Hendrix	0776260	shane.hendrix@mdcregroup.com	214-460-8926
Sales Agent/Associate's Name	License No.	Email	Phone
	Date		
Buyer/Tenant/Seller/Landlord Initials			