

00 Joe Ramsey Blvd. Greenville, TX



5.28 Acres Development-Ready
Established Multifamily Corridor
Cleared, Raw Level Land
Free From Flood Plain
5th Fastest Growing TX County

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Property Overview

M&D CRE is offering this 5.281-acre residential development opportunity in Hunt County, where population has grown 18.8% since 2020.

Listed By:
Kevin Weable | 972.845.1663



Property Overview

M&D CRE is pleased to present 00 Joe Ramsey Blvd, a 5.281-acre development parcel in Greenville, TX – positioned in the heart of one of Hunt County’s most active multifamily corridors and within Texas’ 5th fastest-growing county. The site sits directly behind The Ridge Apartments, across from Villas of Greenville, and adjacent to the Solarium Apartments – firmly within a proven, residentially-dense stretch of Joe Ramsey Boulevard. Level topography and 5.281 acres of unimproved land offer maximum flexibility for multifamily or residential development.

The property is currently zoned AG, with the City of Greenville’s Future Land Use Map designating the area for SFR. Hunt County’s population grew from 99,956 in 2020 to 118,729 in 2024 – an 18.8% increase that outpaced Collin County’s 17.7% and dwarfed Dallas County’s 1.7%. Rental demand is tracking upward in step: median lease prices in Hunt County climbed 1.4% YoY as of April 2026, compared to 0.2% in Dallas County and -2.2% in Rockwall County (NTREIS) – reinforcing the county’s strengthening fundamentals for income-producing residential investment.

The location also delivers on convenience. Anytime Fitness and Hunt Regional Medical Center sit nearby, with numerous dining and shopping options 1 mile away on SH-34 and a broader retail corridor within three miles along I-30 and Wesley Street. For investors, developers, and builders positioning for Greenville’s continued residential expansion, 00 Joe Ramsey Blvd offers a rare opportunity to enter a proven corridor at a strategic inflection point. **Contact Kevin Weable at 214.801.7787 for details.**

Size	5.281 Acres
Zoning	AG SFR Future Land-Use
Topography	Level
Grading	Raw Land
Utilities	City Water & Sewer
Access	Single Access
Ideal Use	Multifamily/Residential
Location	On US-69 < 1 Mile to SH-34



Listed By:
Kevin Weable | 972.845.1663





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Property Highlights

5.281 Acres Level Raw Land

Located in 5th Fastest Growing County

18.8% Hunt County Population Growth from 2020 to 2024

Located in Multifamily Corridor

Cleared, Raw, Level Land

Free From Flood Plain

Near Shopping & Dining Just 1 Mile Away on SH-34



Listed By:
Kevin Weable | 972.845.1663



Location Overview

The property is located in Greenville, Texas, within fast-growing Hunt County.

Listed By:
Shane Hendrix | 214.460.8926



Greenville, Texas: Open for Opportunity Driven by Innovation

Greenville, TX Overview

Located just 45 miles northeast of Downtown Dallas along Interstate 30, Greenville is an emerging commercial hub in the fast-growing North Texas region. With its strategic location in fast-growing Hunt County and its direct access to major highways and regional transportation corridors, Greenville provides exceptional opportunity and connectivity creating advantages for a wide range of commercial ventures.

Greenville's commitment to infrastructure investment, economic diversification, and quality of life has led to fast population growth and makes it an ideal environment for new development. For commercial investors seeking long-term growth and stability, Greenville stands out as a smart, strategic choice in a dynamic regional market.

46,241

2025 Total
Population
(ArcGIS Bus. Analyst)

\$70,975

2025 Median
HH Income
(ArcGIS Bus. Analyst)

46.5%

Renter Occupied
Housing Units
(ArcGIS Bus. Analyst)

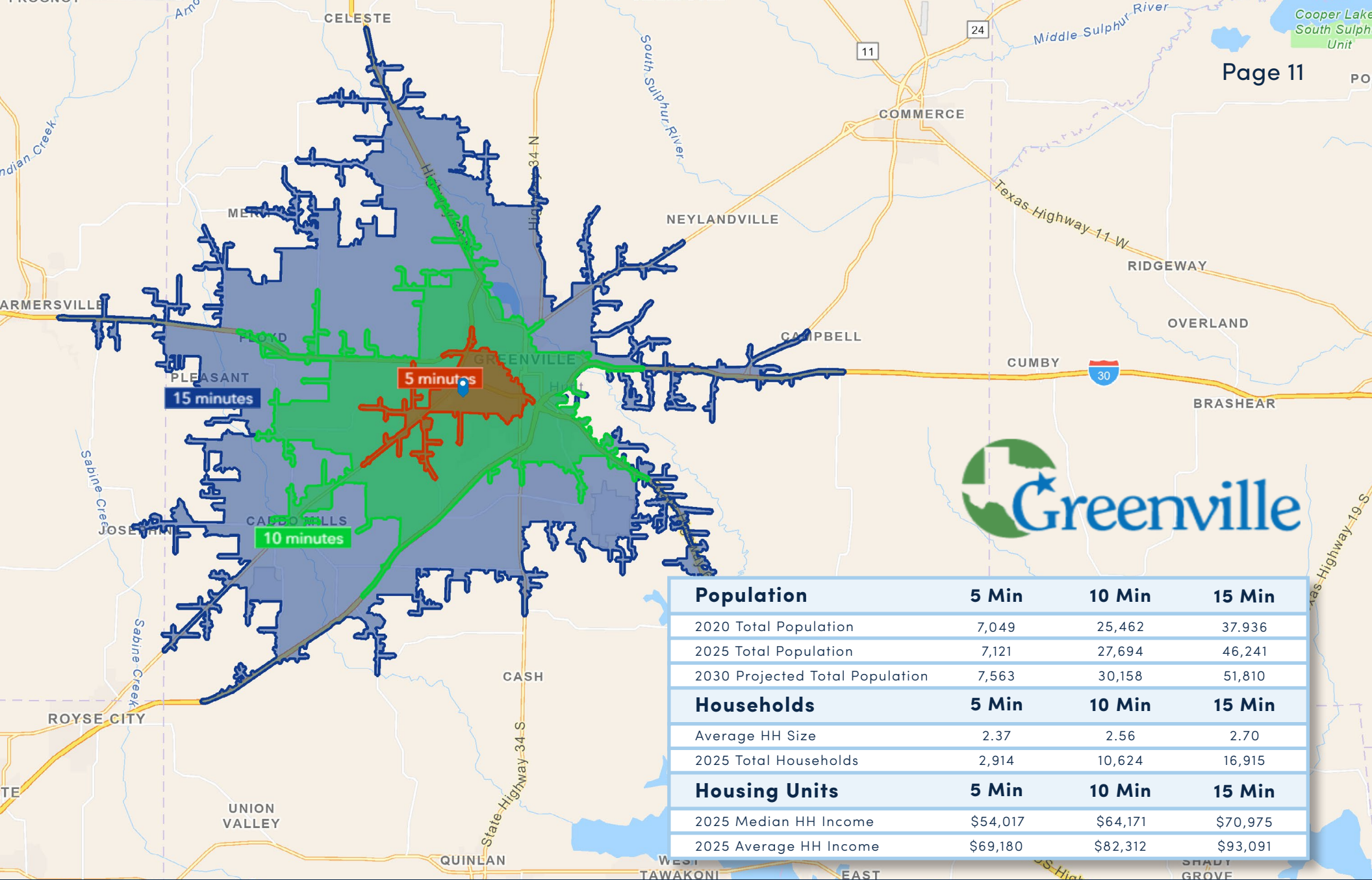
5th

Fastest Growth-
County in TX
(U.S. Census Bureau)



Listed By:
Kevin Weable | 972.845.1663





Population	5 Min	10 Min	15 Min
2020 Total Population	7,049	25,462	37,936
2025 Total Population	7,121	27,694	46,241
2030 Projected Total Population	7,563	30,158	51,810
Households	5 Min	10 Min	15 Min
Average HH Size	2.37	2.56	2.70
2025 Total Households	2,914	10,624	16,915
Housing Units	5 Min	10 Min	15 Min
2025 Median HH Income	\$54,017	\$64,171	\$70,975
2025 Average HH Income	\$69,180	\$82,312	\$93,091

Listed By:
Kevin Weable | 972.845.1663



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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.

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.

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Buyer/Tenant/Seller/Landlord Initials	Date		