

# Greenville Infill Opportunity— Multifamily | Assisted Living

±7.7 ACRES INFILL LAND IN THE HEART  
OF GREENVILLE TEXAS



7.7 Acres Two-Parcel Opportunity  
Utilities Already On-Site  
Offered on Land Value Basis  
Multifamily Zoning  
Redevelopment-Oriented Ready

**3005 Divison St & King St, Greenville, TX**

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# Property Overview

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## **INFILL | SCALABLE | CONNECTED**

M&D CRE is pleased to present a rare 7.7-acre infill assemblage in central Greenville with existing utilities on-site and future land use supporting multifamily, offering developers a large-scale residential redevelopment opportunity with meaningful planning and execution advantages.

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# Property Overview

## GREENVILLE INFILL SITE FOR MULTIFAMILY OR SENIOR HOUSING

M&D CRE is pleased to present a premier 7.7-acre infill redevelopment assemblage in Greenville, TX—offering the scale, location, and land-use positioning sought by today’s multifamily and senior housing developers. The offering consists of two adjacent parcels totaling 7.7 acres: 3.87 acres at 3005 Division St and 3.83 acres on King St. The site includes an existing ±47,826 SF building footprint being offered for land value, creating a substantial redevelopment canvas with added flexibility for planning, phasing, or site reconfiguration. With city water, city sewer, and electricity already on-site, the property offers a meaningful head start over typical raw land opportunities.

Well suited for infill-oriented buyers, the assemblage combines central location, existing utility access, and favorable future land-use alignment in one offering. King St is currently zoned Multi-family, 3005 Division St is currently zoned SF-2, and the City’s Future Land Use overlay designates the full 7.7-acre assemblage for Multi-family use. Located just off the Wesley St corridor with convenient access to downtown Greenville and Joe Ramsey Blvd/Hwy 69, the site offers the kind of in-town connectivity and redevelopment potential that is increasingly difficult to find at this scale. For buyers pursuing multifamily, assisted living, or other residential redevelopment concepts, this is a compelling opportunity to control a large infill position in an established Greenville setting..

For more information, contact **Kevin Weable, CCIM** at **972.845.1663** or [kevin@mdcregroup.com](mailto:kevin@mdcregroup.com)

Land SF	±335,412 SF Total (168,577 + 166,835)
Size	7.7 Acres Total (3.87 + 3.83)
Proposed Use	Multi-Family   Assisted Living Redevelopment
Zoning	SF-2 & Multi-Family (w/ MF Future Land Use)
Property Type	Land / Commercial
Parcel IDs	72215 & 232869
Utilities	City Water, City Sewer, Electricity Connected



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# 3005 Division & King St—Highlights

## CORE ASSET HIGHLIGHTS

### [ SHARED VALUE ACROSS ALL ]

- 7.7-acre infill redevelopment assemblage
- Two adjacent parcels offered as one larger opportunity
- Existing ±47,826 SF building footprint sold for land value
- City water, city sewer, and electricity on-site
- Central Greenville location near major local corridors
- Future Land Use supports multifamily across the full assemblage

## MULTIFAMILY DEVELOPER HIGHLIGHTS

### [ DENSITY | LAYOUT | PHASING ]

- Parcel configuration supports more flexible site planning
- Large footprint allows room for multiple buildings or phased execution
- Infill setting fits developers targeting in-town residential demand
- Existing building area creates repositioning or teardown flexibility
- Assemblage scale is harder to find in established city locations
- Suited for developers seeking larger land position rather than smaller scattered sites

## ASSISTED LIVING DEVELOPER HIGHLIGHTS

### [ CAMPUS FIT | ACCESS | OPERATIONS ]

- Site size supports campus-style senior housing planning
- In-town setting can benefit residents, families, and staff accessibility
- Land area allows room for drives, parking, drop-off, and open space
- Existing footprint offers options for reuse study, removal, or phased redevelopment
- Residential-oriented land use direction supports care-related redevelopment vision
- Well suited for operators seeking a sizeable infill location for a purpose-built project

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# Location Overview

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

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# 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)

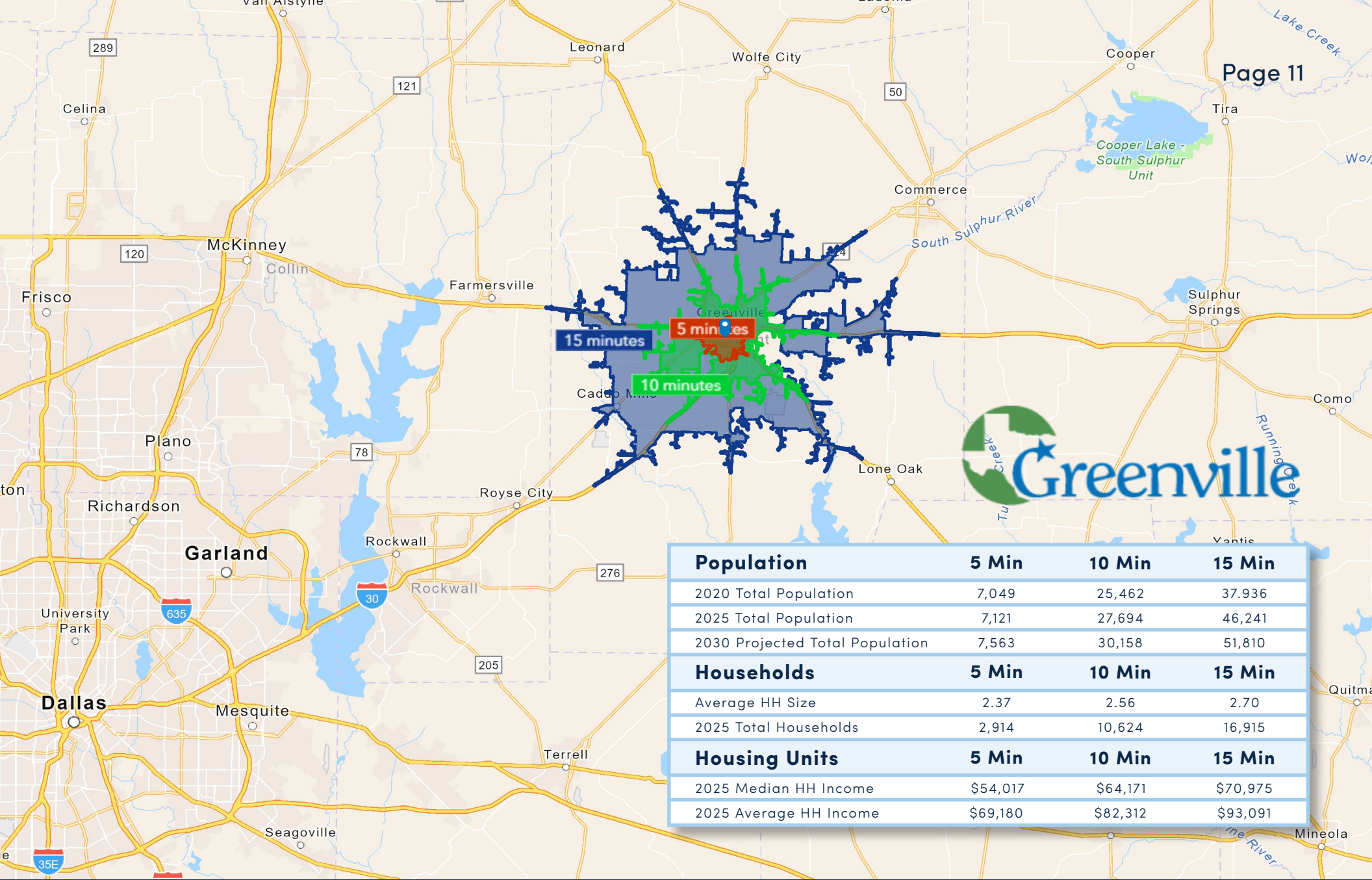
**46.5%**

Renter Occupied  
Housing Units  
(ArcGIS Bus. Analyst)

**5th**

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





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

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