

8903 WESLEY STREET

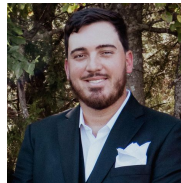
GREENVILLE, TX

COMMERCIAL LAND | MIXED USE
LIST PRICE \$7,500,000

COMPASS
COMMERCIAL



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PROPERTY DESCRIPTION



This 42.601 acre tract presents a prime development opportunity inside the Greenville city limits with scale, visibility, and flexibility that is getting harder to find in fast-growing North Texas markets. With 1,178 feet of frontage, utilities available including water, sewer, and electric, and the ability to subdivide, this property is well positioned for a mixed-use concept that could include commercial, multi-family, single-family, or a thoughtfully planned combination of all three.

The land has already been excavated, offering a head start for development, and currently benefits from a Commercial AG exemption. Location is a major differentiator here. The property sits less than one mile from I-30 at Wesley Street, approximately 2.5 miles from FM 1570 and within three miles of major employers such as L3 Harris and Innovation First. TxDOT has plans to widen Highway 34 and current traffic counts range between 23,000 and 25,000 vehicles per day, adding long-term visibility and accessibility upside.

Greenville is experiencing strong, measurable growth. Since 2020, the city has seen a population increase of over 15 percent, significantly outpacing national growth rates, driven by affordability, business expansion, and regional migration from the Dallas metro. Within a two mile radius of this property alone, approved plats and active developments account for more than 2,500 new homes, creating immediate demand for retail services, housing options, and supporting commercial uses.

Surrounding commercial activity continues to expand, with multiple new developments already underway nearby, reinforcing this corridor as a focal point for future growth. The site lends itself especially well to a mixed-use or age-qualified residential concept paired with nearby retail and services, though zoning flexibility allows a range of development paths based on investor strategy.

For developers and investors seeking frontage, infrastructure, proven growth indicators, and an entry point into one of North Texas's accelerating secondary markets, this property offers scale, timing, and optionality at an attractive price basis.unity — this 42.6-acre parcel represents one of the best opportunities on the market today.



PROPERTY DETAILS

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Property overview

42.601
Acres

Potential Mixed-Use Development

- Commercial (frontage)
- Multi-Family
- Single Family

** Rezoning would be needed*

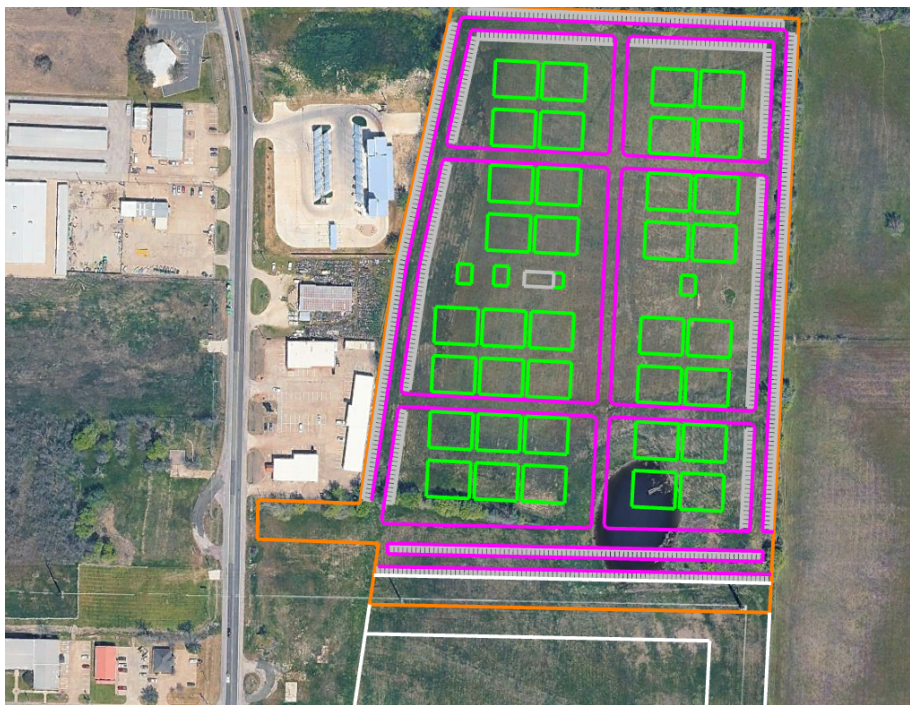
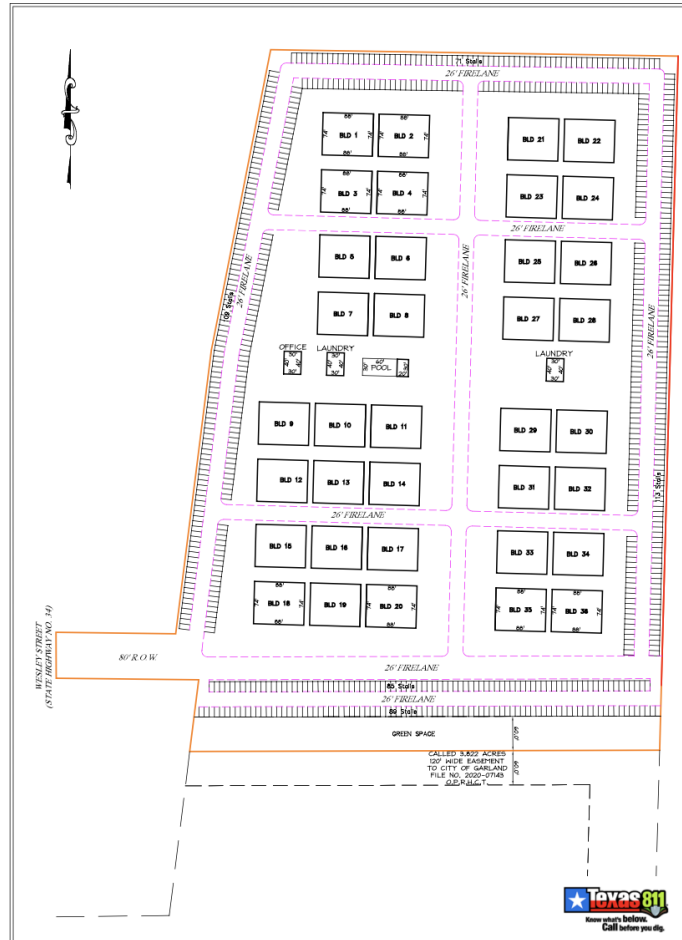
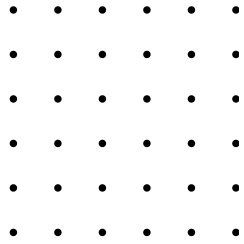


** Per Tax Records*



POTENTIAL DEVELOPMENT CONCEPTS

MULTI-FAMILY CONCEPT





PROFORMA

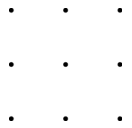
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POTENTIAL DEVELOPMENT SCOPE

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Assumptions: (mutlifamily)	Unit			Subtotal
Land Area Acres	ac	22.71		
Total Units		432		
Unit Size Sqft	sqft	1199		
Building Cost per sqft	sqft	155	* sitework separate	
Building costs	sqft	\$155	517968	\$ 80,285,040.00
Land Costs				
Total price		5,184,000		
Cost per acre	ac	228269.48		
Cost Per unit		12000		
Cost per square foot of land	sqft	5.24		
Cost per square foot of building	sqft	10.01		
				\$ 5,184,000.00
Sitework Costs				
Site excavation and utilities	ac	125000	22.71	\$ 2,838,750.00
Grubbing and clearing	ac	5000	22.71	\$ 113,550.00
Concrete pavement	sqyd	75	26050	\$ 1,953,750.00
Lime stabilization	sqyd	9	26050	\$ 234,450.00
Permitting	LS	10000	1	\$ 10,000.00
Engineering	LS	50000	1	\$ 50,000.00
Total Sitework				\$ 5,200,500.00
Total Costs				\$ 90,669,540.00

PHOTOS

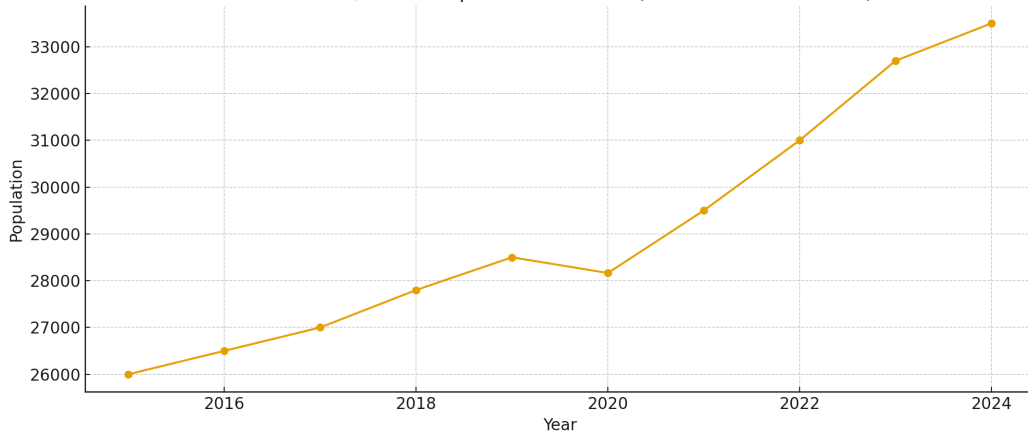




AREA OVERVIEW



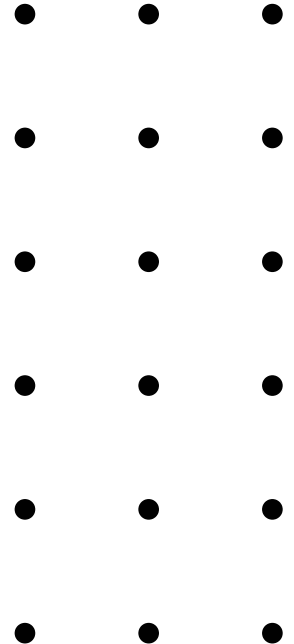
Greenville, Texas Population Growth (2015-2024 Estimate)



Neighborhood Description

Greenville, Texas is a rapidly growing North Texas market strategically positioned along the I-30 corridor, approximately 45 minutes east of downtown Dallas. As affordability pressures continue to push population and development outward from the Dallas metro, Greenville has emerged as a compelling secondary market offering strong fundamentals, expanding infrastructure, and long-term growth potential. Since 2020, Greenville has experienced population growth exceeding 15 percent, driven by regional migration, job expansion, and ongoing residential development. More than 2,500 new homes are currently approved or under construction within a two-mile radius of key commercial corridors, fueling increased demand for retail, multi-family, and mixed-use development.

Greenville offers a balanced lifestyle appeal with a revitalizing downtown, local dining and retail, access to Lake Tawakoni, and proximity to major employment centers such as L3 Harris and Innovation First. Ongoing public investment, roadway improvements including planned widening along Highway 34, and strong traffic counts along major thoroughfares further support commercial viability. With available land inside the city limits, access to utilities, and an investor-friendly cost basis, Greenville represents an attractive opportunity for developers seeking scale, flexibility, and entry into a market positioned for sustained growth.





AREA OVERVIEW

8903 WESLEY STREET, GREENVILLE, TX 75402

AREA REPORT

VERY CONVENIENT

This home is in a **very convenient** area. Some daily errands in this location **require a car** and most major services are within **1 mile**.

0.3 MILES	0.4 MILES	0.4 MILES	0.4 MILES	0.4 MILES	0.4 MILES
	1.9 MILES	0.7 MILES	0.7 MILES		

ListReports

DISCLAIMER: The information in this report is from third-party sources and its accuracy cannot be guaranteed.

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SCHOOL REPORT

SCHOOLS IN YOUR AREA

The assigned schools are **average** for the area. There is also **1** private school and **1** charter school within **5** miles.

K-4	LAMAR ELEMENTARY SCHOOL ASSIGNED	5 RATING	1.5 MILES
7-8	GREENVILLE MIDDLE SCHOOL ASSIGNED	2 RATING	1.8 MILES
9-12	GREENVILLE HIGH SCHOOL ASSIGNED	5 RATING	3.1 MILES

ListReports

DISCLAIMER: School data is provided by ATTOM Data Solutions and agent selection. It is intended for reference only. Contact the school or district directly to verify enrollment eligibility.



AREA OVERVIEW

8903 WESLEY STREET, GREENVILLE, TX 75402

FOOD REPORT

NEIGHBORHOOD EATS

This home is located near **20** moderately priced restaurants and has an **average** variety of cuisines.

23
★★★★+
WITHIN 5 MILES

\$	<div style="width: 100%; height: 10px; background-color: #008080;"></div>	14
\$\$	<div style="width: 33%; height: 10px; background-color: #c00000;"></div>	6
\$\$\$	<div style="width: 12.5%; height: 10px; background-color: #800000;"></div>	1
\$\$\$\$		0

GOOD EATS
BY CATEGORY

AMERICAN	7
FAST FOOD	5
PIZZA	5
ASIAN	2
SEAFOOD	2
MEXICAN	1
INTERNATIONAL	1

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OUTDOOR REPORT

THE GREAT OUTDOORS

This home is located near a variety of outdoor activities.

POPULAR

GOLF COURSE
OAK CREEK COUNTRY CLUB

1.8
MILES

3
GOLF COURSES

WITHIN
10 MILES

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CONFIDENTIALITY AND DISCLAIMER

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COMMERCIAL

This Offering Memorandum has been prepared exclusively by Amanda Rupley & Troy McDonald and Compass, Inc. d/b/a Compass ("Compass") on behalf of the owner of the property (the "Owner"), regarding the purchase of property described herein at (the "Property"). 8903 Wesley, Greenville TX is intended solely for your limited use and benefit in determining whether you desire to express further interest in the purchase of the Property. The materials in this Offering Memorandum contain selected information pertaining to the Property and do not purport to be a representation of the state of affairs of the Property or the Owner, to be all-inclusive or to contain all or part of the information which you may require to evaluate a purchase of the Property.

Although the information contained herein is believed to be correct, Compass, the Owner and their employees disclaim any and all liability for representations and warranties, expressed and implied or inaccuracies contained in or omitted from this Offering Memorandum or any other written or oral communication transmitted or made available to you. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and Compass. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation. All measurements are approximations. You shall exercise independent due diligence in verifying all such information. The Owner and Compass expressly reserve the right, in their sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Offering Memorandum.

You agree that this Offering Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest of confidence and that you will not disclose this Offering Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or Compass. You also agree that you will use this Offering Memorandum or any of its contents in any manner detrimental to the interest of the Owner or Compass.

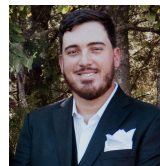
If after reviewing this Offering Memorandum, you have no further interest in the Property, kindly return this Offering Memorandum to Compass.

No inspections of the Property are permitted unless accompanied by the Owner or a representative from Compass.



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