

85.024 Acres

I-1 LIGHT INDUSTRIAL · US-69 GROWTH CORRIDOR

PRICE PER ACRE
\$33,000
~\$2,805,792 Total · Ag-Exempt
~\$500/yr

CITY ZONING

I-1 Light Industrial

City of Greenville · Buyer to verify

TAX STATUS

Ag-Exempt · ~\$500/yr

Temporary · verify with Hunt CAD

FLOOD ZONE

Zone X

No Floodplain

FRONTAGE

Triple Access

FM-1569 · CR-1068 · US-69

ELECTRIC

GEUS Municipal

Service sized to buyer load requirements

★INVESTOR STRATEGY — HOLD & BUILD

Acquire I-1 Zoned Land at Agricultural Tax Rates — Develop on Your Timeline

One of the only large-format **I-1 Light Industrial zoned parcels** in Greenville capable of supporting major industrial users. Suitable for distribution, fulfillment, logistics, cold storage, 3PL, and light manufacturing. **Zoning is in place. GEUS electric service available — sized to buyer load requirements. Utilities nearby.** Ag-exempt status is temporary — buyer to verify continuity with Hunt CAD.

- **Acquire Now:** \$33,000/acre — ag-exempt taxes keep holding costs at ~\$500/year
- **Hold & Farm:** Continue existing crop lease — maintain ag use, generate income
- **Plan & Permit:** Engage City of Greenville Planning for site plan and permits on your timeline
- **Build:** Develop warehouse, distribution, manufacturing, or other I-1 uses by right

PROPERTY SNAPSHOT

85.024 Acres

Flat, dry, open cropland

I-1 Light Industrial

City of Greenville confirmed

Inside City Limits

City of Greenville

Ag-Exempt ~\$500/yr

Active — temporary status

Triple Frontage

FM-1569 · CR-1068 · US-69

Flood Zone X

No floodplain

Survey Verified

Owens Land Surveying, 2017

Active Crop Lease

Income producing

GEUS Electric

Service sized to buyer load requirements

Water — 488 ft

8" main on US-69 (field verify)

Sewer Extension Required

8" line on Rees St. — City Engineering confirmed

Fiber on US-69

Telecom available

DGNO Rail Adjacent

US-69 corridor — not rail-served

8 mi — Texas A&M

Texas A&M University Commerce

1031 Exchange

Eligible — buyer to verify with CPA

PERMITTED BY-RIGHT USES (I-1) — BUYER TO VERIFY WITH CITY OF GREENVILLE

■ Large-Scale Distribution

Regional/multi-state logistics — 20–100 acres

📦 Fulfillment & Last-Mile

E-commerce, large footprints & trailer parking

🏭 Light Manufacturing

Clean production, assembly & fabrication

🏢 Industrial Business Parks

Multi-building flex, warehouse & light industrial

📦 Bulk Warehousing

High-bay, cross-dock & bulk goods handling

🏢 Corporate / Assembly

Tech assembly, packaging & light production

 **Research & Development**
Engineering, prototyping & innovation

 **Contractor & Equipment**
Fleet staging & contractor operations

 **Logistics & Fleet Ops**
Truck fleets, service fleets & yards

 **Wholesale Distribution**
Regional wholesale — large land & circulation

 **Utility & Infrastructure**
Substations, service yards & support

 **Telecom / Fiber**
Data, fiber & telecom support facilities

 **Indoor Industrial Services**
Repair, fabrication & support shops

All uses subject to City of Greenville permitting and site plan approval. Buyer to independently verify permitted uses with City of Greenville Planning & Zoning prior to closing.

DHS REALTY
Archana Naini

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469-984-3168

nainiarchana03@gmail.com
DHSREALTYDFW.COM

85.024 Acres · TBD FM-1569 · Greenville, TX · I-1 Light Industrial

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 UTILITIES — APPROX. LOCATIONS · PROPERTY ID 35306 · MAY 2026

CONFIRMED BY CITY OF GREENVILLE GIS & BUILDING OFFICIAL

- **Water:** 8" city main on east side of US-69, approximately 488.32 ft. from the property. Extension requires bore under US-69 and city approval.
- **Sewer:** City of Greenville Engineering (Jeff Frison, P.E.) has confirmed that because the property is zoned Light Industrial, the City will require the sewer line to be extended to the property for development. An existing 8" sewer line runs along Rees St. (US-69 BUS). Surveying and engineering will be required to determine connection feasibility, accounting for line elevation and distance to the limits of development.
- **Electric:** GEUS (Greenville Electric Utility System) is the municipal provider. Electric service will be installed based upon load requirements submitted by the buyer. Contact GEUS to discuss service needs: (903) 457-2800 · geus.org
- **Telecom:** Fiber available along US-69 corridor.

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

 RAIL ADJACENCY

A DGNO (Dallas, Garland & Northeastern) rail line runs parallel to US-69 on the east side of the corridor, connecting 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. This site is well-suited for large-format distribution, fulfillment, and logistics users. Buyer to independently verify rail access feasibility with DGNO prior to closing.

ACCESS, TRANSPORTATION & WORKFORCE

ACCESS & TRANSPORTATION

- FM 1569 frontage — direct property access
- Immediate access to US-69
- 10 minutes to I-30
- 45 minutes to Dallas
- 8 miles to Texas A&M University Commerce
- Established industrial corridor

LABOR & WORKFORCE

- Strong industrial labor pool — Greenville & Hunt County
- Major employers: L3Harris, Innovation First
- 45-min labor shed: Royse City, Rockwall, Commerce
- Caddo Mills, Farmersville, Princeton, McKinney
- 2.5M+ workforce within 50-mile radius

DEVELOPMENT POTENTIAL & CITY SUPPORT

DEVELOPMENT CAPACITY

- Large single-building development potential
- Multi-building industrial park layout
- Multiple phased development options
- Subdivision available — 21+ acre minimum tracts
- Distribution, fulfillment, cold storage, 3PL
- Light manufacturing, packaging, food processing

CITY SUPPORT & INCENTIVES

- Greenville actively supports industrial growth
- Incentive tools may be available depending on project scope and job creation — buyer to engage GEDC directly to discuss
- City demonstrated flexibility on utility guidance for this parcel
- Development process: ci.greenville.tx.us/760

PRICING

\$33,000 PRICE / ACRE	~\$2,805,792 TOTAL — 85 ACRES	~\$500/yr HOLDING COST (AG-EXEMPT)	I-1 ZONING IN PLACE
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📍LOCATION

33.1705830, -96.1362480
US-69 & FM-1569 · Greenville, TX 75401 · Hunt County · Abstract A-959
Adjacent to landmark strawberry farm · Property ID 35306
[▶ Click to Open in Google Maps](#)

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Information deemed reliable but not guaranteed. Buyers to independently verify all information including zoning with City of Greenville Planning & Zoning Dept.; ag exemption status with Hunt CAD; flood zone with FEMA; title with a licensed title company; utility availability and costs with applicable providers; and all development requirements with City of Greenville Building Dept. **Ag exemption is temporary — subject to change upon change of use or ownership.** Rail adjacency does not constitute active rail service. This OM is for informational purposes only and does not constitute a contract or offer.

Information About Brokerage Services (IABS) · Consumer Protection Notice · Equal Housing Opportunity ©