

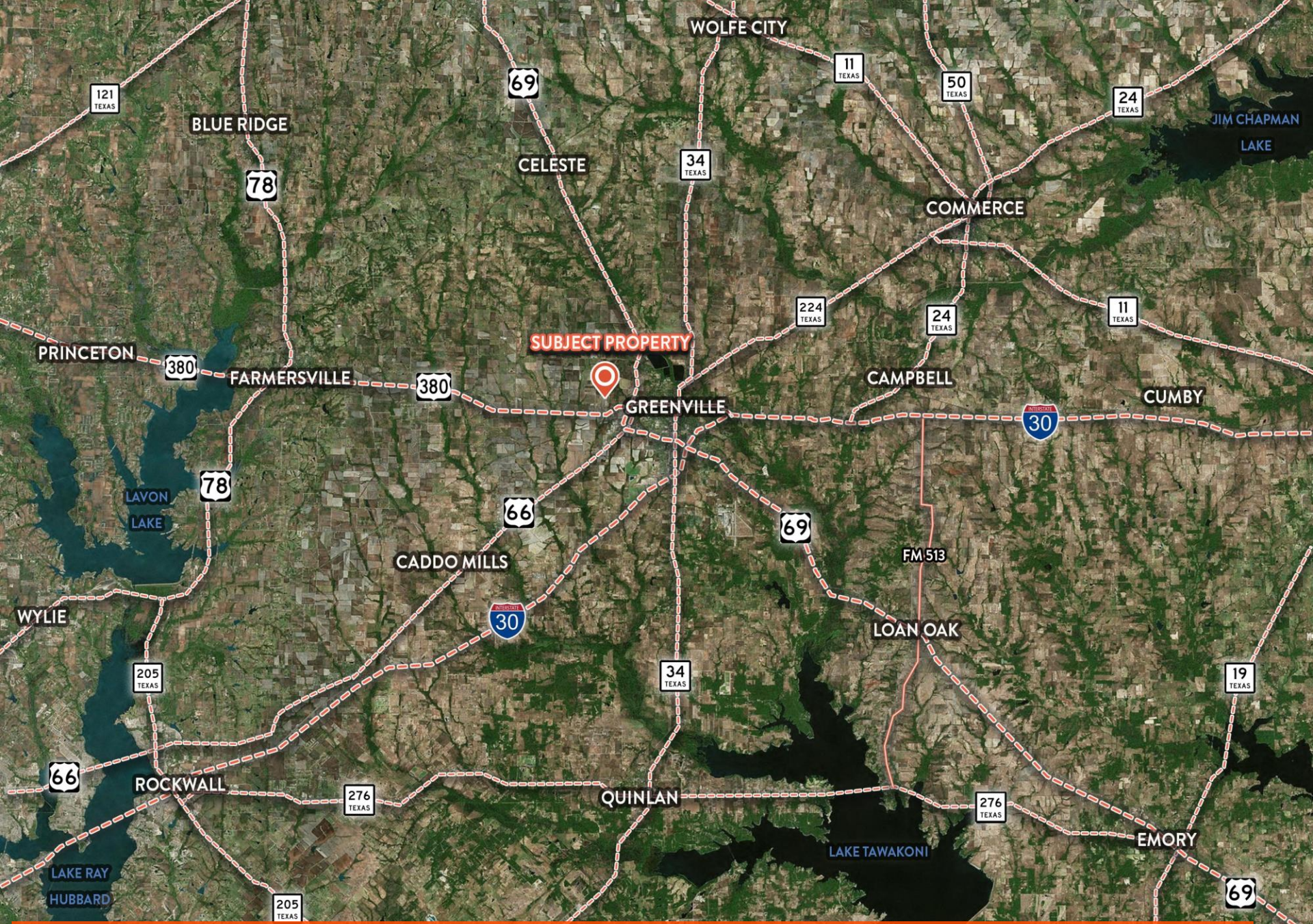
**±277 ACRES
FOR SALE**

NWC HWY 380 & CR 1086

**GREENVILLE | HUNT COUNTY | TEXAS
EXCLUSIVELY LISTED BY YOUNGER PARTNERS**

YOUNGER
PARTNERS





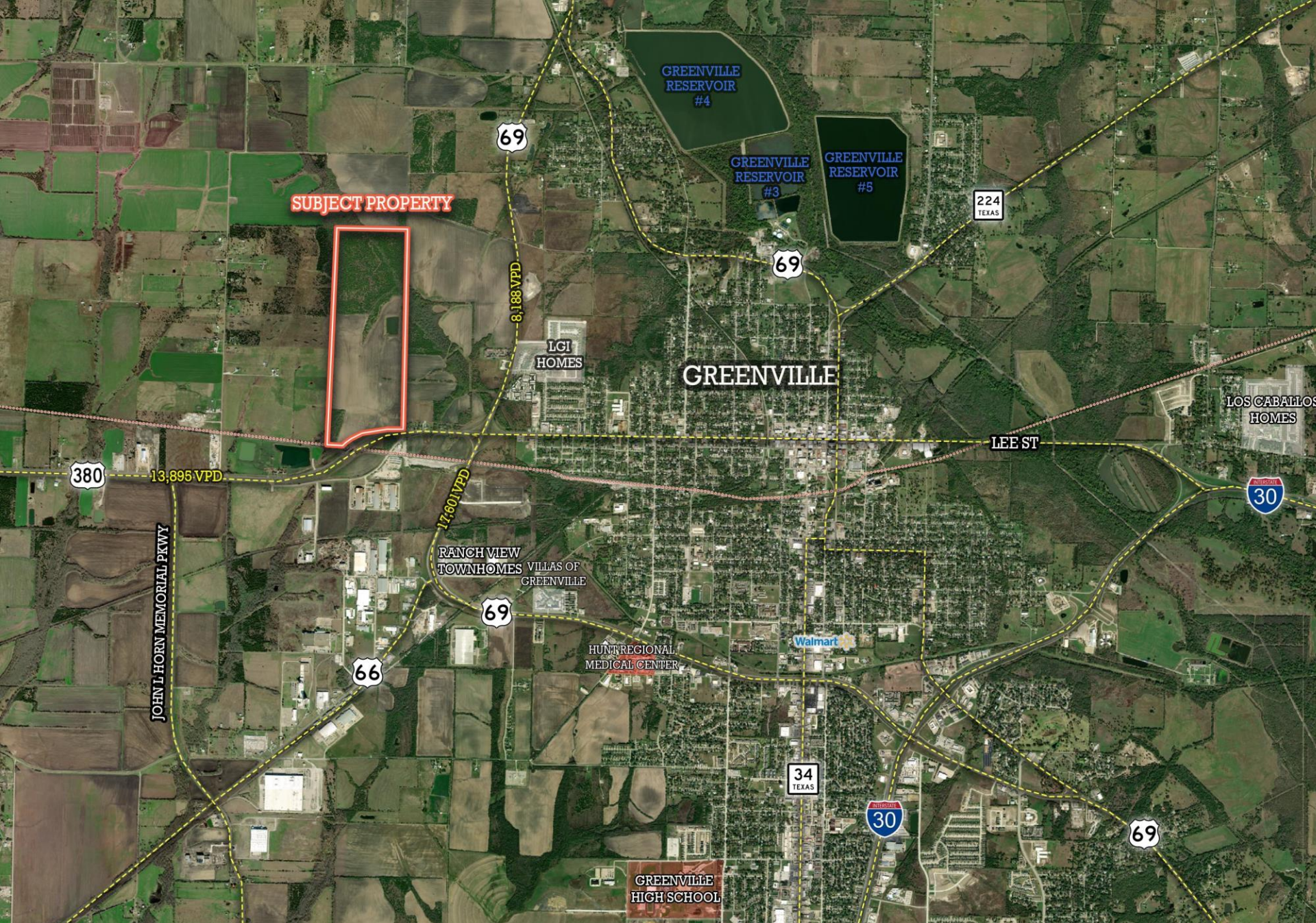
SUBJECT PROPERTY



GREENVILLE

LOCATION OVERVIEW | (OUT MAP) | ± 277 ACRES | GREENVILLE, HUNT COUNTY, TX

YOUNGER
PARTNERS



SUBJECT PROPERTY

GREENVILLE RESERVOIR #4

GREENVILLE RESERVOIR #3

GREENVILLE RESERVOIR #5

GREENVILLE

LCI HOMES

LOS CABALLOS HOMES

LEE ST

380

13,895 VPD

JOHN L. HORN MEMORIAL PKWY

17,601 VPD

RANCH VIEW TOWNHOMES

VILLAS OF GREENVILLE

HUNT REGIONAL MEDICAL CENTER

Walmart

GREENVILLE HIGH SCHOOL

34 TEXAS

30

69

Property Information

Significant Development Tract
Greenville ETJ

LOCATION

NWC HWY 380 & CR 1086

- Greenville, Hunt County, Texas
- Parcel ID- 125957

PROPERTY BREAKDOWN

- **PROPERTY SIZE:** ± 277 ACRES
- *Comprised of one parcel*

CALL BROKER FOR PRICING

PROPERTY INFORMATION

- **CURRENT ZONING:** Not zoned; City of Greenville ETJ
- **FUTURE LAND USE:** Residential/Investment/Other
- **TRAFFIC CT:**
 - **Hwy 380 (E/W):** ± 13,895 VPD
 - **HWY 69 (N/S):** ± 17,601 VPD
- **FRONTAGE (HWY 380):** ± 1800 FT
- **School District:** Greenville ISD
- **Utilities:** City of Greenville

APPROXIMATE DISTANCE FROM

DOWNTOWN
GREENVILLE

± 2.0 MILES



± 4.0 MILES

DALLAS
CBD

± 45 MILES



YOUNGER PARTNERS DALLAS
TOM GRUNNAH, CCIM
214.238.8005

YOUNGER PARTNERS DALLAS
ETHAN PECK
214.238.8008

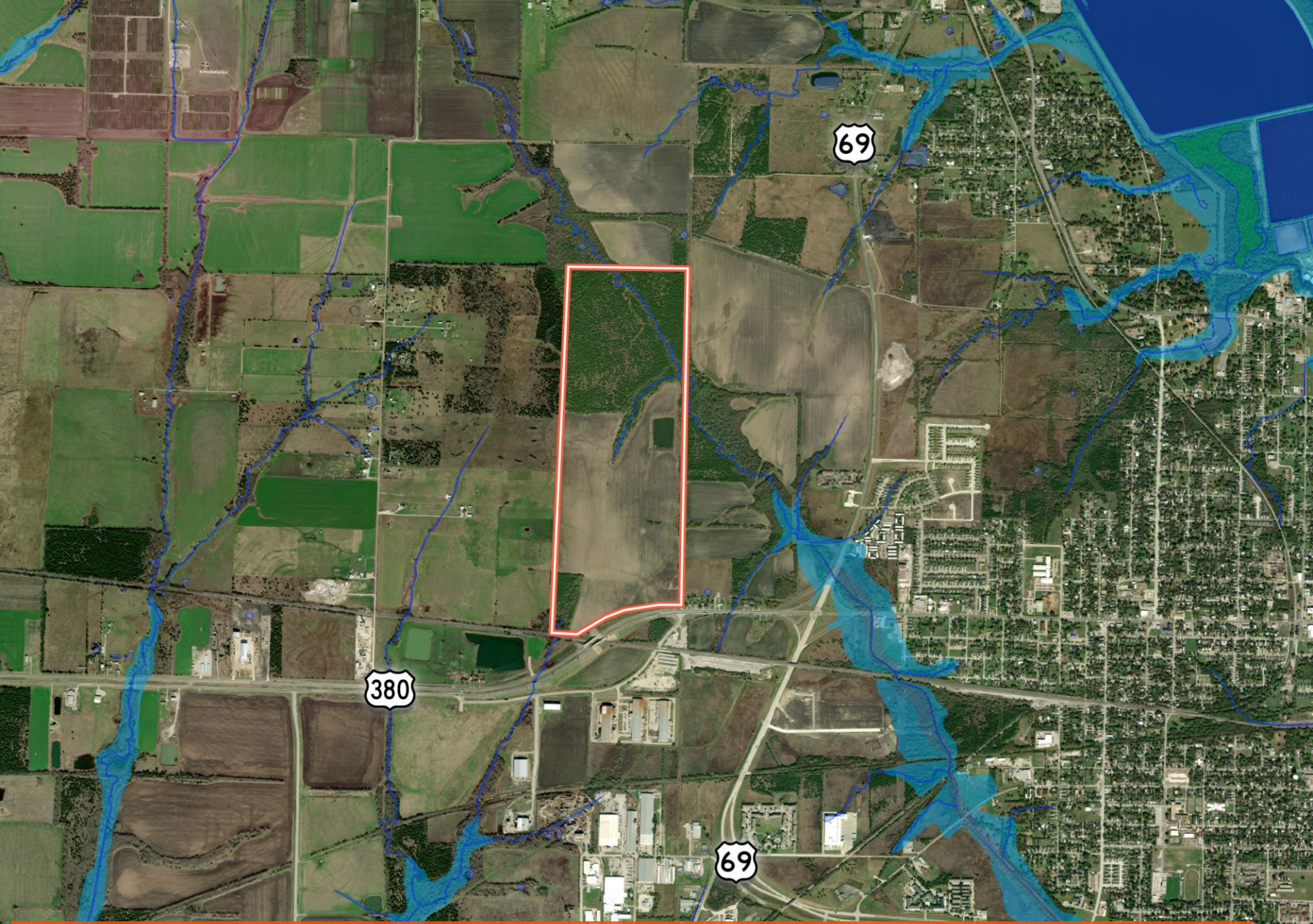
YOUNGER PARTNERS DALLAS
JASON HAWKINS
214.238.8026

DEMOGRAPHICS (REGIS, SITES USA)	1 MILE	3 MILE	5 MILE	10 MILE
2025 Total Estimated Population	909	15,050	29,606	56,144
2025 Total Estimated Households	309	5,308	11,193	20,792
2025 Average Household Income	\$68,632	\$68,374	\$80,535	\$99,764

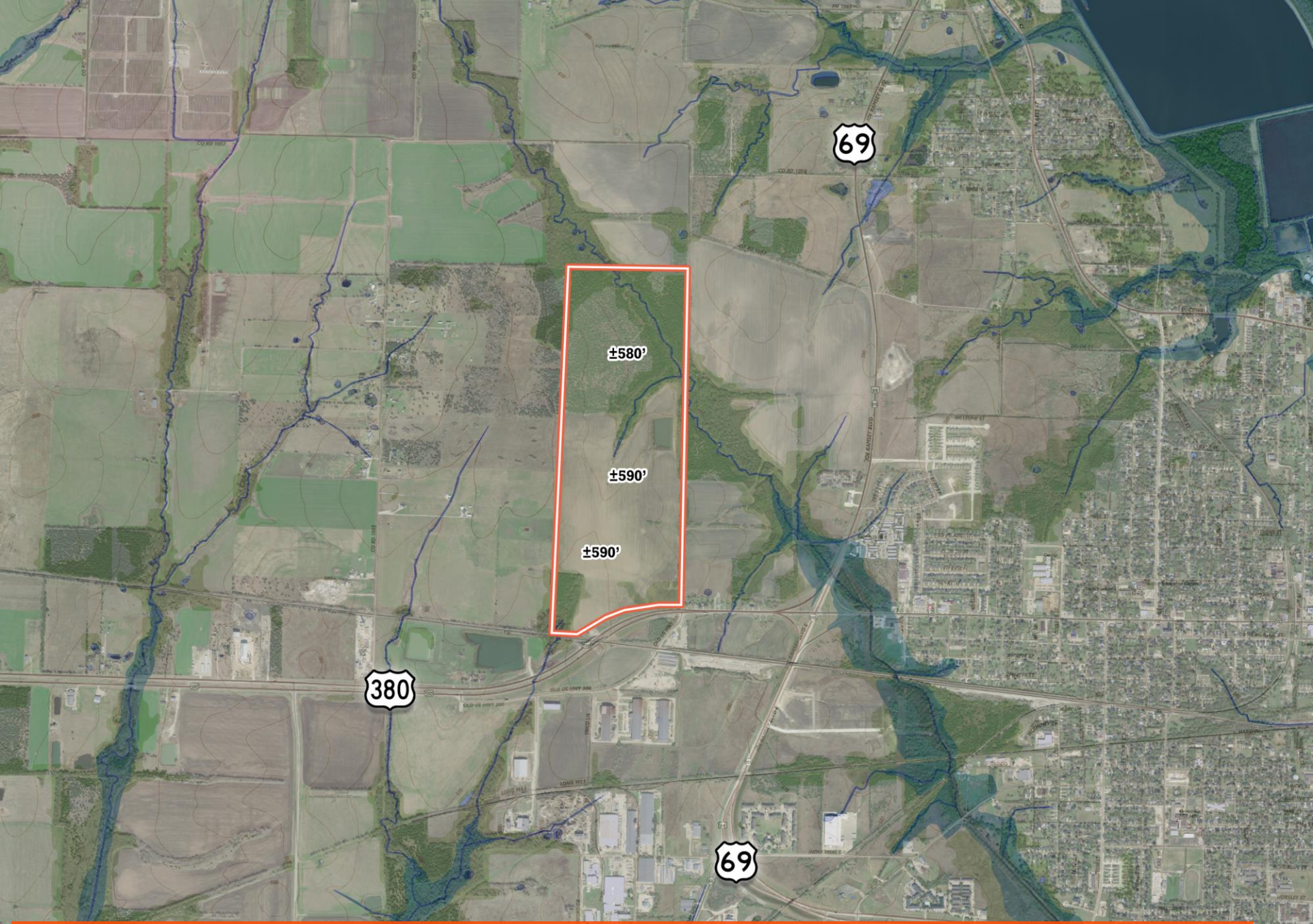
SUBJECT PROPERTY
±277 ACRES

380

380



FLOODPLAIN & WETLANDS | ± 277 ACRES | GREENVILLE, HUNT COUNTY, TX

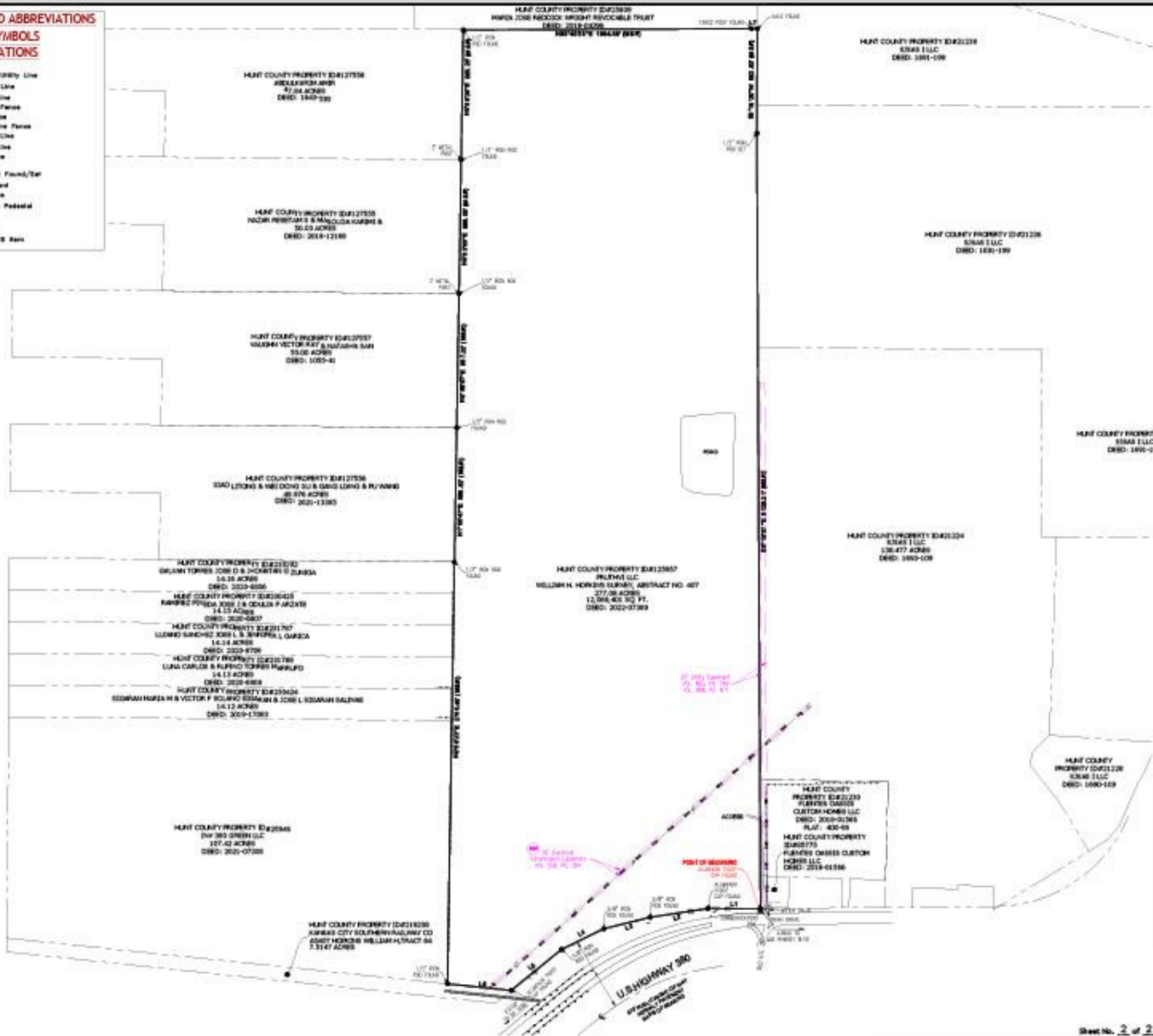


LEGEND OF SYMBOLS AND ABBREVIATIONS

- LEGEND OF SYMBOLS AND ABBREVIATIONS**
- Overhead Utility Line
 - Boundary Line
 - - - Adjoiner Line
 - Hog wire Fence
 - Wood Fence
 - Barbed Wire Fence
 - Coarinal Line
 - Railroad Line
 - Center Line
 - Stakeout Point/Tag
 - ⊙ Fire Hydrant
 - ⊙ Power pole
 - ⊙ Telephone Pedestal
 - ⊙ Sign
 - (M) Sewer
 - (W) Water
 - (S) Schedule B Well



VICINITY MAP
NOT TO SCALE (PORTIONS OF PROJECT MAY BE OMITTED HEREIN)



LINE TABLE (R&M)

LR	BEARING	DISTANCE
L1	N89°02'14"W	343.89
L2	S81°22'14"W	383.89
L3	S76°02'50"W	315.47
L4	S83°02'31"W	371.29
L5	S56°02'14"W	433.70
L6	N44°02'50"W	422.84
L7	N84°1'54"E	38.04

ALTA/NPS LAND TITLE SURVEY
PREPARED FOR:

CLIENT NAME
15942 AUSTIN RD
CITY, TEXAS 75116
PHONE: 281-337-0332

22-1291-GREENVILLE TX VACANT
County Road 1063
Greenville, County of Hunt, TX 75401

REDD GROUP
NATIONAL REAL ESTATE DUE DILIGENCE
SURVEY / 20886 / TITLE SURVEY

PLEASE ORDER ALL INQUIRIES FOR THIS SURVEY TO:
REDD Group, LLC
1405 WINDYBUSH LN
30581-7485
Greenville Office: 332 Westwood Dr., Suite 217, Greenville, TX 75701



TOM GRUNNAH, CCIM

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Younger Partners Dallas, LLC

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.

11-2-2015



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.

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.

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

Younger Partners, Dallas, LLC	9001486		214-294-4400
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Moody Younger	420370	moody.younger@youngerpartners.com	214-294-4412
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov