

FOR SALE – DEVELOPMENT LAND

3000 Spencer Street Greenville, TX 75401

Offered at \$2,100,000



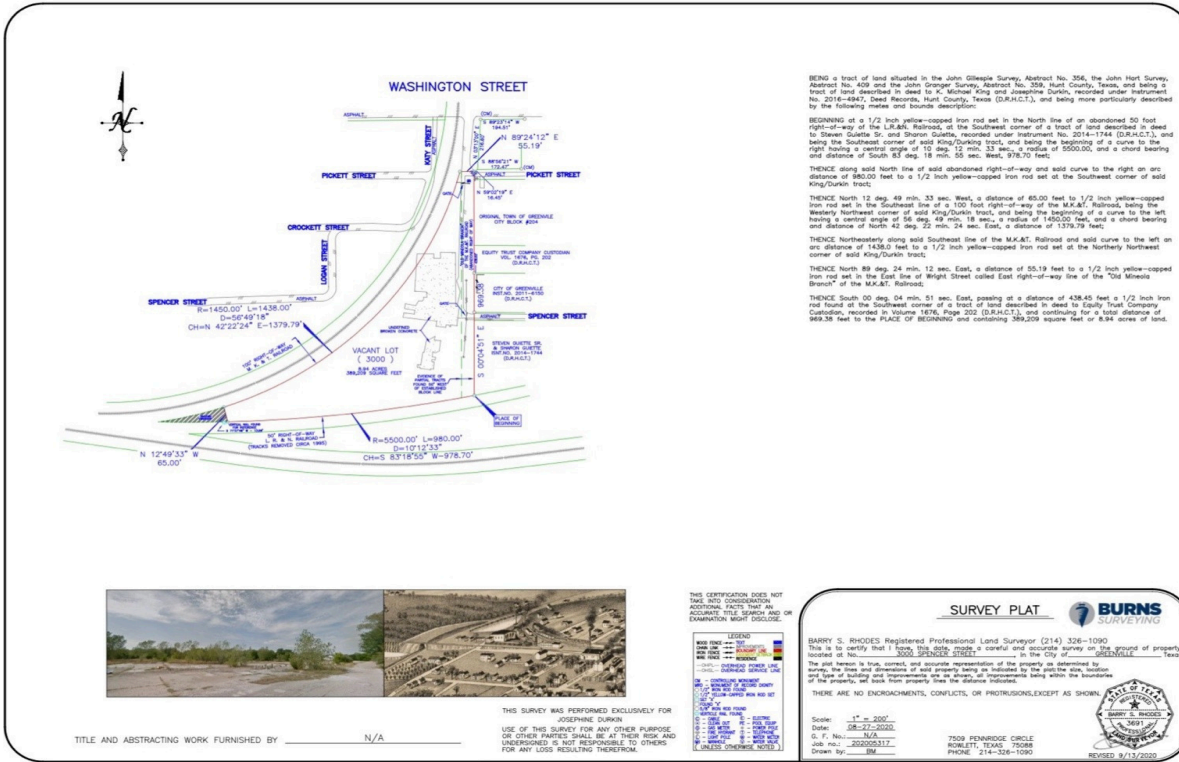
Property Overview

- ±8.47 Acres (per survey)
- Vacant Development Land
- Road Frontage on Spencer Street
- Utilities nearby (buyer to verify)
- Minutes to Hwy 380 & Downtown Greenville

Property Highlights

- Prime development opportunity
- Flexible site layout
- Excellent visibility and access
- Suitable for commercial, mixed-use, or residential use
- Survey included

Survey Plat



Contact:

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3000 SPENCER STREET

— GREENVILLE, TEXAS 75401 —

8.47 ACRES
PREMIUM COMMERCIAL LAND
INVESTMENT OPPORTUNITY

DHS REALTY
Commercial Division

KEY DESTINATIONS (BY BLOCKS)

- Greenville Municipal Building 2-3 Blocks
- Texan Theater 3 Blocks
- Landon Winery 4 Blocks
- Prairie Coffee 4 Blocks
- Courthouse 5 Blocks
- Post Office 6 Blocks
- Restaurants & Boutiques 2-6 Blocks

3000 SPENCER STREET
8.47 ACRES

DOWNTOWN HIGHLIGHTS

- Landon Winery
- Prairie Coffee
- Texan Theater
- Courthouse
- Greenville Municipal Building
Hosts the Dallas Symphony Orchestra & other concerts and performances
- Post Office
- Restaurants & Boutiques
All just 2-6 walkable blocks away!

2026 DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	8,402	27,126	37,000
Avg. HH Income	\$84,417	\$88,259	\$98,000
Daytime Employees	4,684	12,981	16,000

PROPERTY HIGHLIGHTS

- 8.47 Acres of Level, Development-Ready Land
- Zoned Commercial Acreage – City of Greenville
- Utilities Available at Site (Water, Sewer, Electric)
- Scenic Tree Line & Premium Curb Appeal
- Owner Willing to Subdivide
- Ideal for Medical, Office, Retail & More

IDEAL USES

- Medical Suites / Urgent Care
- Professional Office Park
- Assisted Living / Memory Care
- Specialty Retail / QSR
- Bank / Financial Services
- Hospitality / Hotel

PRICE
\$2,100,000
\$247,934 PER AC

WHY THIS SITE WINS

PREMIUM LOCATION
At the intersection of Greenville's busiest retail corridor with direct access to Hwy 34.

MEDICAL GROWTH ENGINE
Hunt Regional Healthcare's \$29.3M expansion brings thousands of professionals, patients & visitors 24/7.

STRONG MARKET GROWTH
Greenville's population grew 32.2% since 2020 and is projected to reach 37,390 residents in 2026.

VERSATILE DEVELOPMENT
Perfect for medical suites, professional offices, assisted living, retail, QSR, financial services & more. Owner will subdivide.

IMMEDIATE ACCESS
Less than 2 blocks to Wesley St (Hwy 34) and 1 blocks to 130+ restaurants. High visibility & traffic counts.

SUPPLY CONSTRAINTS
Large, sub-dividable tracts in city limits are extremely rare. This is at the epicenter of Greenville's continued growth.

CONTACT
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PROPERTY FACTS
Sale Price: \$2,100,000 | Total Lot Size: 8.47 Acres
Zoning: Commercial, City of Greenville
Utilities: Available at Site | Topography: Level with Tree Line

ADDITIONAL INVESTMENT CONSIDERATIONS

- Owner open to subdividing for qualified buyers
- Utilities at site
- Strong demand drivers: Healthcare + Retail + Office + QSR + Housing
- Infrastructure ready + High Barrier to Entry + Few large tracts remain

SCHEDULE A SITE TOUR TODAY!

Less than two miles from I-30 (Exit 94), with direct access to the Wesley Street (Hwy 34) corridor. Daily traffic exceeds 20,000+ vehicles. Hunt Regional Medical Center – currently executing a \$29.3 million expansion – sits moments away, delivering a built-in base of thousands of medical professionals, patients, and visitors.

8.47 ACRES | PRIME COMMERCIAL DEVELOPMENT OPPORTUNITY

📍 3000 Spencer St • GREENVILLE, TEXAS 75401

WHY THIS LOCATION?

- HIGH-GROWTH CORRIDOR**
Located on a rapidly growing corridor with strong traffic counts and continued expansion.
- IMMEDIATE RESIDENTIAL BASE**
Surrounded by nature in the heart of downtown Greenville, featuring new homes, vibrant growth, and high foot traffic.
- READY FOR DEVELOPMENT**
Utilities available nearby. Ideal for retail, multifamily, and service-oriented uses.
- EXCELLENT ACCESS & VISIBILITY**
Easy access from Washington and Lee streets which see 9,000+ VPD* and Wesley 6000+ VPD.

KEY DISTANCES

Downtown Greenville Restaurants	2 blocks
Depot Christian School	1 block
Walmart SuperCenter	3.5 Miles
Gamescape & Greenville H.S.	2.9 miles
East Texas A&M University	14.8 Miles

IDEAL DEVELOPMENT CONCEPTS

GAS STATION / CONVENIENCE STORE <ul style="list-style-type: none"> • High traffic visibility • Fuel + convenience retail • Strong daily customer draw • Easy access to Washington and Lee 	APARTMENT COMMUNITY <ul style="list-style-type: none"> • ±220 unit multifamily community • Meets strong rental demand • Surrounded by growth • Close to schools & employers 	STRIP MALL / SHOPPING CENTER <ul style="list-style-type: none"> • ±32,000 SF neighborhood center • Retail, services, daily needs • Ample parking & visibility • Anchored by national tenants 	RESTAURANT PAD (GSR / SIT-DOWN) <ul style="list-style-type: none"> • Pad site with drive-thru potential • Ideal for GSR / casual dining • Strong traffic & visibility • Easy access & egress 	ADDITIONAL POSSIBILITIES <ul style="list-style-type: none"> • boosts nearby restaurants • makes area feel more vibrant
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Investment highlights

This 8.47-acre tract is ideally positioned right near the downtown of Greenville and is zoned for light industrial. On one of the busiest streets of Greenville, take advantage of strong demographics, traffic counts, and Greenville's development department's cooperation and contacts.

AREA DEMOGRAPHICS (3-MILE RADIUS)

+30,000	+75,000	7,000
Population	Avg. Household Income	Households

Artist rendering for illustrative purposes

Ideal Uses

Medical suites (orthopedics, imaging, urgent care), professional office park, assisted living/memory care, or specialty retail/QSR serving the daily workforce lunch crowd. Buyer and buyer's agent to confirm zoning with the city,

Greenville is no longer a commuter town. The population has surged 32.2% since 2020, with 37,390 residents projected for 2026. The hospital expansion (new ER, inpatient beds, cancer center) will only accelerate 24/7 demand for services along Spencer Street.