

Prime Investment/Development Tract

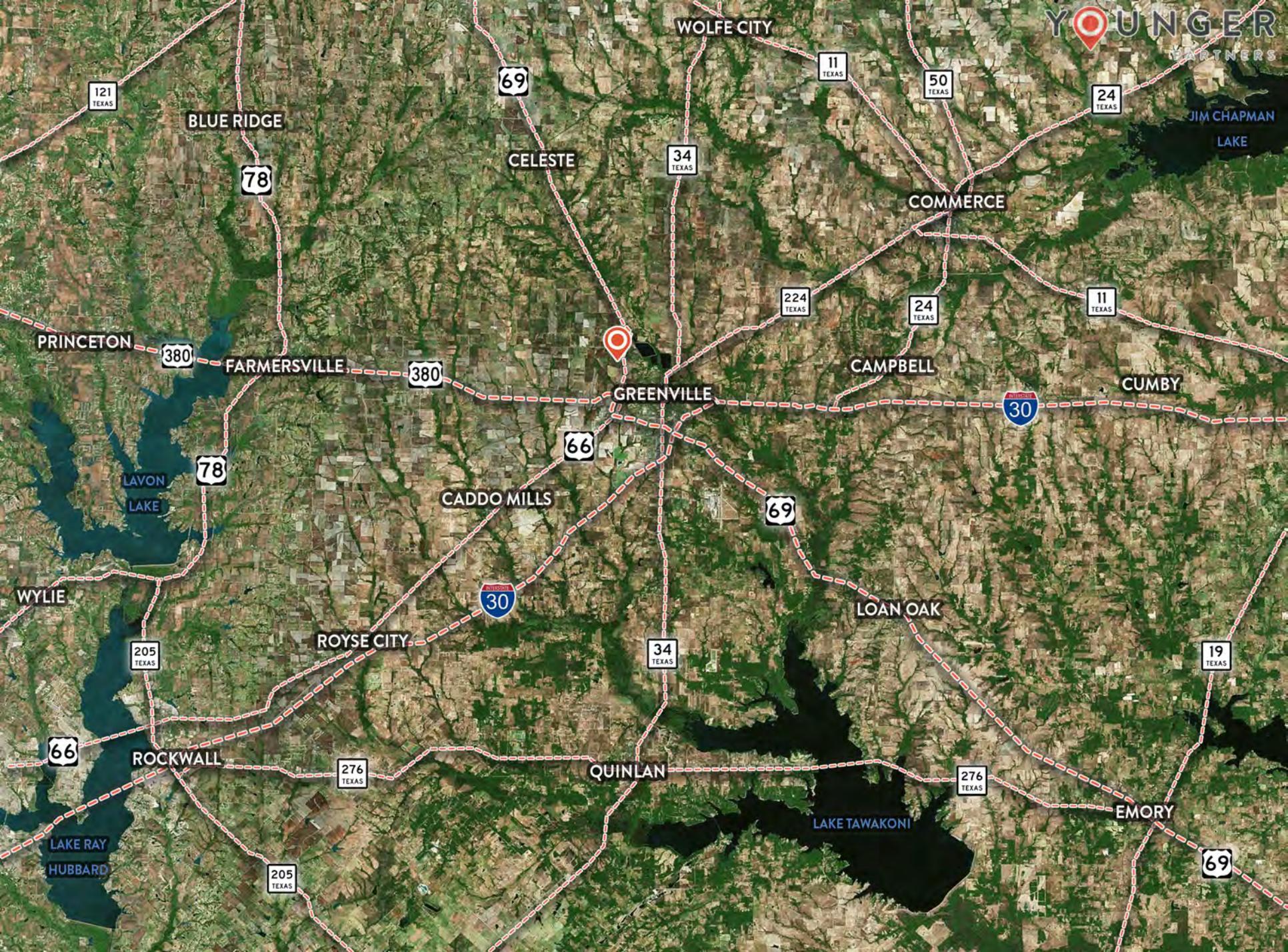
± 63.11 AC

WILL SUBDIVIDE

GREENVILLE | HUNT COUNTY | TEXAS

EXCLUSIVELY LISTED BY YOUNGER PARTNERS





WOLFE CITY

JIM CHAPMAN LAKE

BLUE RIDGE

69

11 TEXAS

50 TEXAS

24 TEXAS

121 TEXAS

78

CELESTE

34 TEXAS

COMMERCE

PRINCETON

380

FARMERSVILLE

380



GREENVILLE

224 TEXAS

24 TEXAS

11 TEXAS

CAMPBELL

CUMBY

30

LAVON LAKE

78

66

CADDO MILLS

69

WYLIE

205 TEXAS

ROYSE CITY

30

34 TEXAS

LOAN OAK

19 TEXAS

66

ROCKWALL

276 TEXAS

QUINLAN

276 TEXAS

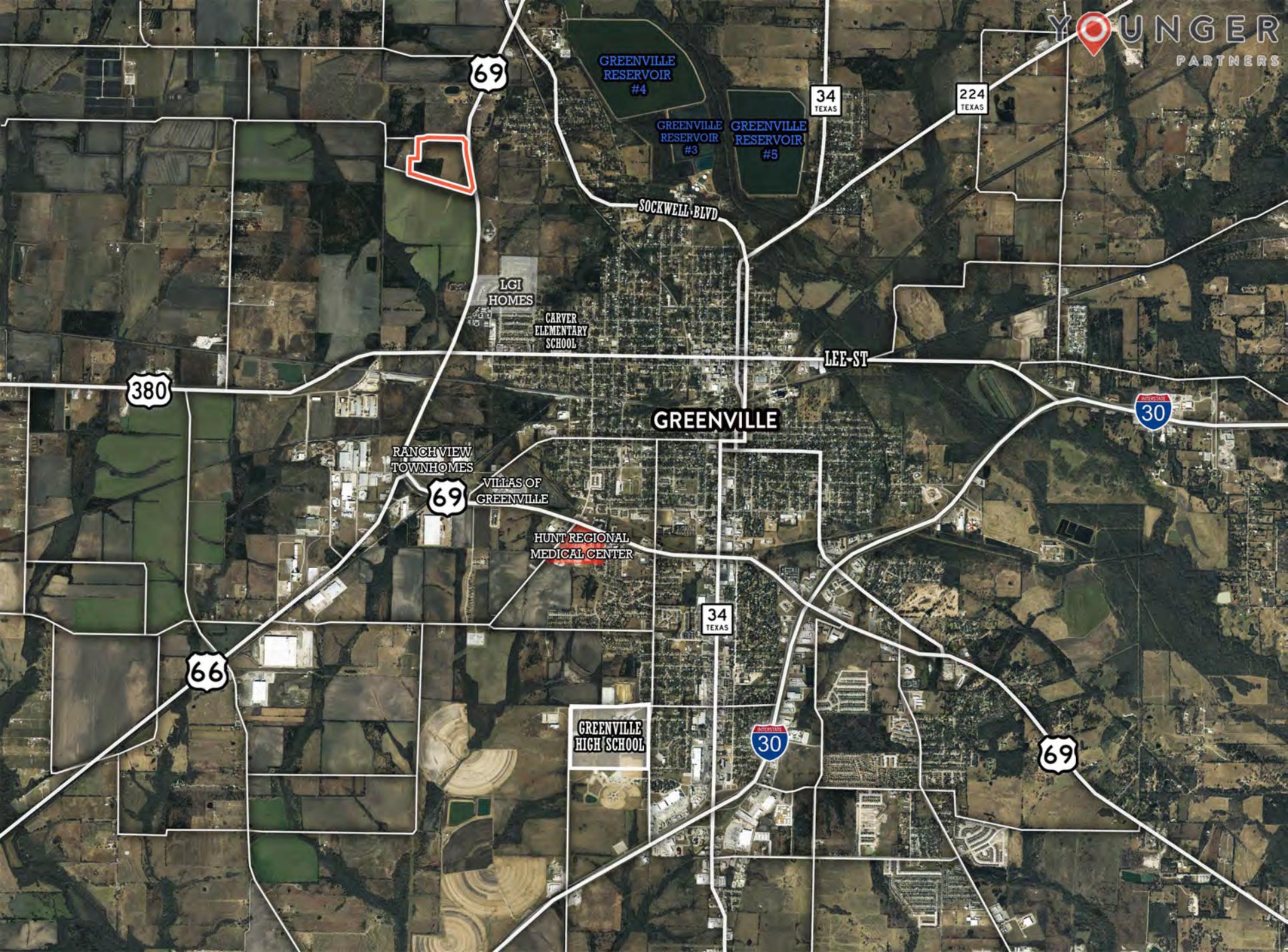
LAKE RAY HUBBARD

205 TEXAS

LAKE TAWAKONI

EMORY

69



69

GREENVILLE RESERVOIR #4

GREENVILLE RESERVOIR #3

GREENVILLE RESERVOIR #5

34 TEXAS

224 TEXAS

SOCKWELL BLVD

LGI HOMES

CARVER ELEMENTARY SCHOOL

LEE ST

380

GREENVILLE

30

RANCHVIEW TOWNHOMES

69

VILLAS OF GREENVILLE

HUNT REGIONAL MEDICAL CENTER

34 TEXAS

66

GREENVILLE HIGH SCHOOL

30

69

FM 1569

69

DCNO RR

REES ST

CR-1057

CR-1058

FUTURE STORAGE & RETAIL

± 63 AC

CR-1057

69

Property Information

LOCATION

- NWC HWY 69 & CR 1057, Greenville, Hunt County, Texas
- Parcel ID – 21244 & 21235

INITIAL OFFERING

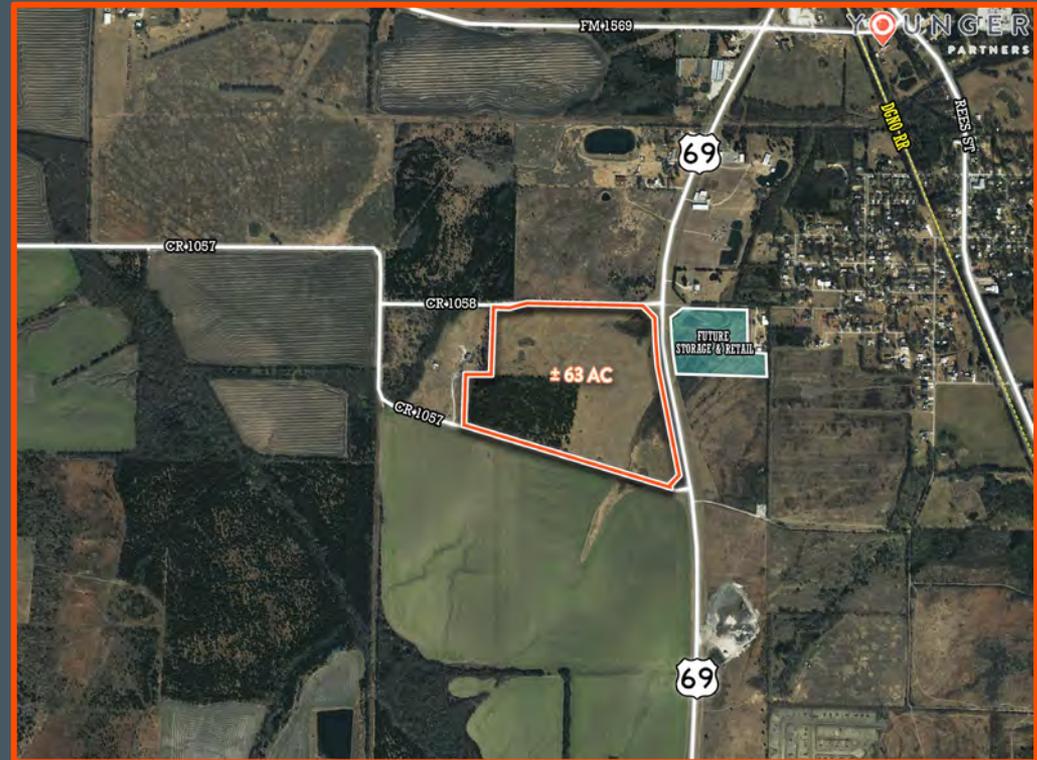
- **Property Size**
 - ± 63.11
 - **Would subdivide**

PROPERTY TYPE

- AG Land

PROPERTY INFORMATION

- **Current Zoning:**
 - Not zoned; City of Greenville ETJ
- **Future Land Use:**
 - Investment/Development
- **School District:**
 - Greenville ISD
- **CCN:**
 - City of Greenville
- **UTILITIES: *According to city of Greenville**
 - Water - 6" line across Hwy 69 along CR 1058 (South side) *See next slide
- **FRONTAGE: HWY 69** – Runs from Port Arthur (Gulf Coast) to OK state line and merges to US-75
 - Intersects I-30 & I-20



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APPROXIMATE DISTANCE FROM

DOWNTOWN GREENVILLE	HWY 380	I30
1.95 MILES	1.05 MILES	3.5 MILES

- **Population:** Over **33,000** residents and growing steadily as the DFW Metroplex expands eastward.
- **Housing:** Over **8,000 residential lots** have been platted, with more than **1,000 apartment units** in development.
- **Location:** Greenville sits at the intersection of **Interstate 30, U.S. 69/67, and U.S. 380**, connecting it directly to Dallas, Rockwall, Sulphur Springs, and the broader Northeast Texas region.
- **Utilities & Infrastructure:** 12 MGD water treatment plant – Future plans to expand to 24 MGD



69

N US HWY 69

69

N US HWY 69

County Road 1058

County Road 1058

County Road 1057

County Road 1057

6" Water line

Cordell St 6 in.

Harris St 6 in.

Morrison St 6 in.

Hill St 6 in.

Sunset Dr 6 in.

Osborne St 6 in.

Peace St

Airhart St

Whitethurst Ln

Robinson St 6 in.

10 in.

8 in.

6 in.

Main St



FM 1569

CR 1057

CR 1058

CR 1057

69





CR.1063

CR.1059

CR.1057

CR.1058

69



N

380

69

CR 1057

CR 1058





CR.1063

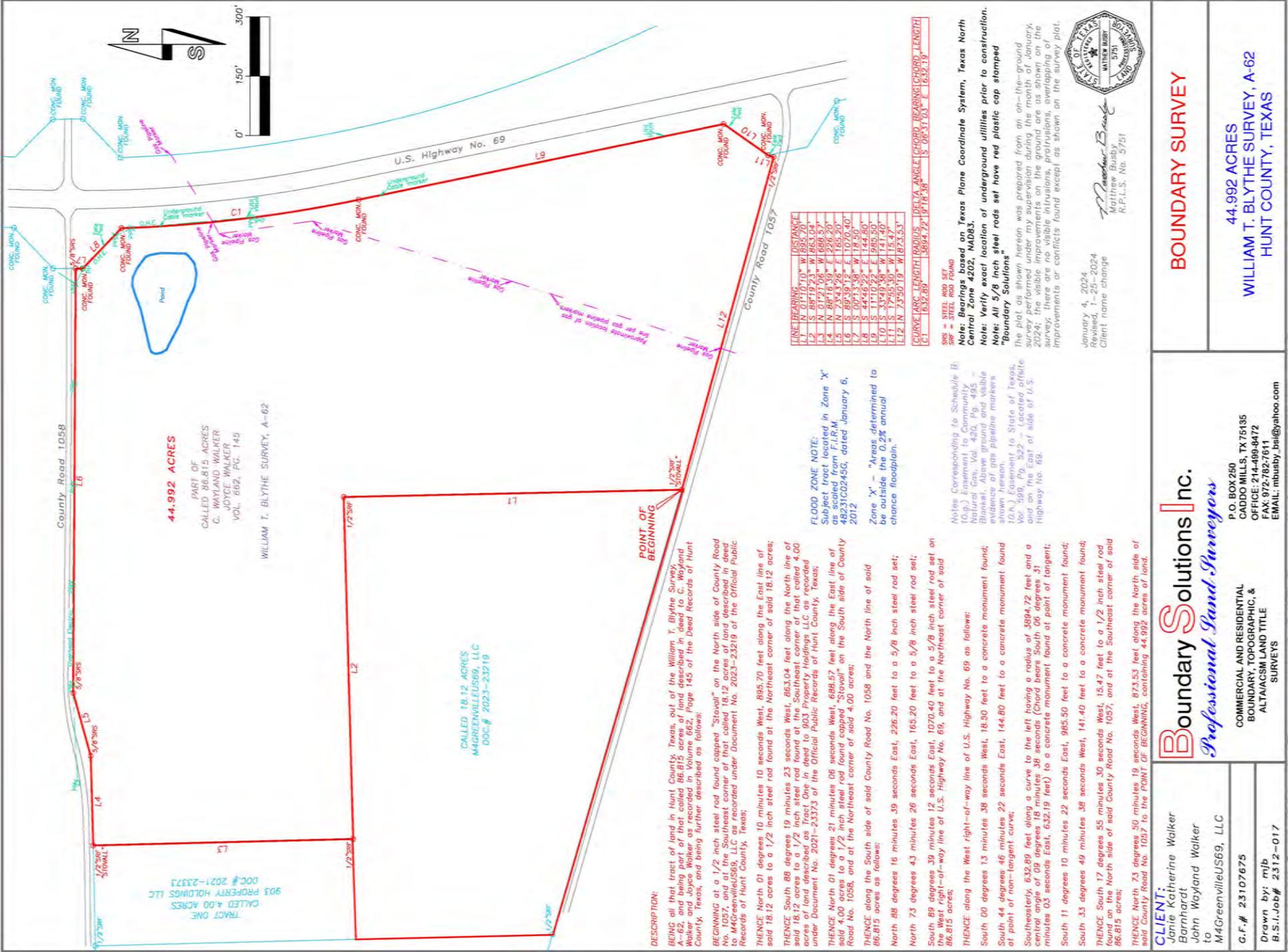
CR.1059

CR.1057

CR.1058

69





44.992 ACRES
 PART OF
 CALLED 86.815 ACRES
 C. WAYLAND WALKER
 JOYCE WALKER
 VOL. 662, PG. 149

WILLIAM T. BLYTHE SURVEY, A-62

TRACT ONE
 CALLED 4.00 ACRES
 903 PROPERTY HOLDINGS LLC
 DOC.# 2021-23373

CALLLED 18.12 ACRES
 M4GREENVILLEUS69, LLC
 DOC.# 2023-23219

DESCRIPTION:

BEING all that tract of land in Hunt County, Texas, out of the William T. Blythe Survey, A-62, and being part of that called 86.815 acres of land described in deed to C. Wayland Walker and Joyce Walker as recorded in Volume 662, Page 145 of the Deed Records of Hunt County, Texas, and being further described as follows:
 BEGINNING at a 1/2 inch steel rod found capped "Stovall" on the North side of County Road No. 1057, and at the Southeast corner of that called 18.12 acres of land described in deed to M4GreenvilleUS69, LLC as recorded under Document No. 2023-23219 of the Official Public Records of Hunt County, Texas;
 THENCE North 01 degrees 10 minutes 10 seconds West, 895.70 feet along the East line of said 18.12 acres to a 1/2 inch steel rod found at the Northeast corner of said 18.12 acres;
 THENCE South 88 degrees 19 minutes 23 seconds West, 863.04 feet along the North line of said 18.12 acres to a 1/2 inch steel rod found at the Southeast corner of that called 4.00 acres of land described in the One Line, deed to the Property Holdings, LLC as recorded under Document No. 2021-23373 of the Official Public Records of Hunt County, Texas;
 THENCE North 01 degrees 21 minutes 06 seconds West, 688.57 feet along the East line of said 4.00 acres to a 1/2 inch steel rod found capped "Stovall" on the South side of County Road No. 1058, and of the Northeast corner of said 4.00 acres;
 THENCE along the South side of said County Road No. 1058 and the North line of said 86.815 acres as follows:

- North 89 degrees 16 minutes 39 seconds East, 226.20 feet to a 5/8 inch steel rod set;
- North 73 degrees 43 minutes 26 seconds East, 165.20 feet to a 5/8 inch steel rod set;
- South 89 degrees 39 minutes 12 seconds East, 1070.40 feet to a 5/8 inch steel rod set on the West right-of-way line of U.S. Highway No. 69, and at the Northeast corner of said 86.815 acres;
- THENCE along the West right-of-way line of U.S. Highway No. 69 as follows:
- South 00 degrees 13 minutes 38 seconds West, 18.30 feet to a concrete monument found;
- South 44 degrees 46 minutes 22 seconds East, 144.80 feet to a concrete monument found at point of non-tangent curve;
- Southeasterly, 632.89 feet along a curve to the left having a radius of 5994.72 feet and a central angle of 09 degrees 18 minutes 38 seconds (Chord bears South 06 degrees 31 minutes 03 seconds East, 632.19 feet) to a concrete monument found at point of tangent;
- South 11 degrees 10 minutes 22 seconds East, 985.50 feet to a concrete monument found;
- South 33 degrees 49 minutes 36 seconds West, 141.40 feet to a concrete monument found;
- THENCE South 17 degrees 55 minutes 30 seconds West, 15.47 feet to a 1/2 inch steel rod found on the North side of said County Road No. 1057, and at the Southeast corner of said 86.815 acres;
- THENCE North 73 degrees 50 minutes 19 seconds West, 873.53 feet along the North side of said County Road No. 1057 to the POINT OF BEGINNING, containing 44.992 acres of land.

FLOOD ZONE NOTE:
 Subject tract located in Zone 'X' as scaled from F.I.R.M. 48231C02456, dated January 6, 2012

Zone 'X' - "Areas determined to be outside the 0.2% annual chance floodplain."

CURVE	ARC LENGTH	RADIUS	BEG. ANGLE	CHORD	BEARING	CHORD LENGTH
L1	1532.89	3894.72	0°18'38"	15	08°31'03"	1632.19
L2	5	8919.23	W 863.04			
L3	N 01°10'10"	W 863.04				
L4	N 01°21'06"	W 688.57				
L5	N 89°16'39"	E 226.20				
L6	S 89°49'15"	E 1070.40				
L7	S 00°13'36"	W 18.30				
L8	S 44°46'22"	E 144.80				
L9	S 11°10'22"	E 985.50				
L10	S 33°49'36"	W 141.40				
L11	N 73°50'19"	W 873.53				
L12	N 73°50'19"	W 873.53				

Notes: Corresponding to Schedule B; (10.6) Easement to Community Natural Gas, Vol. 420, Pg. 405

Blanket, Above ground and visible evidence of gas pipeline markers shown herein.
 (10.6) Easement to State of Texas, Vol. 369, Pg. 322, located off the West side of side of U.S. Highway No. 69.

SPS = STEEL ROD SET

Note: Bearings based on Texas Plane Coordinate System, Texas North Central Zone 4202, MAD83.
 Note: Verify exact location of underground utilities prior to construction.
 Note: All 5/8 inch steel rods set have red plastic cap stamped "Boundary Solutions"

The plot as shown herein was prepared from an on-the-ground survey performed under my supervision during the month of January, 2024; the visible improvements on the ground are as shown on the survey; there are no visible intrusions, protrusions, overlapping of improvements or conflicts found except as shown on the survey plot.

January 4, 2024
 Revised 1-20-2024
 Client name change



Matthew Busby
 Matthew Busby
 R.P.L.S. No. 5751

Boundary Solutions Inc.
 Professional Land Surveyors

CLIENT:
 Janie Katherine Walker
 Barnhardt
 John Wayland Walker
 to
 M4GreenvilleUS69, LLC

G.F.# 23107675

Drawn by: mjb
 B.S.I./Job# 2312-017

COMMERCIAL AND RESIDENTIAL
 BOUNDARY, TOPOGRAPHIC, &
 ALTAACSM LAND TITLE
 SURVEYS

P.O. BOX 250
 CADDO MILLS, TX 75135
 OFFICE: 214-489-9472
 FAX: 972-782-7611
 EMAIL: mtabusy_bsi@yahoo.com

BOUNDARY SURVEY

44.992 ACRES
 WILLIAM T. BLYTHE SURVEY, A-62
 HUNT COUNTY, TEXAS



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.



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.

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 by the buyer or buyer's agent. An owner's agent fees are not set by law and are fully negotiable.

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. A buyer/tenant's agent fees are not set by law and are fully negotiable.

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

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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	moody.younger@youngerpartners.com	214-294-4400
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
MOODY YOUNGER	420379	moody.younger@youngerpartners.com	214-294-4412
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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