

8903 Wesley, Greenville, Texas 75402

MLS#: 20109910 **N Active**
Property Type: Commercial Sale

8903 Wesley Greenville, TX 75402

SubType: Unimproved Land

LP: \$18,557,000

OLP: \$18,557,000

Recent: 07/10/2022 : NEW



Low LP: \$/Gr SqFt: \$10
Subdivision: Joel Odell Survey
County: Hunt **Lake Name:**
Country: United States
Parcel ID: [31923](#) **Plan Dvlpm:**
Parcel ID 2: 31924
Lot: **Block:** **MultiPrcl:** Yes **MUD Dst:** No
Legal: A-0811 ODELL JOEL, TRCT 5-1 & 6, AC 42.601
Spcl Tax Auth: No

Bldg SF: **Gross SqFt:** 1,855,700
Yr Built: **Zoning:** Currently all zoned "Commercial-City".
Apprsr: **Mult Zone:** No
Lot SqFt: 1,855,700/Other **# Units:**
Lot Dim: **Acres:** 42.601
Adult Community: No **Will Subdiv:** **#Stories:**

Features

Inclusions: Land Only **Ceiling Height:**
Lot Size/Acre: 10 to < 50 Acres **Flooring:**
Rd Front Desc: Highway
Freight Doors: **Possession:** Closing/Funding
Street/Utilities: All Weather Road, Asphalt, Cable Available, City Sewer, City Water, Electricity Available, Phone Available, Sewer Available
Showing: Go Show-No Appt. Needed

Remarks

Property Description: LOCATION, VISIBILITY and 1178 feet of frontage with this 42.601 acre Prime Commercial property in the City Limits of Greenville. Water, Sewer, and Electric available. Seller will subdivide. Some of the many proposed uses are General Retail, Mixed Use, Light industrial, and the approximately 22 acres tucked behind existing Commercial would be perfect for Multi-Family or Residential. Property has been excavated and the remaining log cabin that was used as a Barber Shop will be removed within the next 30 days. This centrally located property is within 3 miles of L-3 Harris and Innovation First. Less than one mile from I-30--Wesley St. and 2.5 miles from FM 1570--I-30. This immediate area of Greenville is growing rapidly! New and existing Subdivisions have approved plats and have begun and continue to build over 500 homes within a 2 mile radius. Several New businesses and services are already being developed. 40.479 acres is currently Commercial-Ag. Exempt.

Excludes: Log Cabin

Public Driving Directions: From I-30 and Wesley St. to South on Wesley approx 1 mile, property on Left. From I-30, FM 1570 exit, go east approximately 2.5 miles to intersection of Wesley, also known as State Hwy 34. Turn north, property begins 0.3 miles on right. Signs on property.

Private Rmks: For more detailed information, please contact the listing agent. See Possession and Use agreement in Documents for the 120' Hi-Line Easement.

Financial Information

Loan Type: Treat As Clear **Bal:** **Payment:**
Pmt Type: **Lender:** **Orig Date:** **2nd Mortg:** No

Agent/Office Information

SUB: 2 - % **CDOM:** 2 **DOM:** 2 **LD:** 07/10/2022 **XD:** 12/31/2022
BAC: 2 - % **VAR:** No
List Type: Exclusive Right To Sell
List Off: [Century 21 First Group \(ERMT01\) 903-455-5852](#) **LO Fax:** 903-455-5855 **Brk Lic:** 0466311
LO Addr: 2500 IH 30 Greenville, Texas 75402 **LO Email:**
List Agt: [Lq Marshall \(0592977\) 903-268-3045](#) **LA Cell:** **LA Fax:**
LA Email: lqmarshall@netzero.com **LA Othr:** **LA/LA2 Texting:** Yes/
LA Website: **LO Sprvs:** Craig English (0466311) 903-885-3146
Off Web: www.century21firstgroup.com
Pref Title Co: Kincy-Sabine Title **Location:** Greenville 903-450-1116

Showing Information

Call: Agent **Appt:** 903-268-3045 **Owner Name:** See Agent
Keybox #: **Keybox Type:** None **Seller Type:** Standard/Individual
Show Instr:
Occupancy: Vacant **Open House:**

Surveillance Devices Present: None
Consent for Visitors to Record: Audio, Video

Prepared By: LQ Marshall Century 21 First Group on 07/12/2022 13:02

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