

# 1500 Wellington St, Greenville, TX



26.38 Acres for Sale  
Zoned for Single-Family Development  
All Utilities Available On-Site  
3+ Access Points & No Flood Zone  
1 Mile from US-69 & US-380

## Main Contact

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# Property Overview

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M&D CRE is pleased to present this 26.38-acre tract in Greenville, Texas.

Listed By:  
Shane Hendrix | 214.460.8926



## Property Overview

M&D CRE is pleased to present this 26.38-acre tract in Greenville, Texas. The property presents a valuable opportunity for residential development in one of the region's most active growth corridors. Zoned for single-family homes, this property is already platted into 24 individual lots along College Street, Wellington Street, and Langford Street, ranging in size from approximately 0.17 acres to over 15 acres. All major utilities are available on-site, including city water, septic, gas, and electric.

Situated just one mile from the intersection of US-69 and US-380, the site offers excellent regional connectivity while maintaining a quiet, suburban character ideal for future homeowners. With over three access points and no floodplain impact, the land is well-positioned for efficient site planning and phased development.

This offering stands out as a turnkey solution for builders and investors looking to capitalize on Greenville's ongoing expansion. The area's strong demand for housing, combined with the property's favorable zoning, infrastructure readiness, and strategic location, makes this an ideal setting for a new residential community or a long-term investment hold.

For more information, contact Shane Hendrix: 214.460.8926

Size	26.38 Acres
Zoning	Residential
Topography	Level
Grading	Raw Land
Utilities	All On-Site
Access	3+ Access Points
Ideal Use	Single-Family
Location	1 Mile to US-69 & US-380



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## Property Highlights

26.38 Acres

Level, Raw Land

No Flood Zone

Multiple Access Points

Zoned Residential



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# Location Overview

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The property is located just outside the expanding city of Greenville, Texas, within Hunt County.

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# Greenville, Texas: Open for Opportunity Driven by Innovation

## Greenville, TX Overview

Located just 45 miles northeast of Downtown Dallas along Interstate 30, Greenville is an emerging commercial hub in the fast-growing North Texas region. With its strategic location in Hunt County and direct access to major highways and regional transportation corridors, Greenville provides exceptional connectivity and logistical advantages for a wide range of commercial ventures.

Greenville's commitment to infrastructure investment, economic diversification, and quality of life makes it an ideal environment for retail, industrial, and mixed-use development. For commercial investors seeking long-term growth and stability, Greenville stands out as a smart, strategic choice in a dynamic regional market.

**23,273**

2025 Total  
Population  
(15 Min.)

**25,531**

2025 Total  
Daytime Pop.  
(15. Min)

**+900,000**

Labor Force  
Within 40 Miles  
(Greenville EDC)

**18%**

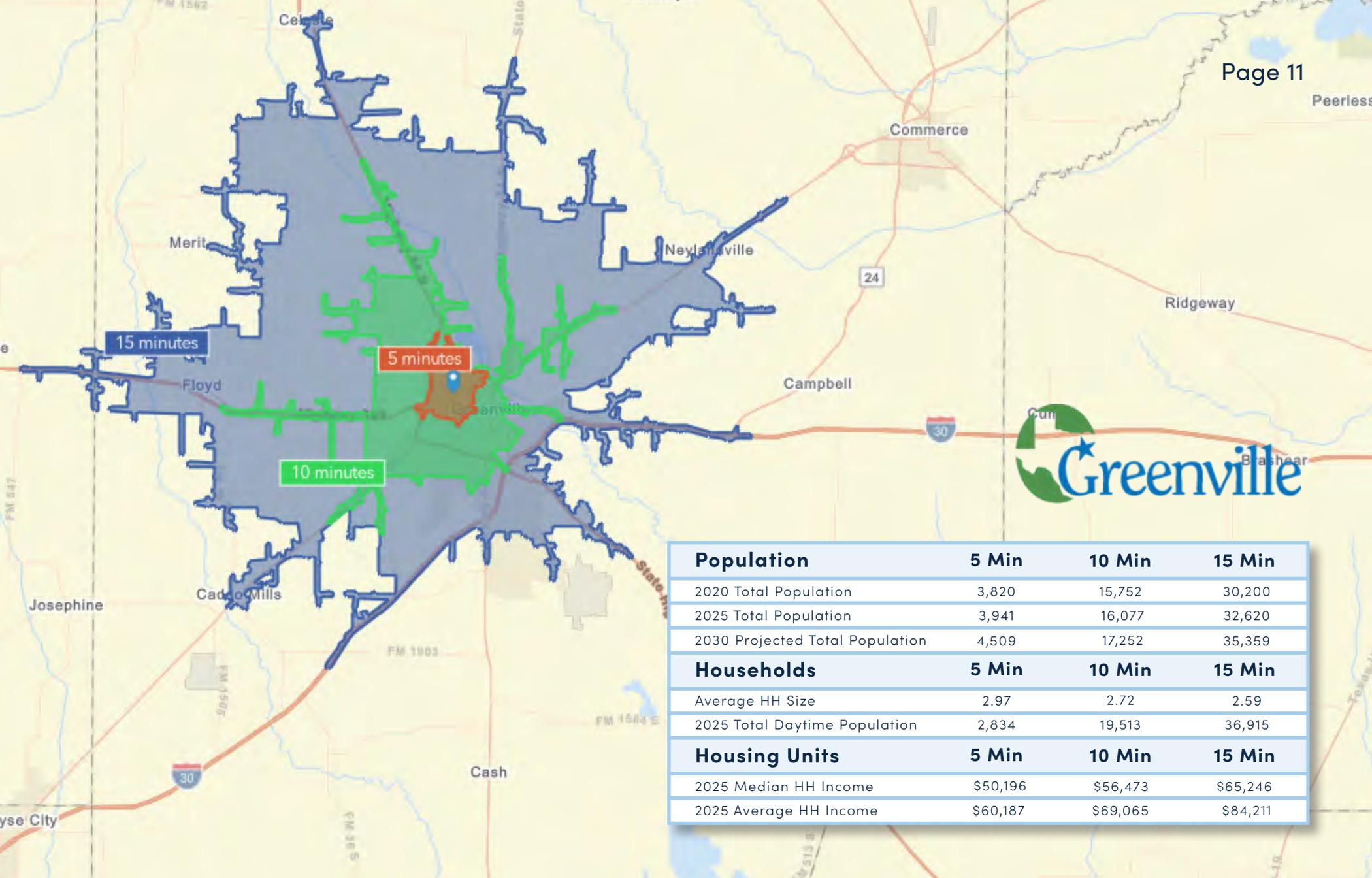
Employed in  
Manufacturing  
(Greenville EDC)





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<b>Population</b>	<b>5 Min</b>	<b>10 Min</b>	<b>15 Min</b>
2020 Total Population	3,820	15,752	30,200
2025 Total Population	3,941	16,077	32,620
2030 Projected Total Population	4,509	17,252	35,359
<b>Households</b>	<b>5 Min</b>	<b>10 Min</b>	<b>15 Min</b>
Average HH Size	2.97	2.72	2.59
2025 Total Daytime Population	2,834	19,513	36,915
<b>Housing Units</b>	<b>5 Min</b>	<b>10 Min</b>	<b>15 Min</b>
2025 Median HH Income	\$50,196	\$56,473	\$65,246
2025 Average HH Income	\$60,187	\$69,065	\$84,211

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# 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.

2-10-2025



## 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. **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.

**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.

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Shane Hendrix	0776260	shane.hendrix@mdcregroup.com	214-460-8926
Sales Agent/Associate's Name	License No.	Email	Phone
<div style="display: flex; justify-content: space-between; width: 100%;"> <div style="border: 1px solid black; width: 20px; height: 20px;"></div> <div style="border: 1px solid black; width: 20px; height: 20px;"></div> <div style="border: 1px solid black; width: 20px; height: 20px;"></div> <div style="border: 1px solid black; width: 20px; height: 20px;"></div> </div>			
Buyer/Tenant/Seller/Landlord Initials	Date		