

**±351.54
ACRES**

±351.54 Acre ETJ Opportunity in Greenville, TX

NWC of Hwy 66 and FM 2110, Greenville, TX, 75401



BROKER CONTACT:
 Ryan Duffie, Associate Director
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 ☎ 214.501.1088

PROPERTY DETAILS

ADDRESS

NWC of Hwy 66 and FM 2110
Greenville, TX, 75401

SIZE

±351.54 Acres

LAT., LONG.

33.110777118691274, -96.17326138394552

ZONING

Greenville ETJ

PARCEL

1154-0070-0000-40, 1071-0010-0000-40,
0845-0070-0000-40, 0111-0060-0000-40,
0111-0040-0010-40

UTILITIES

See page 3

TAX

1.500%

SCHOOLS

Greenville Independent School District

LEGAL

A1154 WILLIAMS JOHN,TRACT 7, ACRES
5.54,(ALSO IN A1071), A1071 VOILES JONA-
THAN,TRACT 1, ACRES 303.321,(ALSO IN A0111
A1119 A1154), A0845 PRICE ISAAC,TRACT 7,
ACRES 18.5487,(ALSO IN A0527), A0111 BLOCK
FREDERICK J, TRACT 6, ACRES 5.317, A0111
BLOCK FREDERICK J, TRACT 4-1, ACRES 14.507

PRICE

Call for Pricing





DAHU-1013

QUIDDITY ENGINEERING, LLC

ALEX PFEFFERKORN, PE, CFM | VP OF LAND DEVELOPMENT | (512) 376-8351 | apfefferkorn@quiddity.com

SCORE - 76 | 100

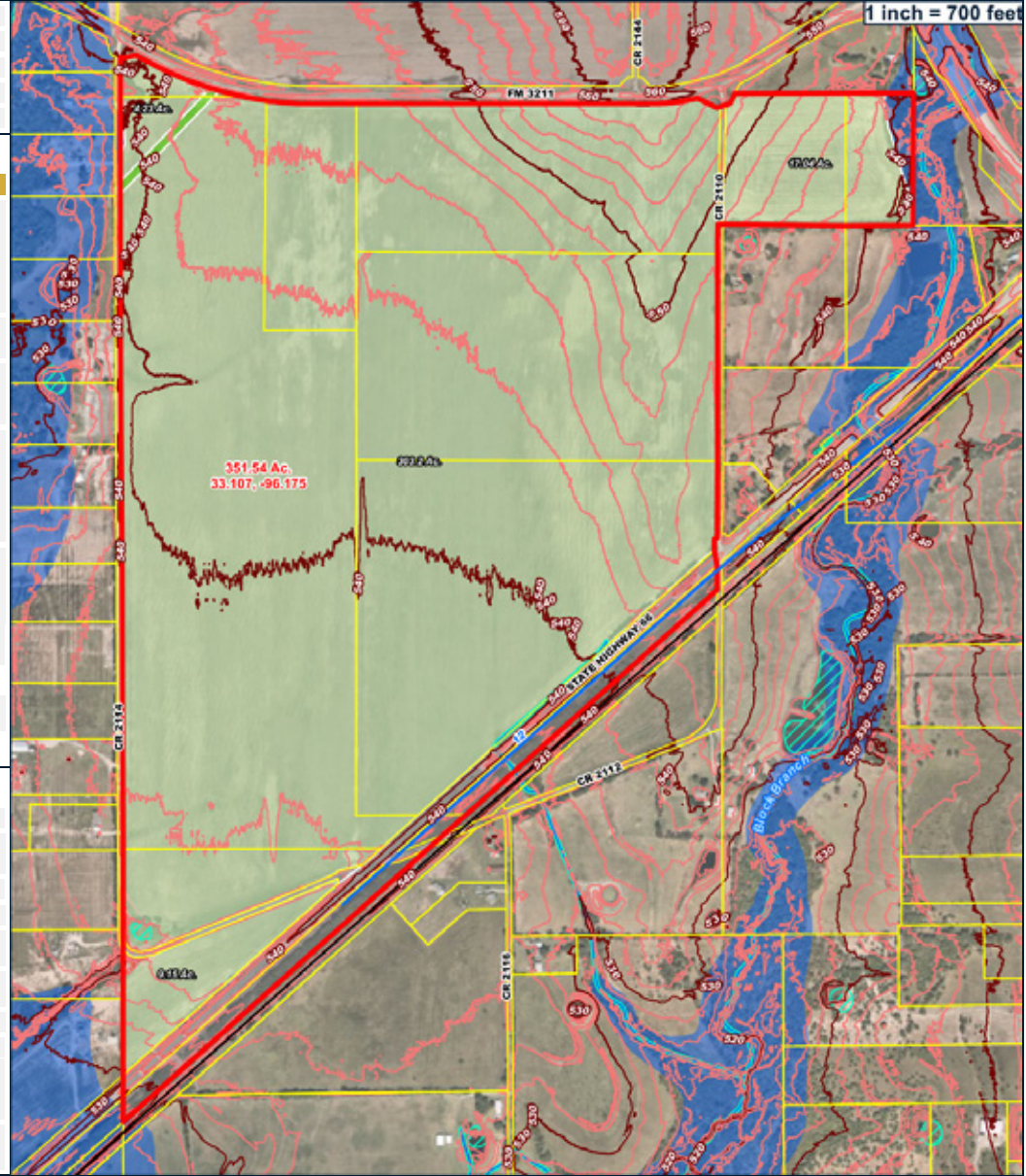
LOCATION	ON SH 66 AND FM 3211 BETWEEN CR 2114 AND CR 2110, 3.75 MILES NORTH OF IH 30		
OWNER	HP HOOD LLC		
STATUS	OFF MARKET		
COUNTY	HUNT	CITY	GREENVILLE ETJ (1,000' WEST OF CITY)
ACRES	351.54	SCHOOL	GREENVILLE ISD

ANALYSIS/SCORING

CATEGORY	SCORE	COMMENTS
WATER/SEWER (0 - 20)	10	<p>WATER CCN = MAJORITY IN CITY OF GREENVILLE/PARTIALLY IN CADDO BASIN SUD 12" ON US 66, FUTURE LINE JUST EAST OF TRACT ON FM 1570</p> <p>SEWER CCN = MAJORITY IN CITY OF GREENVILLE 12" LOCATED 1 MILE NE OF TRACT ON US 66 JUST EAST OF SHELBY AVE, FUTURE TRUNK LINES PLANNED IN BOTH FLOOD PLAINS</p>
TOPOGRAPHY (0 - 20)	12	<p>LOW ELEVATION = 528 HIGH ELEVATION = 560</p> <p>TRACT PERCENT SLOPE = 0.68% DEVELOPABLE AREA PERCENT SLOPE = 0.55%</p>
ZONING/LANDUSE (0 - 20)	17	<p>ZONING = ETJ FUTURE LANDUSE = LOW DENSITY RES</p>
TRANSPORTATION (0 - 20)	17	<p>CORRIDOR: SH 66/FM 3211 PROXIMITY TO HIGHWAY: 3.75 MILES NORTH OF IH 30 ACCESS: 4 POINTS OF ACCESS: SH 66, FM 3211, CR 2114, AND CR 2110</p> <p>TRANSPORTATION: ALL ROADS ARE 2 LANES UNDIVIDED</p>
HYDROLOGY (0 - 20)	20	<p>ACRES IN FLOODWAY = 0 (0%) ACRES IN 100 YEAR = 1.59 (0.44%) FLOOD: FLOOD LOCATED IN NE AND NW CORNERS OF TRACT (LIMITED IMPACT)</p> <p>WETLANDS: NO IMPACT DETENTION: OUTFALL ALONG EAST BORDER OF TRACT (BLOCK BRANCH)</p>
SUBTOTAL	76	
DEAL KILLER (0 - (25))	0	
TOTAL	76	

OVERALL COMMENTS/RECOMMENDATIONS

DEVELOPABLE LAND	DEVELOPABLE ACRES = 333.63 (93.38 %)	
ADJACENT USES	NORTH = AG WEST = FLOOD/RURAL RES	SOUTH = SH 66/RAIL EAST = FLOOD/AG
TREE MITIGATION	PERCENT COVERAGE = 0%	
SIZE/SHAPE OF TRACT	IRREGULAR	
THOROUGHFARE PLAN IMPACT	NO PLANNED IMPROVEMENTS	
GAS/ELECTRIC TRANSMISSION LINES	NO IMPACT	
PROXIMITY TO SCHOOLS	4.2 MILES TO CARVER ELEMENTARY SCHOOL	
SCHOOL DISTRICT/SCHOOLS	<p>GREENVILLE ISD TEA RATING = 76 CARVER ELEMENTARY SCHOOL TEA RATING = 70 GREENVILLE MIDDLE SCHOOL TEA RATING = 75 GREENVILLE HIGH SCHOOL TEA RATING = 78</p>	
COMMENTS		



08/12/2024

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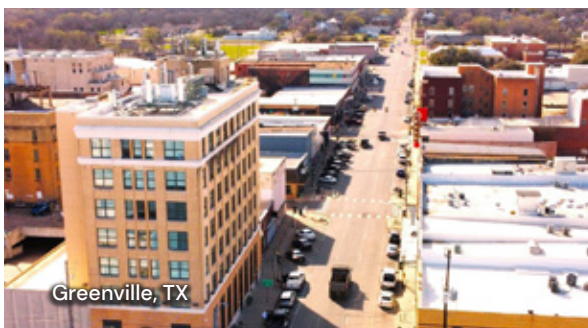
2024 TAX RATES

GHT	Hunt County	0.36000
HHO	Hunt Memorial HD	0.197792
SGR	Greenville ISD	0.969200
TOTAL		1.502992

2024 DEMOGRAPHICS	0-1 MILE	0-3 MILES	0-5 MILES
2024 POPULATION ESTIMATE	80	3,404	31,324
5 YEAR EST. POPULATION GROWTH	18%	21%	22%
AVERAGE HOUSEHOLD INCOME	\$83,519	\$72,411	\$77,995
MEDIAN VALUE OF OWNER OCCUPIED HOUSING UNITS	\$313,177	\$251,949	\$235,840



Greenville, TX



Greenville, TX



Dallas, TX



Development Site Located In Greenville, TX

- Centrally located in Northeast Texas, providing easy access to major cities like Dallas and Fort Worth.
- Close proximity to major transportation routes, including Interstate 30 and State Highway 69, facilitating business and commuter travel.



Economic Opportunities:

- Diverse economic base with industries including manufacturing, healthcare, education, and retail.
- Supportive business environment with initiatives for small business development and entrepreneurship.



Quality of Life:

- Affordable cost of living compared to nearby urban centers, making it an attractive option for families and retirees.
- Abundance of outdoor recreational opportunities, including parks, lakes, and nature trails.



Development Potential:

- Availability of commercial and residential real estate for development projects.
- Supportive city planning and zoning regulations conducive to growth and development.



Dallas-Fort Worth, Texas



Dallas is located in the north central region of Texas and is part of the Dallas-Fort Worth metroplex, a region that includes 12 counties and is home to over 7.8 million people.

The city is a major hub for business and commerce, with numerous Fortune 500 companies headquartered in the city, including:



While DFW is still smaller than major metros New York City and Los Angeles, it surpassed both cities in percentage of jobs added.

Dallas is known for its strong economy and diverse job market, with industries ranging from technology and finance to healthcare and education.



CONTACT US



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INFORMATION ABOUT BROKERAGE SERVICES

APPROVED BY THE TEXAS REAL ESTATE COMMISSION FOR VOLUNTARY USE. TEXAS LAW REQUIRES ALL REAL ESTATE LICENSEES TO GIVE THE FOLLOWING INFORMATION ABOUT BROKERAGE SERVICES TO PROSPECTIVE BUYERS, TENANTS, SELLERS AND LANDLORDS.

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place

the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act.

A broker who acts as an intermediary in a transaction:

1. shall treat all parties honestly;
2. may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
3. may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
4. may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

BROKER FIRST NAME

LICENSE NO.

EMAIL

PHONE

BUYER, SELLER, LANDLORD OR TENANT

BUYER, SELLER, LANDLORD OR TENANT

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