

OFFERING MEMORANDUM

FOR SALE/FOR LEASE

6120 Highway 66

Greenville, TX 75402

CONTACTS

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OFFERING MEMORANDUM

6120 HIGHWAY 66

FOR SALE/FOR LEASE

EXECUTIVE SUMMARY



EXECUTIVE SUMMARY

THE OFFERING

6120 Highway 66, Greenville, TX, is a meticulously maintained industrial property offering 41,684 SF of flexible warehouse space on 5.24 acres. This highly functional facility features a 16' clear height, 1 dock-high door, 4 grade-level doors, and an additional 20' x 40' storage building. Constructed with durable steel and masonry, and renovated in 2007 (including a new roof in 1996), the property is well-equipped to support logistics, manufacturing, or distribution operations. With 30 parking spaces and exceptional frontage along Highway 66, the site combines operational efficiency with excellent visibility and accessibility to key transportation networks.

Situated in the growing Hunt County submarket, this property offers a strategic investment opportunity in a region with tightening vacancies and rising rental rates. The area's industrial market is supported by strong demographics, including a projected 18% population increase within a 5-mile radius by 2029, and proximity to the economic powerhouse of the Dallas-Fort Worth metroplex. 6120 Highway 66 is poised to capitalize on this growth, making it a compelling choice for investors seeking a versatile, high-quality asset in a dynamic market.

ASSET OVERVIEW

For Lease/For Sale

\$3,293,000 (\$79 PSF)
Asking Price

9.49%
Stabilized Cap Rate

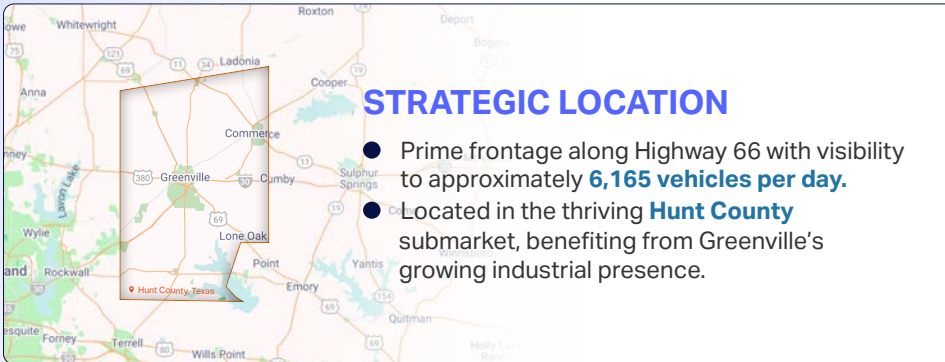
Delivered Vacant

Suitable for Owner User or Investor

Property Address	6120 Highway 66, Greenville, TX 75402
Location	Prominent frontage along Highway 66
Traffic	Approximately 6,165 vehicles daily
Lot Size	228,254 SF
Building Size	41,684 SF
Year Built / Renovated	1980 / 2007
Property Type	Industrial Warehouse
Zoning	Industrial
Parking / Parking Ratio	30 Spaces 0.72/1,000 SF
Land Acres	5.24 AC
Submarket	Hunt County
Zoning	Industrial
APN	124049



INVESTMENT HIGHLIGHTS



MARKET GROWTH & OPPORTUNITY

- Greenville's industrial market is thriving, with leasing activity in Q3 2024 totaling **1.8 Million SF**, exceeding historical averages.
- The U.S. industrial sector remains strong, with leasing activity **8%** higher than the 10-year pre-pandemic average.

PROPERTY FEATURES

- **41,684 SF industrial warehouse** on 5.24 acres, with a 20' x 40' additional storage building.
- Functional layout with **16' clear height, 1 dock-high door, and 4 grade-level docks**.
- **30 parking spaces** with a ratio of 0.72 per 1,000 SF, supporting employee and customer needs.

EXPANSION OPPORTUNITIES

- **Expansion Area:** Zoning permits up to 159,779 square feet of building area, allowing for an additional 118,094 square feet beyond existing structures, subject to setback and parking requirements. This offers investors significant opportunities to enhance the property's value through various development strategies.
- **Opportunity Zone:** Located within a designated Opportunity Zone, the property offers potential benefits for investors. The program currently expires on December 31, 2026, but may be extended by Congress.
- **Strategic Access Points:** The property features frontage on both Highway 66 and Jackson Street, enhancing accessibility and providing flexibility for future expansions.
- **Potential for Larger Development:** An adjacent 4.118-acre parcel to the north is owned by the Greenville Economic Development Board. The Board is eager to see this land put to productive use, presenting an opportunity for a larger footprint to accommodate substantial development projects.

STRONG DEMOGRAPHICS

41,000 18%▲
2029 Population Projection

\$70,781
Average Household Income

\$48,579
Median Income

16,000
Labor Force

2.43%
Unemployment Rate

DEVELOPMENT POTENTIAL

Additional 118k SF Expansion

Capacity: The property's current zoning permits a total building area of 159,779 square feet, subject to setback and parking requirements. This allows for the development of an additional 118,094 square feet beyond the existing structures, enabling investors to significantly enhance the property's value and utility through various development strategies.

Opportunity Zone Benefits: Located within a designated Opportunity Zone, the property offers potential tax incentives for investors. The program currently expires on December 31, 2026, but may be extended by Congress.

Dual Street Frontage: The property features frontage on both Highway 66 and Jackson Street, enhancing accessibility and providing flexibility for future expansions.

Adjacent Expansion

Opportunity: An adjacent 4.118-acre parcel to the north is owned by the Greenville Economic Development Board. The Board is eager to see this land put to productive use, presenting an opportunity for a larger footprint to accommodate substantial development projects.

¹ For illustration purposes only; buyer to verify



OFFERING MEMORANDUM

6120 HIGHWAY 66

FOR SALE/FOR LEASE

PROPERTY OVERVIEW



PROPERTY OVERVIEW

PROPERTY DETAILS

6120 Highway 66

Street Address

1980/2007

Year Built/Renovated

City, State	Greenville, TX 75402
Number of Stories	1
Number of Buildings	1
Building SF	41,684 SF
Building Class	C
Clear Height	16'
Dock High Doors	1
Grade Level Docks	4
Construction	Steel/Masonry
Parking Ratio	30 Spaces 0.72/1,000 SF
Land Acres	5.24 AC
Submarket	Hunt County
Zoning	Industrial
APN	124049



EXTERIOR PHOTOS

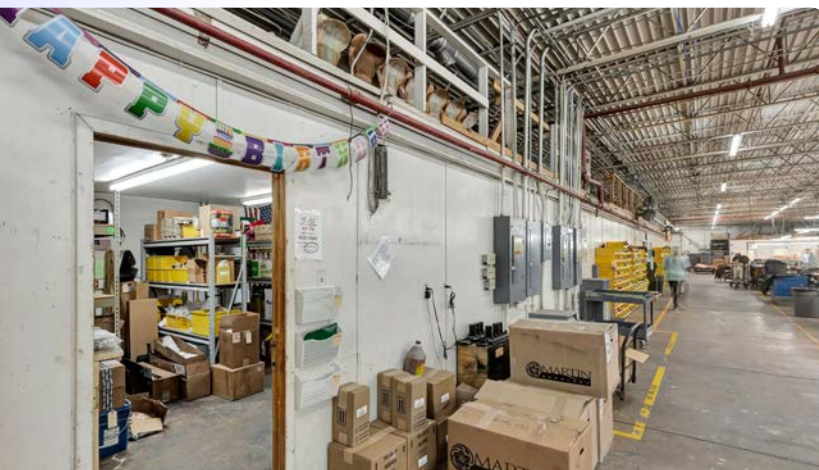


6120 HIGHWAY 66

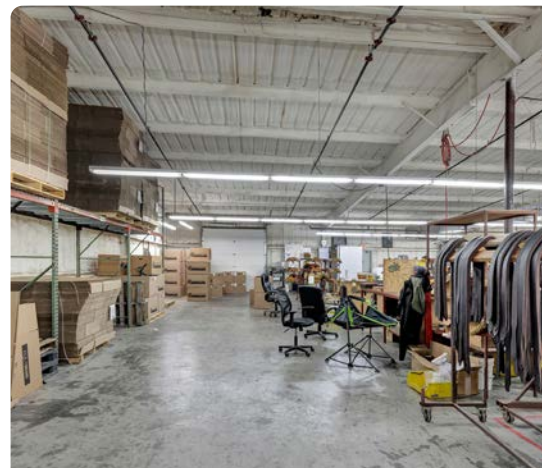
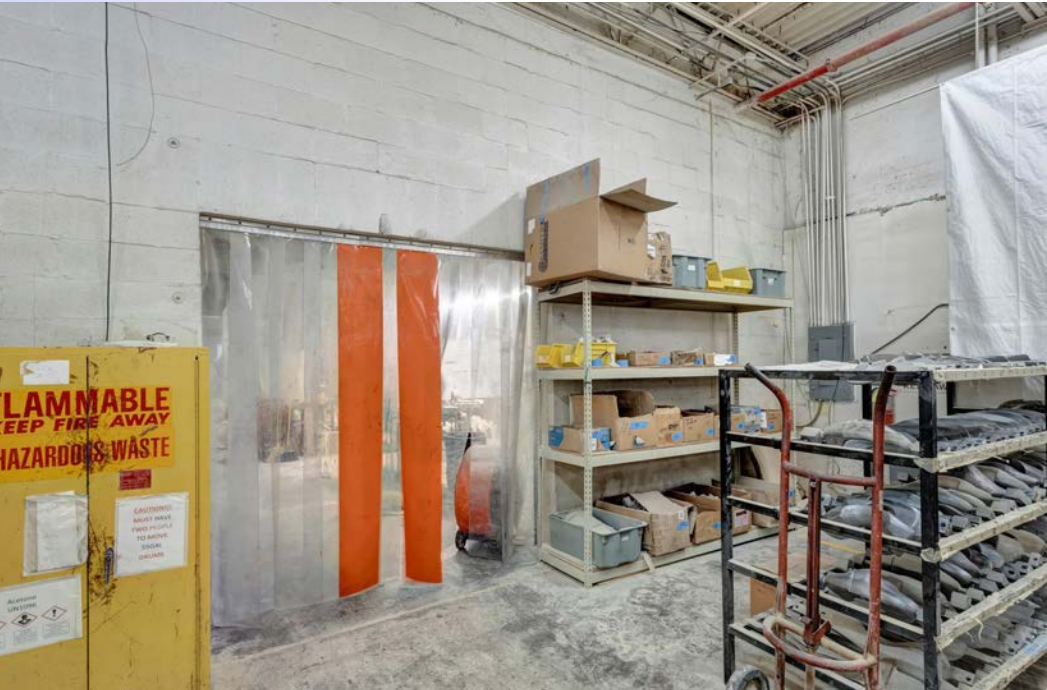
EXTERIOR PHOTOS



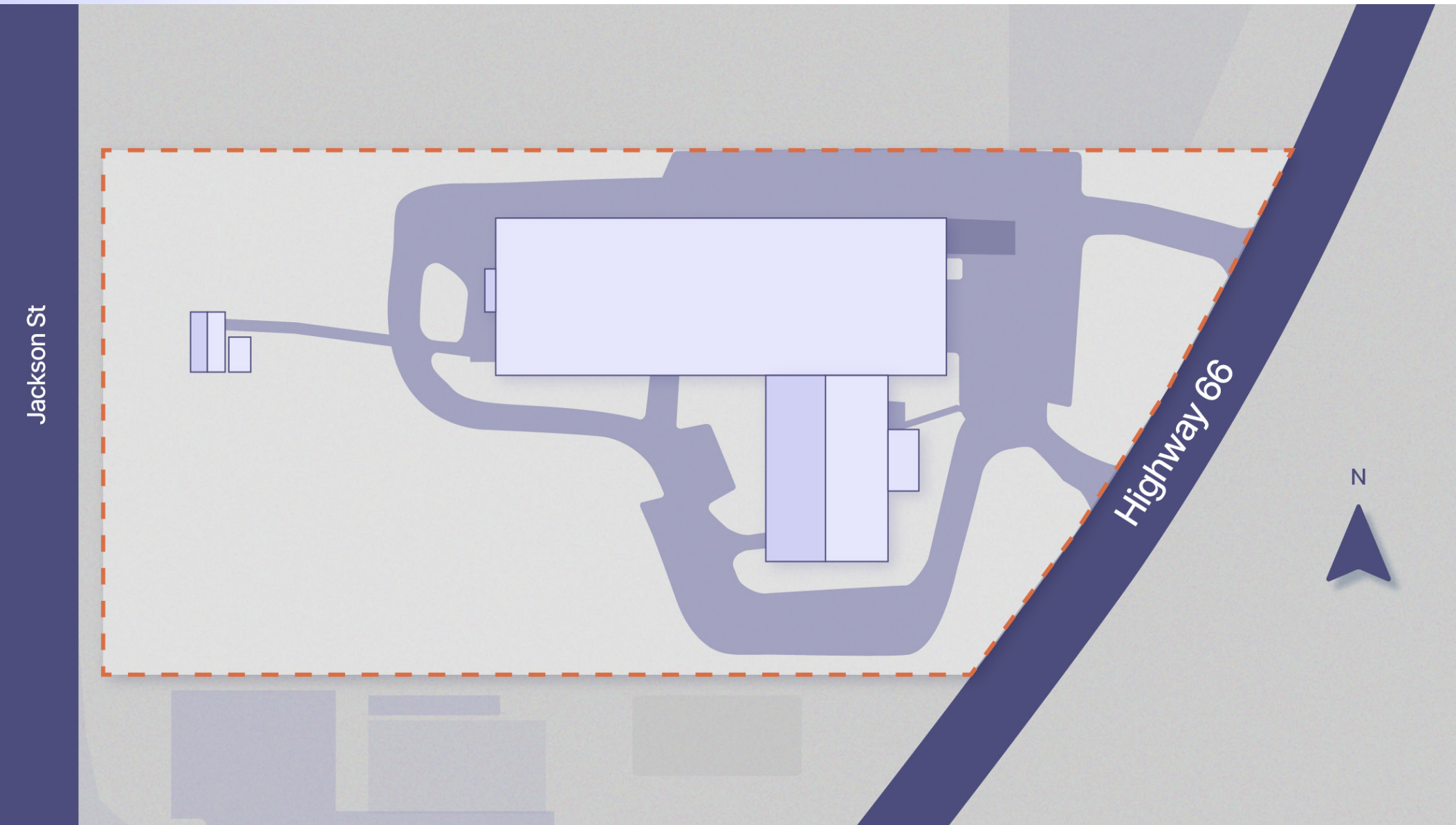
INTERIOR PHOTOS

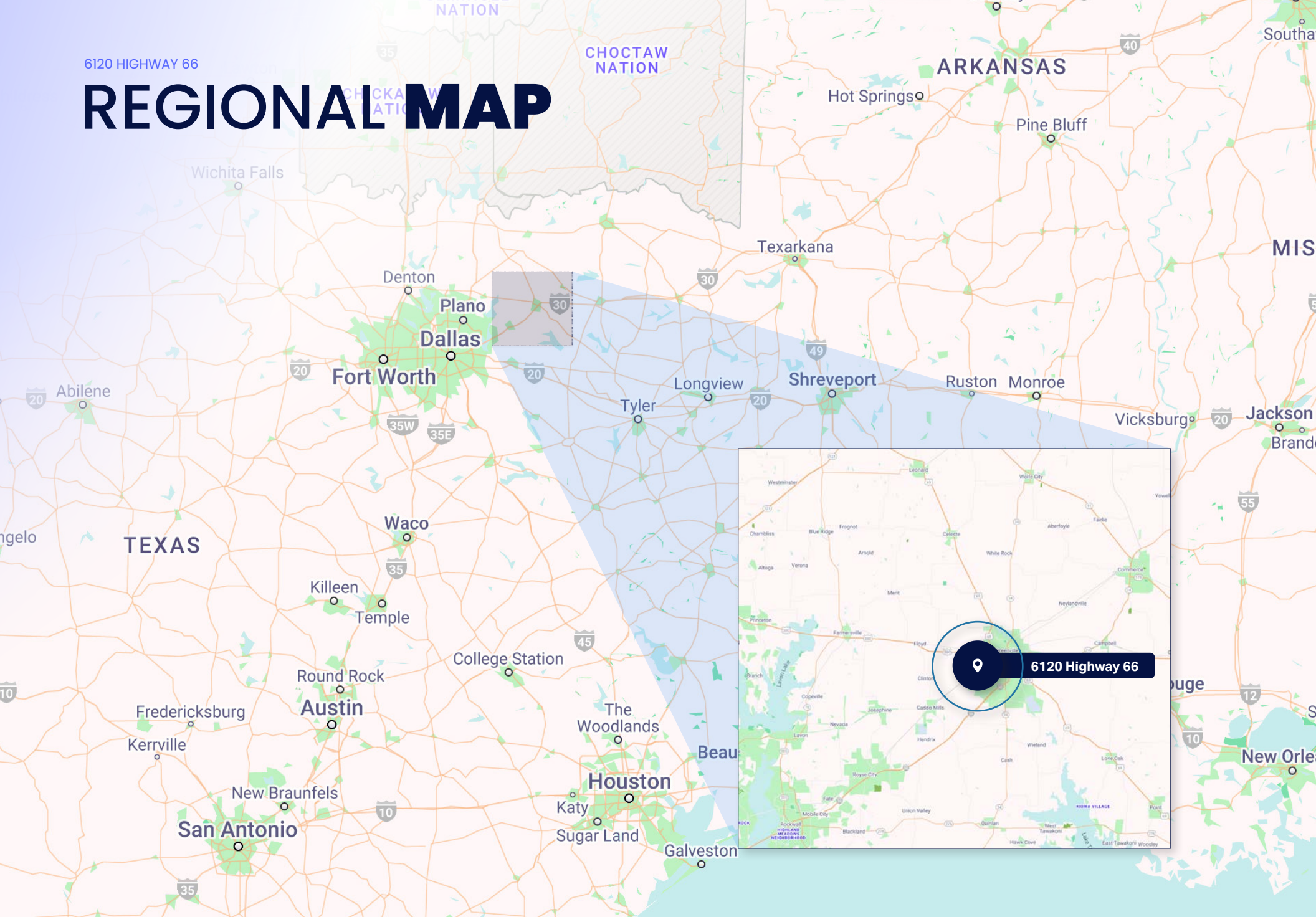


INTERIOR PHOTOS

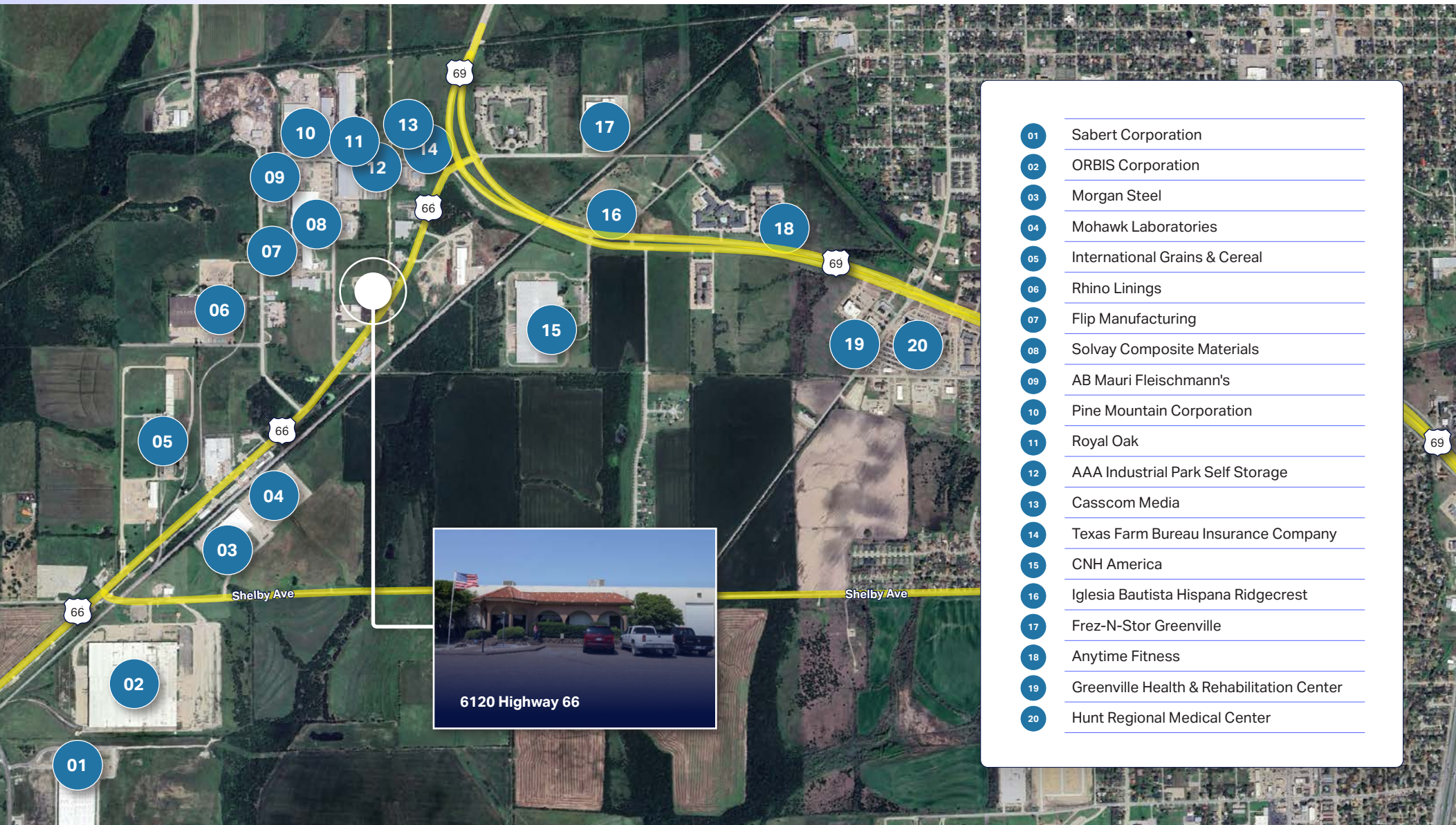


SITE PLAN





IMMEDIATE AREA



NORTHEAST VIEW



DEMOGRAPHICS

34,887

2024 Population

5-mile radius

\$70,781

Avg Household Income

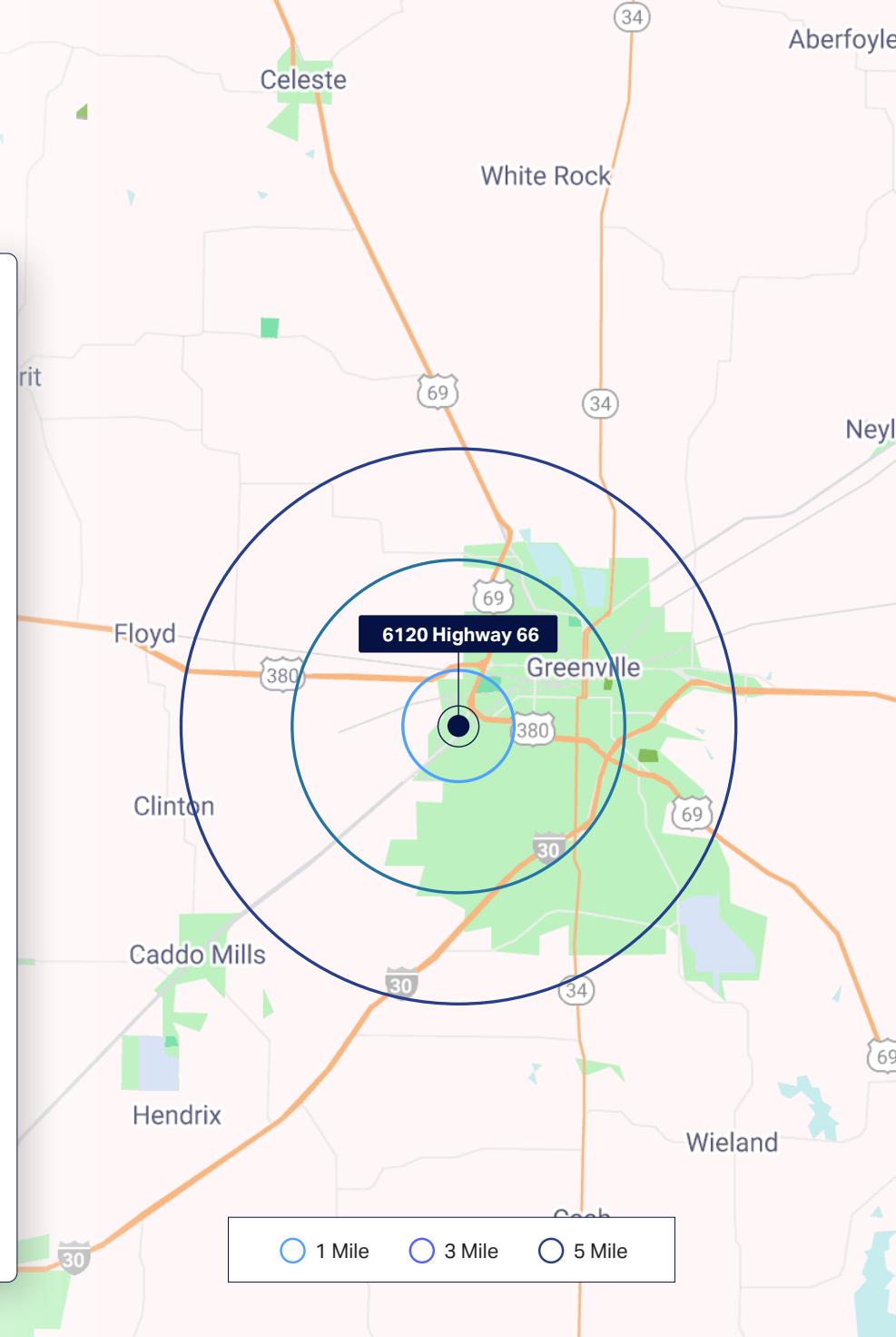
5-mile radius

2.43%

Unemployment Rate

5-mile radius

	1 Mile	3 Mile	5 Mile
Population			
2024 Population	1,833	22,308	34,887
2029 Population Projection	2,154	26,409	41,236
2024 Median Age	33.1	34.3	35.8
Households			
2024 Households	763	8,316	13,103
2029 Household Projection	900	9,879	15,553
Income			
Average Household Income	\$53,957	\$56,062	\$70,781
Median Household Income	\$32,647	\$36,534	\$48,579
Daytime Demographics			
Total Businesses	48	1,521	1,889
Total Employees	1,546	13,381	16,989
Labor Force			
Labor Force	828	10,252	16,292
Unemployed	35	468	656
Unemployment Rate	2.53%	2.74%	2.43%



OFFERING MEMORANDUM

6120 HIGHWAY 66

FOR SALE/FOR LEASE

FINANCIAL ANALYSIS



INVESTMENT SUMMARY

DEVELOPMENT POTENTIAL

5.24

Lot Size (Acres)

228,254

Lot Size (SF)

70%

Maximum Lot Coverage

159,778

Maximum Potential NRSF

\$1,198,336

Potential NOI after Expansion

ASSUMPTIONS

\$3,293,000 (\$79 PSF)

Asking Price

9.49%

Stabilized Cap Rate

41,684 SF

Square Footage

Market Rent

\$7.50

Recoveries

Absolute NNN

PROJECTED NOI

Income

Base Rental Income \$312,630

Reimbursement Income \$49,049

Total Income

\$361,679

Operating Expenses

Taxes \$40,049

Insurance \$9,000

Total Operating Expenses

\$49,049

Net Operating Income

\$312,630

OFFERING MEMORANDUM

6120 HIGHWAY 66

FOR SALE/FOR LEASE

MARKET OVERVIEW



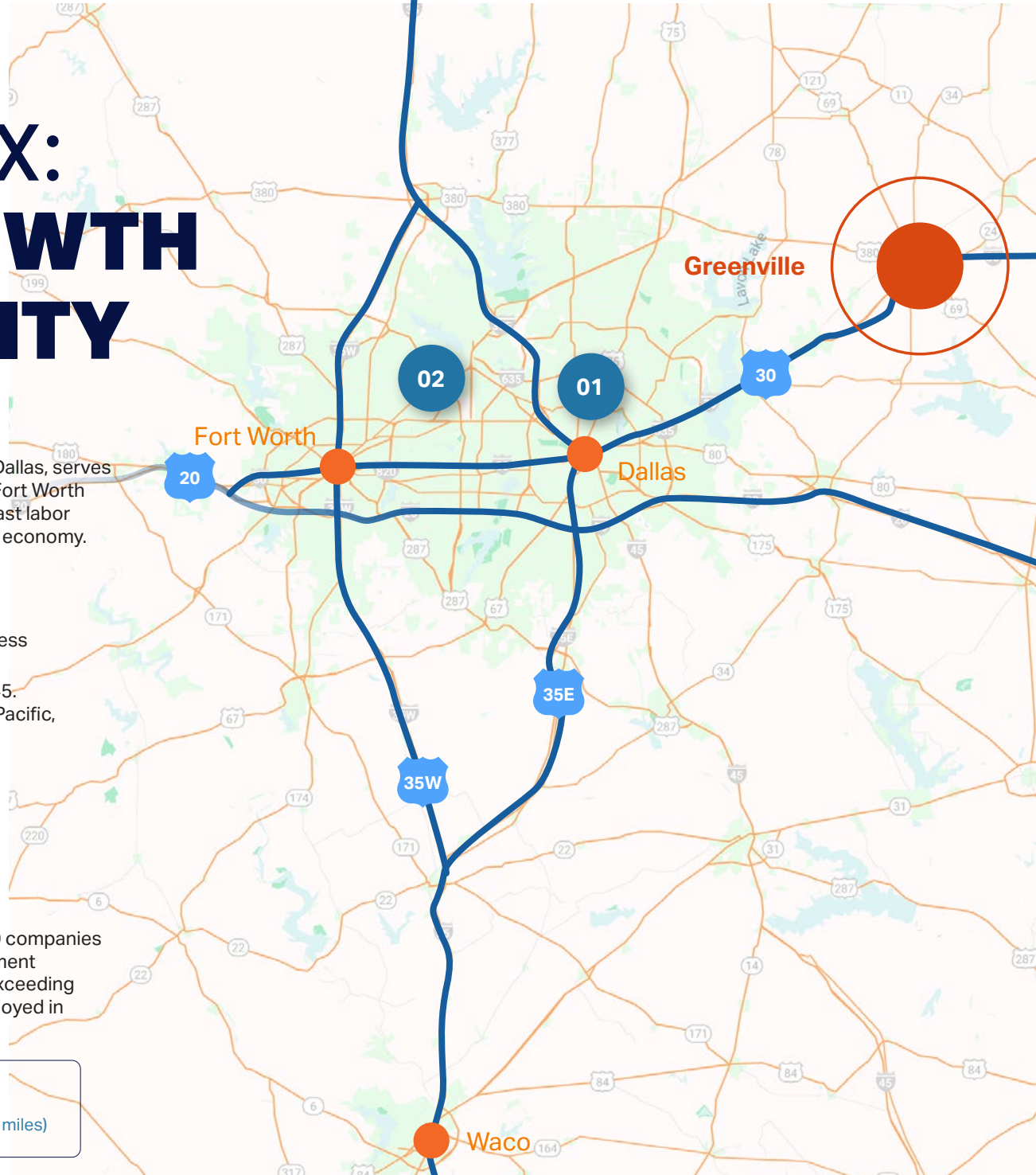
Greenville, located approximately 80 kilometers northeast of Dallas, serves as a business hub for North Texas. Its proximity to the Dallas-Fort Worth Metroplex provides businesses with convenient access to a vast labor market, major transportation networks, and a thriving regional economy.

Greenville's extensive transportation network supports seamless movement of goods and people:

- Access to Interstate 30, with links to I-20, I-35, and I-45.
- Rail connectivity via Kansas City Southern, Southern Pacific, and DG&O.
- Majors Field Airport with an 8,000-foot runway accommodating large aircraft.
- Proximity to **01 Dallas Love Field** and **02 DFW International Airport** within 60 to 90 minutes.

Greenville boasts a diversified economy, home to Fortune 500 companies and industries ranging from aerospace technology to government contracting and data processing centers. With a labor force exceeding 900,000 within a 40-mile radius, 18% of the population is employed in manufacturing, highlighting its industrial focus.

900,000
Labor Force (40 miles)



GREENVILLE, TX: DRIVING GROWTH & OPPORTUNITY

INDUSTRIAL GROWTH

Greenville is home to three fully-developed industrial parks spanning over 700 acres, including Industrial Park West and the Business Airport Park adjacent to Majors Field Airport. These sites provide ideal locations for industries seeking efficient transportation links and advanced facilities.

Notable projects include ORBIS' new 420,000-square-foot manufacturing facility, which will support injection molding for sustainable packaging products and create 190 jobs. The facility, situated at 7121 Shelby Avenue, will also feature 240,000 square feet of warehousing space to enhance logistical capabilities.

700 Acres
Industrial Parks

420,000 SF
ORBIS' manufacturing facility

6120 Highway 66

PRO-BUSINESS ENVIRONMENT

Greenville provides incentives such as tax abatements and the Enterprise Zone Program. The city's business-friendly approach has attracted Fortune 500 companies like L-3 Communications and Cytec, alongside other national and global firms. With fully developed transportation networks, an aggressive marketing program, and a diverse product base, Greenville continues to thrive as an industrial and economic hub.



CYTEC

QUALITY OF LIFE

Greenville offers a vibrant quality of life, with new restaurants, shops, and attractions, alongside public art installations, galleries, and performance venues. Highlights include **01 Splash Kingdom Air Patrol**, the **02 Audie Murphy American Cotton Museum**, and **03 Shenaniganz Entertainment Center**. The city is also within 30 minutes of four major lakes, providing diverse recreational opportunities.

HUNT COUNTY'S INDUSTRIAL MARKET

8.5%

Vacancy Rate (2024 Q4)

970,000 SF

Available Space

Hunt County transitioned from an agricultural base to a key industrial hub in the 1950s. Today, it is home to a diverse range of industries, including several Fortune 500 companies specializing in defense contracting, fiberglass manufacturing, and light industry. Manufacturing plays a critical role in the county's economy, contributing 36.5% of total wages and 45% of GDP in 2019, well above regional averages.

As of the fourth quarter of 2024, the industrial submarket has a stable vacancy rate of 8.5%, consistent with its 10-year average of 8.6% and improved from the five-year average of 11.7%. Approximately 970,000 square feet (SF) of space is available, representing an availability rate of 9.6%. Construction activity remains modest, with 68,000 SF currently underway, compared to the 10-year average of 200,000 SF.

Hunt County's industrial inventory totals around 10.0 million SF, comprising 3.2 million SF of logistics space, 460,000 SF of flex space, and 6.3 million SF of specialized assets. Market rents average \$8.50 per SF, with logistics properties at \$8.80, flex properties at \$14.90, and specialized assets at \$7.80 per SF. Annual rent growth stands at 6.5%, outpacing the market-wide growth rate of 4.8%.

Recent investments, including Fritz Industries' \$37.5 million facility, ORBIS' sustainable packaging plant, and Solvay's expansion in Greenville, underscore the county's industrial strength. Proximity to Dallas-Fort Worth, robust infrastructure, and a thriving industrial base position Hunt County for continued manufacturing growth.

10,000,000 SF

Hunt County's Industrial Inventory



Hunt County's Market Rent

\$8.50/SF
Average

\$8.80/SF
Logistics Properties

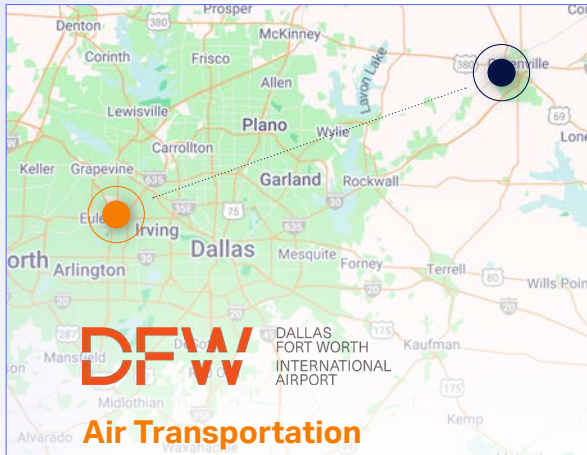
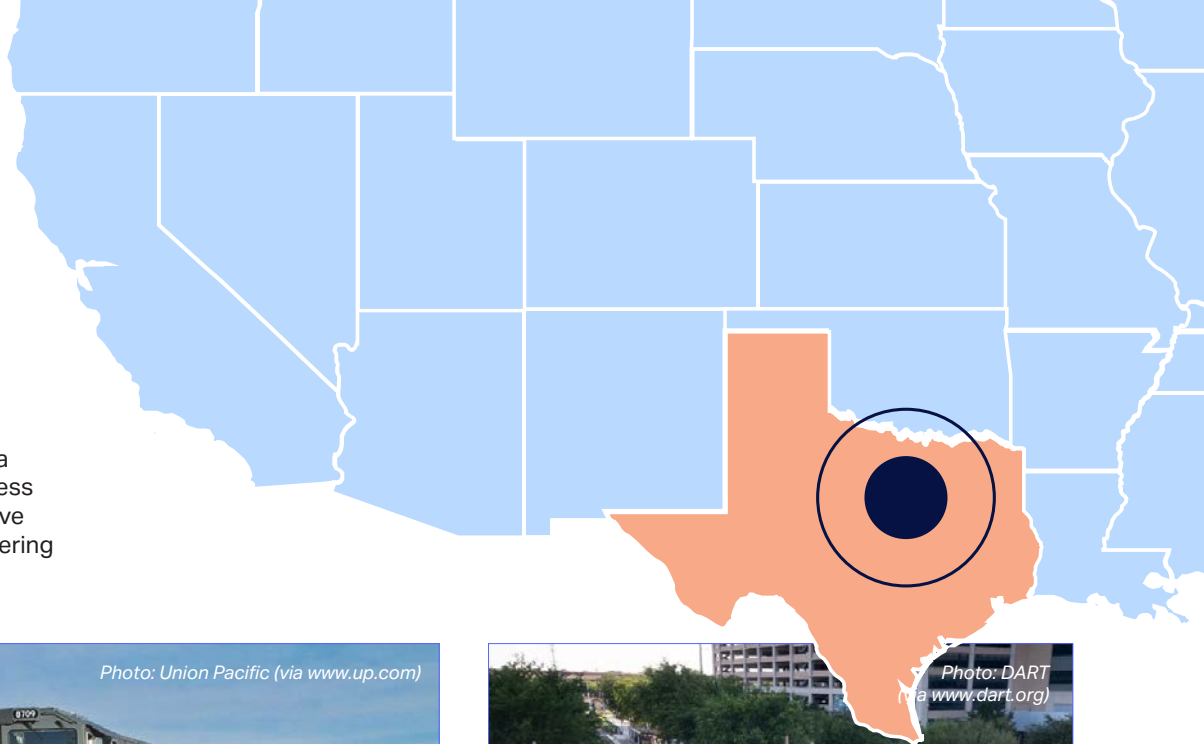
\$14.90/SF
Flex Properties

\$7.80/SF
Specialized Assets

WHY DALLAS-FORT WORTH?

CENTRAL LOCATION AND ACCESIBILITY

Dallas-Fort Worth (DFW), the nation's fourth-largest metro area, boasts a strategic central location that provides businesses with convenient access to all major U.S. and North American markets. The region's comprehensive transportation network makes it a vital logistics and distribution hub, offering efficient connections via air, rail, and highway systems.



DFW International Airport generates \$37 billion in annual economic impact, serving as one of the world's highest-capacity airports and a global hub for American Airlines. Cargo operations connect 38 international markets. Complementing this are Dallas Love Field, home to Southwest Airlines, and Perot Field Fort Worth Alliance Airport, a key freight hub for Amazon Air.



Road & Rail Connectivity

The region's freeway network and position along the USMCA corridor link Mexico, Canada, and U.S. coasts, supporting robust intermodal operations. Major railroads, Burlington Northern Santa Fe (BNSF) and Union Pacific, further enhance freight movement to ports and distribution centers nationwide.



Mass Transit Options

Public transit systems like DART, TRE, TEXRail, and the Denton County A Train provide alternative travel options, increasing accessibility and supporting economic mobility.

WHY DALLAS-FORT WORTH?

DIVERSE ECONOMIC HUB

Dallas-Fort Worth (DFW) is a hub of economic diversity and growth, driven by a pro-business environment, a strong state economy, and no corporate or personal income taxes. Key industries include aerospace, logistics, technology, and professional services. Its strategic location and robust infrastructure have attracted 24 Fortune 500 companies, including Texas Instruments, AT&T, and American Airlines, collectively generating \$1.4 trillion in revenue—second only to the New York metro area. This dynamic mix of accessibility, a skilled workforce, and competitive business costs makes DFW a magnet for business growth and innovation.

Trade & Transportation



Professional & Business Services



Financial Activities



Education & Healthcare



Manufacturing



MANUFACTURING AND LOGISTICS POWERHOUSE

Dallas-Fort Worth (DFW) is a leader in manufacturing, with the sector accounting for 7% of the region's employment—the largest share among Texas metros. The region's diverse manufacturing output ranges from steel and plastics to SUVs and aerospace components, with key facilities such as the General Motors Assembly Plant, Lockheed Martin, and Texas Instruments highlighting its capabilities.

DFW's central location supports a thriving logistics sector. The region provides access to 93% of the U.S. population within 48 hours through major interstates, including I-30, I-35, and I-45. It also boasts global cargo operations at Dallas Fort Worth International Airport and Fort Worth Alliance Airport, alongside extensive rail networks led by BNSF Railway and Union Pacific's Dallas Intermodal Terminal.

Major Interstates



Key Facilities



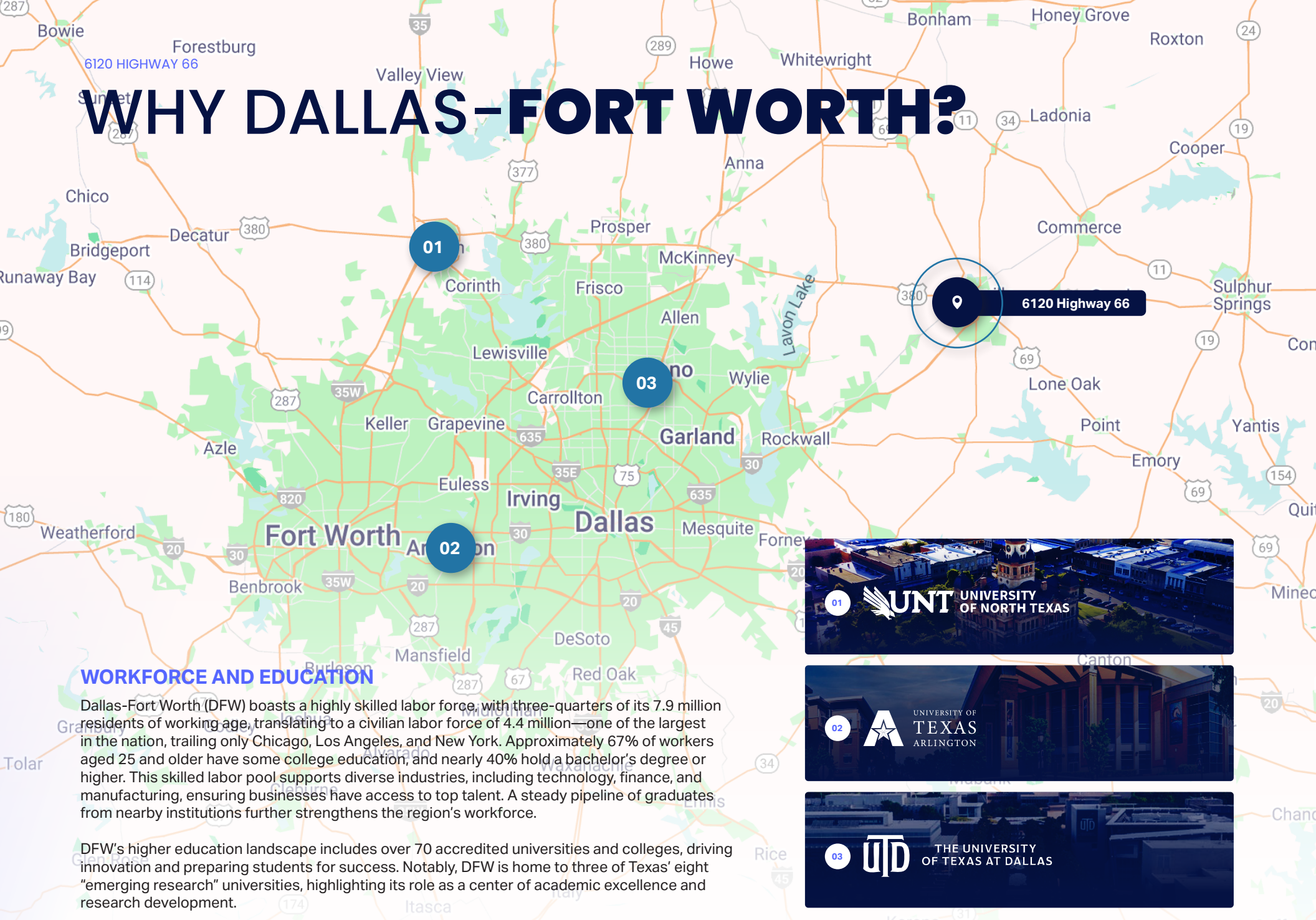
NOTABLE INVESTMENTS AND INFRASTRUCTURE DEVELOPMENT

DFW is undergoing significant development projects that underscore its growth and strategic importance. The expansion of DFW International Airport, including the \$1.63 billion Terminal F, and the \$1.89 billion DART Silver Line project, are pivotal for enhancing the region's infrastructure. These projects, along with extensive roadway and terminal upgrades, ensure DFW's role as a major international gateway and support its continuous expansion.

\$1.63 B
Terminal F Project

\$1.89 B
DART Silver Line Project

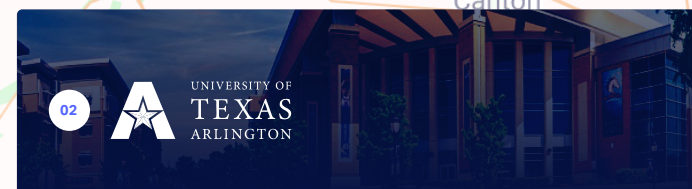
WHY DALLAS-FORT WORTH?



WORKFORCE AND EDUCATION

Dallas-Fort Worth (DFW) boasts a highly skilled labor force, with three-quarters of its 7.9 million residents of working age, translating to a civilian labor force of 4.4 million—one of the largest in the nation, trailing only Chicago, Los Angeles, and New York. Approximately 67% of workers aged 25 and older have some college education, and nearly 40% hold a bachelor's degree or higher. This skilled labor pool supports diverse industries, including technology, finance, and manufacturing, ensuring businesses have access to top talent. A steady pipeline of graduates from nearby institutions further strengthens the region's workforce.

DFW's higher education landscape includes over 70 accredited universities and colleges, driving innovation and preparing students for success. Notably, DFW is home to three of Texas' eight "emerging research" universities, highlighting its role as a center of academic excellence and research development.

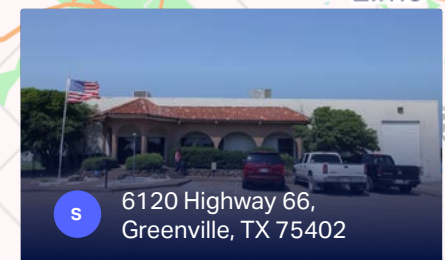
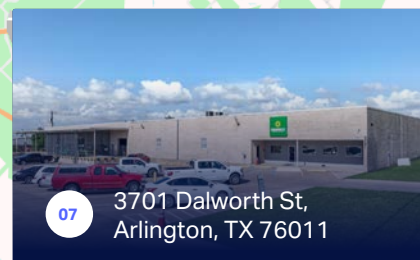
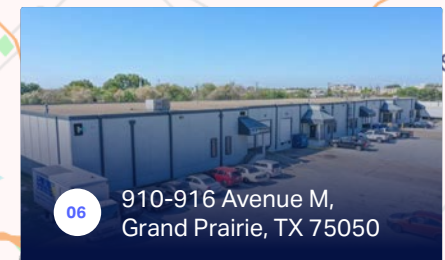
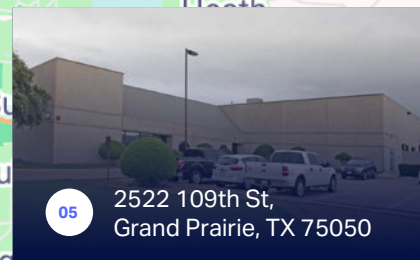
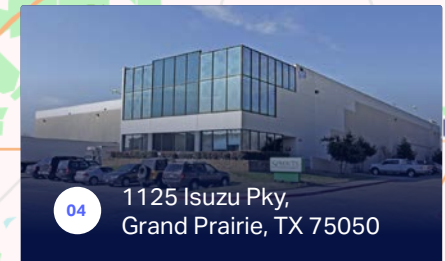
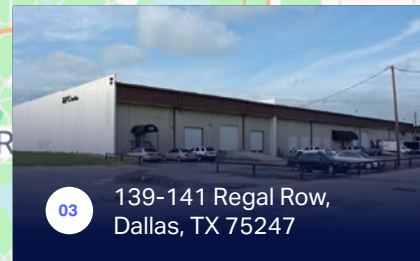


6120 HIGHWAY 66

SALES COMPARABLES

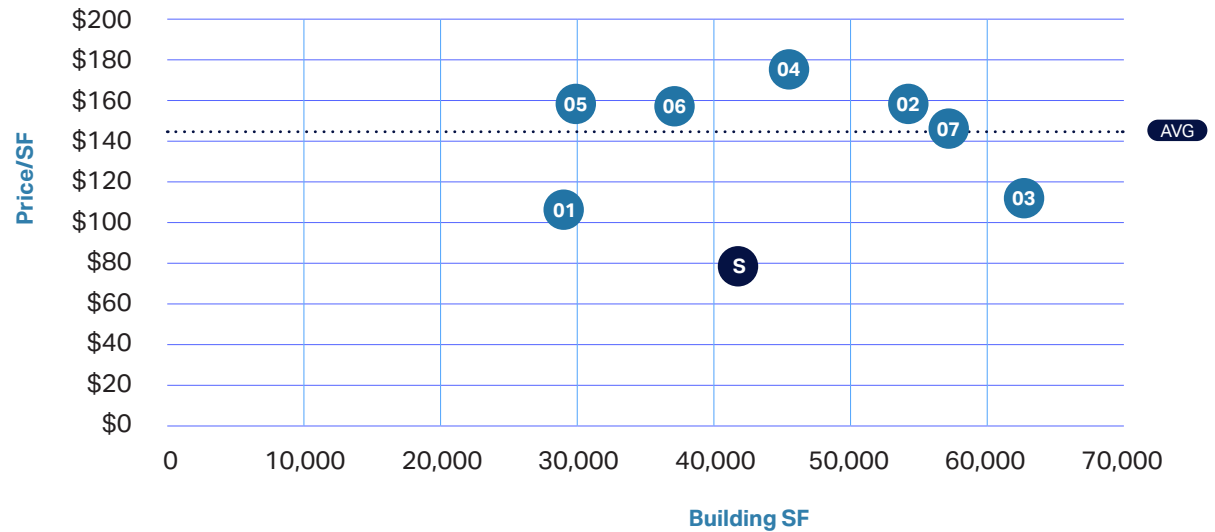
6120 Highway 66

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SALES COMPS

SUMMARY



	Property Address	Built / Reno	Building SF	Clear Height	Sale Date	Sale Price	Price PSF
01	11055 Plano Rd, Dallas, TX 75238	1985	29,084 SF	16'	01/25/2023	\$3,100,000	\$106.59
02	2140 Hutton Dr, Carrollton, TX 75006	1985	53,996 SF	22'	02/27/2024	\$8,499,857	\$157.42
03	139-141 Regal Row, Dallas, TX 75247	1974	62,490 SF	20'	09/03/2024	\$7,000,000	\$112.02
04	1125 Isuzu Pky, Grand Prairie, TX 75050	1991	45,412 SF	24'	07/25/2023	\$7,947,000	\$175.00
05	2522 109th St, Grand Prairie, TX 75050	1991 / 2020	29,782 SF	21'	03/07/2023	\$4,700,000	\$157.81
06	910-916 Avenue M, Grand Prairie, TX 75050	1975	37,000 SF	16'	12/28/2022	\$5,825,000	\$157.43
07	3701 Dalworth St, Arlington, TX 76011	1966	56,905 SF	18'	07/02/2024	\$8,348,546	\$146.71
	Average of Comps	1979	44,953 SF	20'	09/25/2023	\$6,488,629	\$144.71
S	6120 Highway 66, Greenville, TX 75402	1980 / 2007	41,684 SF	16'	TBD	\$3,293,000	\$78.99

SALES COMPARABLES



11055 Plano Rd
Dallas, TX 75238



2140 Hutton Dr
Carrollton, TX 75006



139-141 Regal Row
Dallas, TX 75247



1125 Isuzu Pky
Grand Prairie, TX 75050

Year Built / Reno	1985	1985	1974	1991
Building SF	29,084 SF	53,996 SF	62,490 SF	45,412 SF
Clear Height	16'	22'	20'	24'
Sale Date	1/25/2023	2/27/2024	9/3/2024	7/25/2023
Sale Price	\$3,100,000	\$8,499,857	\$7,000,000	\$7,947,000
Price PSF	\$106.59	\$157.42	\$112.02	\$175.00

SALES COMPARABLES



2522 109th St
Grand Prairie, TX 75050



910-916 Avenue M
Grand Prairie, TX 75050



3701 Dalworth St
Arlington, TX 76011

Average of Comps

SUBJECT



6120 Highway 66
Greenville, TX 75402

Year Built / Reno	1991 / 2020	1975	1966	1979	1980 / 2007
Building SF	29,782 SF	37,000 SF	56,905 SF	44,953 SF	41,684 SF
Clear Height	21'	16'	18'	20'	16'
Sale Date	3/7/2023	12/28/2022	7/2/2024	9/25/2023	TBD
Sale Price	\$4,700,000	\$5,825,000	\$8,348,546	\$6,488,629	\$3,293,000
Price PSF	\$157.81	\$157.43	\$146.71	\$144.71	\$78.99

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