



OFFERING MEMORANDUM

COMMERCIAL FLEX / INDUSTRIAL OPPORTUNITY

4241 HWY 34 SOUTH

Greenville, Texas 75402 | Hunt County

2022 New Construction | 8,239 SF | 1.903 Acres | Hwy 34 Corridor

OFFERED AT

\$1,400,000

8,239

TOTAL SF
Total Improvements

1.903

ACRES
Site Area

9,800

VPD AADT
Hwy 34 Traffic

2022

BUILT
New Construction

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PROPERTY OVERVIEW

4241 Hwy 34 S, Greenville, TX | 8,239 SF | 1.903 Acres | \$1,400,000



Aerial View — 4241 Hwy 34 South, Greenville TX: Main Office (front), Shop/Warehouse (rear), 1-Acre Asphalt Lot

PROPERTY DETAILS

Address	4241 Hwy 34 South, Greenville, TX 75402
Parcel ID	Hunt County CAD #50263
Total Improvements	8,239 SF on 1.903 Acres
Main Office	3,300 SF — Upscale finish, polished concrete, 9-ft ceilings
Upper Floor	~2,800 SF — 3 Offices, Conference Room, Full Bath
Shop / Warehouse	20' x 60' (2,400 SF) — 25-ft clear height, 2, 15-ft overhead doors
Covered Structures	Commercial Lean-To (1,200 SF) + Covered Porches (1,297 SF)
Site	1.903 Acres 1-Acre Heavy-Duty Asphalt Lot 14 Truck/Trailer Spaces
Utilities	Dual Electrical Services 3-Phase at Street Cash Water Fannin Electric
Septic	TWO Independent Septic Systems — Enables Hwy 34 Frontage Pad Site Development
Year Built	2022 — New Construction, Near-Zero Depreciation
List Price	\$1,400,000

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INVESTMENT HIGHLIGHTS

4241 Hwy 34 S, Greenville, TX | Premium 2022-Built Flex/Industrial Asset



Reception / Lobby — Polished Concrete, Modern Finishes



Break Room / Kitchen — Custom Cabinets, Quartz Island

KEY INVESTMENT HIGHLIGHTS

2022 New Construction — Move-In Ready

- 1 Near-zero depreciation with no deferred maintenance. The property was purpose-built in 2022 with premium materials and infrastructure, making it immediately operational for any qualified owner-user or investor.

25-Foot Clear Height Shop with Full Semi-Truck Access

- 2 The 20'x60' shop/warehouse features a 25-ft clear height — well above the market standard of 16–18 ft — along with two 15-foot overhead doors and a ground-level dock that accommodates full 18-wheeler ingress and egress. Reinforced concrete slab engineered for heavy truck loads.

Dual Electrical Services with 3-Phase Available

- 3 Separate main and shop electrical services provide operational independence. Three-phase power is available at the street, supporting manufacturing, HVAC, and heavy industrial equipment without costly infrastructure upgrades.

Two Independent Septic Systems — Pad Site Opportunity

- 4 The property is served by two separate septic systems, which uniquely enables the development of additional retail or commercial pad sites along the Hwy 34 frontage without impacting the existing improvements. This is a rare value-add feature for the Hwy 34 corridor.



MARKET DATA & DEMOGRAPHICS

Hunt County, Texas | 2024–2025 Data | Source: U.S. Census Bureau

HUNT COUNTY POPULATION & GROWTH

Population, Census 2010	86,129
Population, Census 2020	99,956
Population Estimate, 2024	118,729
Population Estimate, 2025	123,336
Growth 2020–2025	+23.4% (One of fastest-growing counties in North Texas)
Greenville (County Seat) 2026	~37,390 (Growing at 4.23% annually)

ECONOMIC & QUALITY OF LIFE INDICATORS

Median Household Income (2024)	\$71,938
Per Capita Income (2024)	\$33,010
Median Home Value (2024)	\$241,700
Total Retail Sales (2022)	\$1.82 Billion
Total Employment (2023)	27,606 jobs +3.6% growth 2022–2023
Owner-Occupied Housing Rate	71.3%
Labor Force Participation	61.7%
High School Graduate or Higher	86.5%
Households with Broadband	88.6%
Households with Computer	96.1%
Building Permits (2024)	1,287 (Strong residential/commercial pipeline)

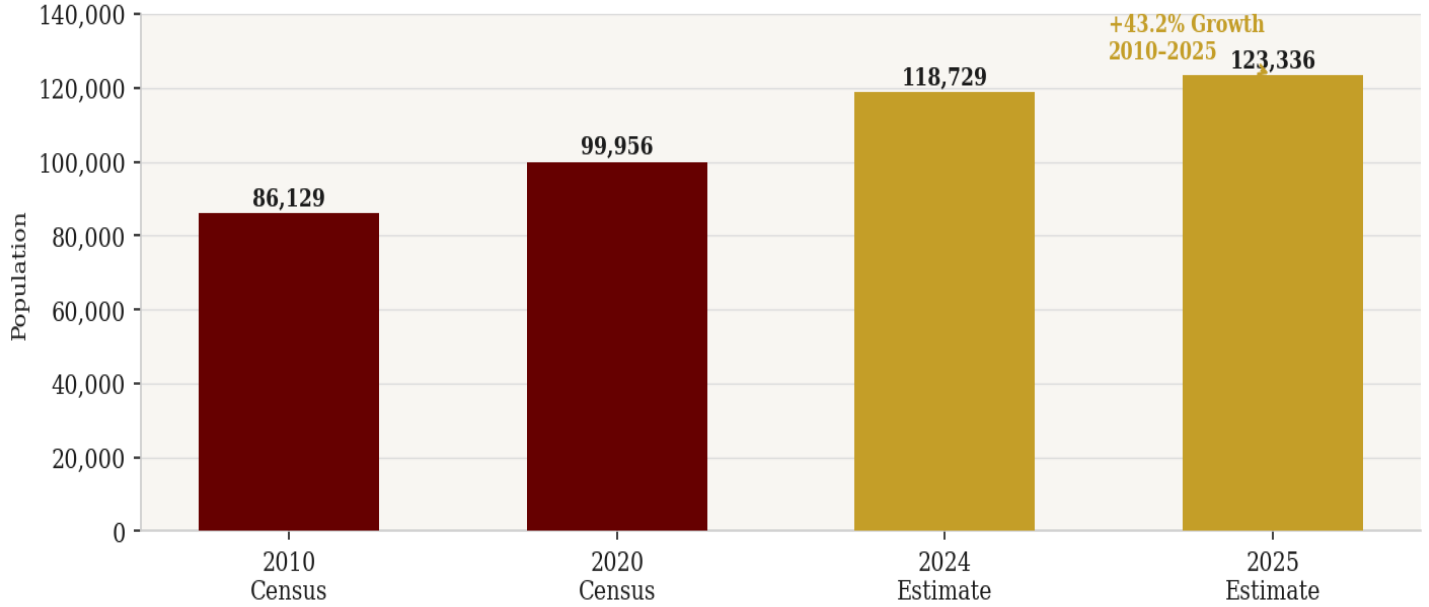


MARKET DATA VISUALIZED — PART 1

Hunt County Population Growth & Quality of Life Indicators

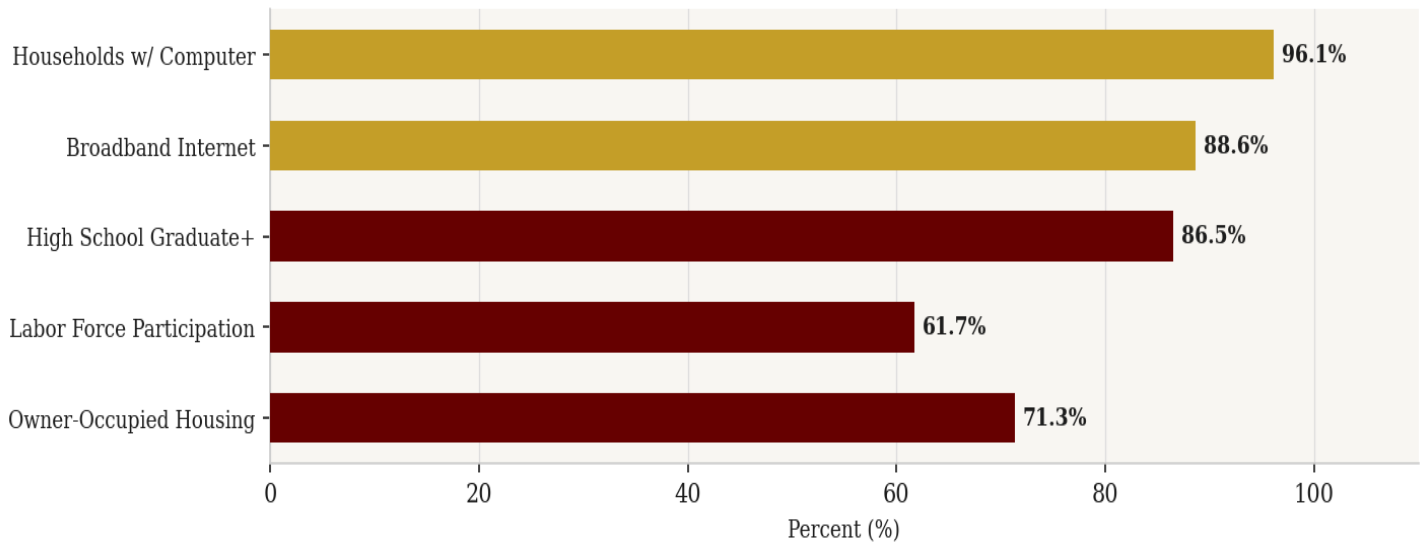
POPULATION GROWTH — HUNT COUNTY, TEXAS

Hunt County Population Growth



QUALITY OF LIFE INDICATORS

Hunt County Quality of Life Indicators



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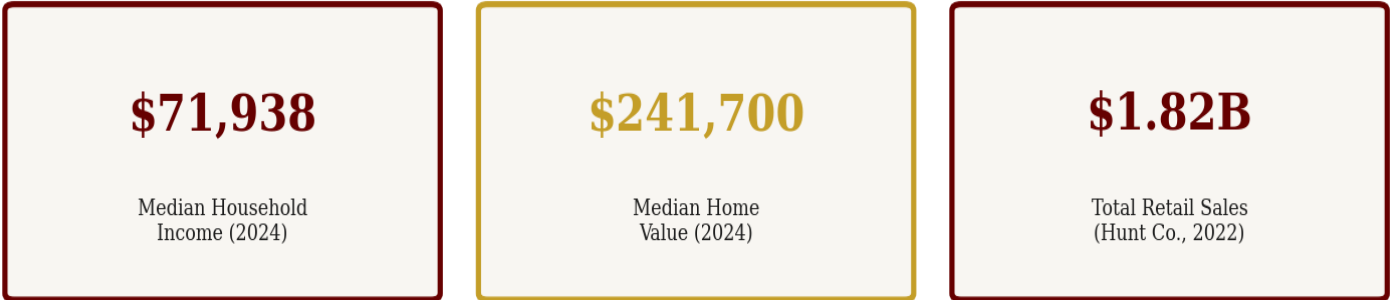


MARKET DATA VISUALIZED — PART 2

Hunt County Economic Indicators & Hwy 34 Traffic Counts

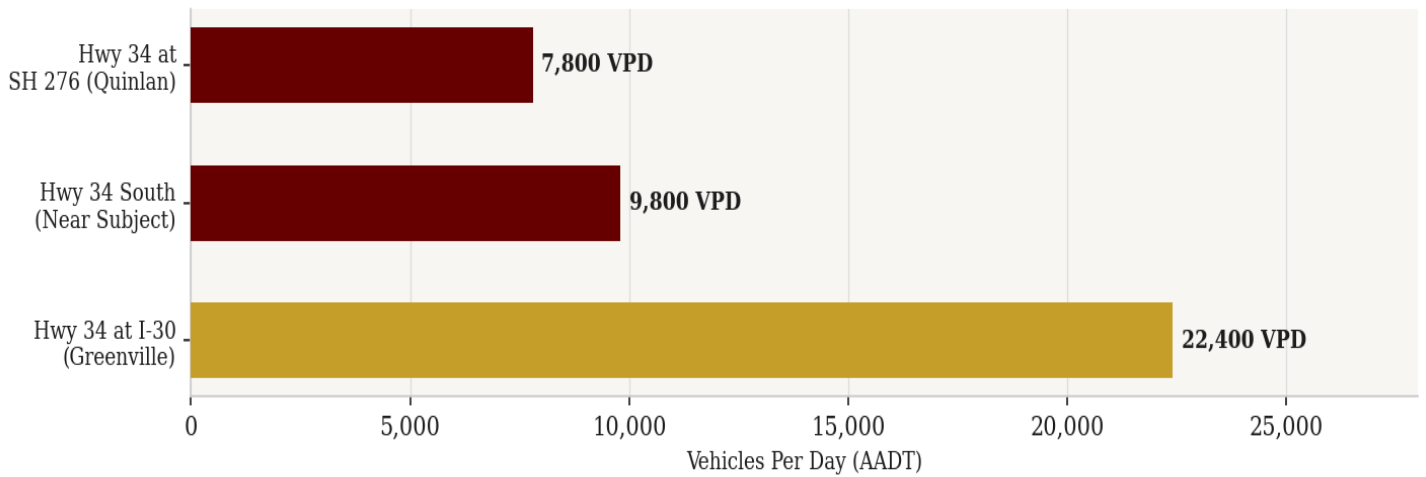
ECONOMIC INDICATORS — HUNT COUNTY

Hunt County Economic Indicators



HWY 34 CORRIDOR — ANNUAL AVERAGE DAILY TRAFFIC

Hwy 34 Corridor — Annual Average Daily Traffic



Traffic data sourced from TxDOT Statewide Traffic Monitoring Program. Hwy 34 South carries approximately 9,800 VPD at the subject property, with significantly higher volumes at the I-30 interchange (~22,400 VPD), providing strong regional connectivity and commercial visibility.



I-30 / Greenville Interchange

Located approximately 3 miles north of the subject property, the I-30 interchange provides direct connectivity to the Dallas–Fort Worth metroplex (~50 miles west) and Texarkana to the east. This arterial corridor is the primary driver of commercial and industrial demand in the Greenville market.

L3Harris Technologies — Greenville Facility

One of the largest defense and aerospace manufacturing facilities in Texas, L3Harris operates a major campus in Greenville employing thousands of skilled workers. This anchor employer drives significant demand for commercial services, office space, and housing in Hunt County.

Walmart Supercenter & Major Retail (Greenville)

The Greenville retail corridor along I-30 includes a Walmart Supercenter, Kroger, Target, Home Depot, and numerous national retailers, confirming the market's retail purchasing power and supporting strong commercial demand along the Hwy 34 corridor.

Hunt Regional Medical Center

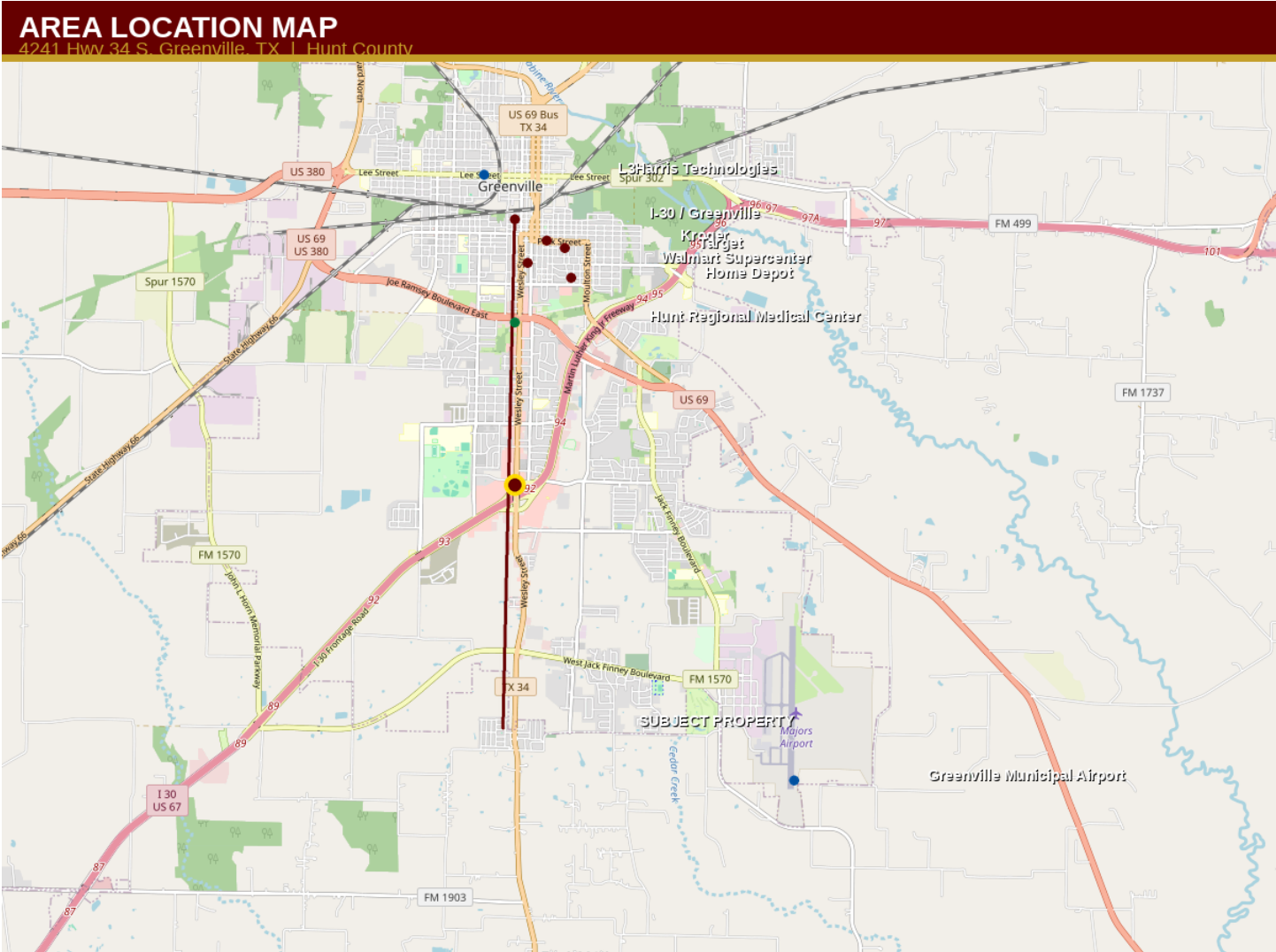
The primary regional hospital serving Hunt County, located approximately 4 miles north of the subject. Healthcare is one of the county's largest employment sectors, with over \$480M in annual revenue, supporting a stable and growing workforce population.

Greenville Municipal Airport

Located approximately 5 miles southeast of the subject, the airport supports general aviation and light commercial operations, enhancing accessibility for business users and owner-operators who require private air access to the DFW region.

Hwy 34 Commercial Corridor

The subject property sits on the Hwy 34 South commercial corridor, which connects Greenville to Quinlan and the Lake Tawakoni area. The corridor is experiencing growing commercial activity driven by DFW metro expansion, with limited quality flex/industrial inventory available, creating strong demand for the subject's premium infrastructure.



MAP KEY — MAJOR LANDMARKS & EMPLOYERS

Subject Property (STAR)	4241 Hwy 34 S — 8,239 SF FOR SALE at \$1,400,000	I-30 / Greenville	DFW arterial — ~3 mi N via Hwy 34
Walmart Supercenter	Full-size Supercenter — ~3 mi N of subject	Kroger	Grocery anchor — ~3 mi N of subject
Target	General merchandise — ~3 mi N of subject	Home Depot	Home improvement — ~3 mi N of subject
L3Harris Technologies	Major defense employer — ~4 mi N of subject	Hunt Regional Medical Center	Regional hospital — ~4 mi N of subject
Greenville Municipal Airport	General aviation — ~5 mi SE of subject	DFW Metroplex	~50 miles west via I-30



PAD SITE OPPORTUNITY | HIGHEST & BEST USE

4241 Hwy 34 S, Greenville, TX | \$1,400,000



Possible Pad Site Concept



Possible Building Concept — Hwy 34 Frontage Pad Site

PAD SITE DEVELOPMENT OPPORTUNITY

This property is uniquely positioned for additional commercial development along its Hwy 34 frontage. The two independent septic systems allow pad sites to be developed and operated separately from the existing improvements — a rare feature in this market. Potential uses include a convenience store, medical/dental office, or retail strip. The Hwy 34 corridor carries approximately 9,800 vehicles per day at this location, providing strong visibility and customer traffic for any frontage commercial use.

HIGHEST & BEST USE ANALYSIS

Owner-User Flex / Industrial — Most Likely

- 1 The combination of upscale office, 25-ft clear height shop, semi-truck access, and 1-acre lot makes this an ideal owner-user facility for a contractor, distributor, equipment dealer, or light manufacturer requiring both professional office and heavy industrial capability.

Logistics & Distribution Hub

- 2 Direct Hwy 34 access to I-30 and the DFW market, combined with 14 truck/trailer spaces and a ground-level dock, positions this property as a regional distribution node for businesses serving the Northeast Texas corridor.

Medical / Professional Office + Pad Site

- 3 The upscale office finish and dual septic infrastructure support a medical, dental, or professional services conversion, with the Hwy 34 frontage pad sites providing additional revenue through ground lease or outright sale.



EWRG Commercial Group | T&A

Edie West

Designated Broker

469-715-7392

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