

Prime Commercial Tract

± 9.24 AC

GREENVILLE | HUNT COUNTY | TEXAS
EXCLUSIVELY LISTED BY YOUNGER PARTNERS





Walmart

30

Academy

HOBBY LOBBY

Lowes

belk

Marshalls

petco

ASHLEY

STAPLES

THE HOME DEPOT

chili's

chili's

Freddy's

To Mally's

ZAXBYS

PANDA EXPRESS

WAFFLE HOUSE

POPEYES

41,507 VPD

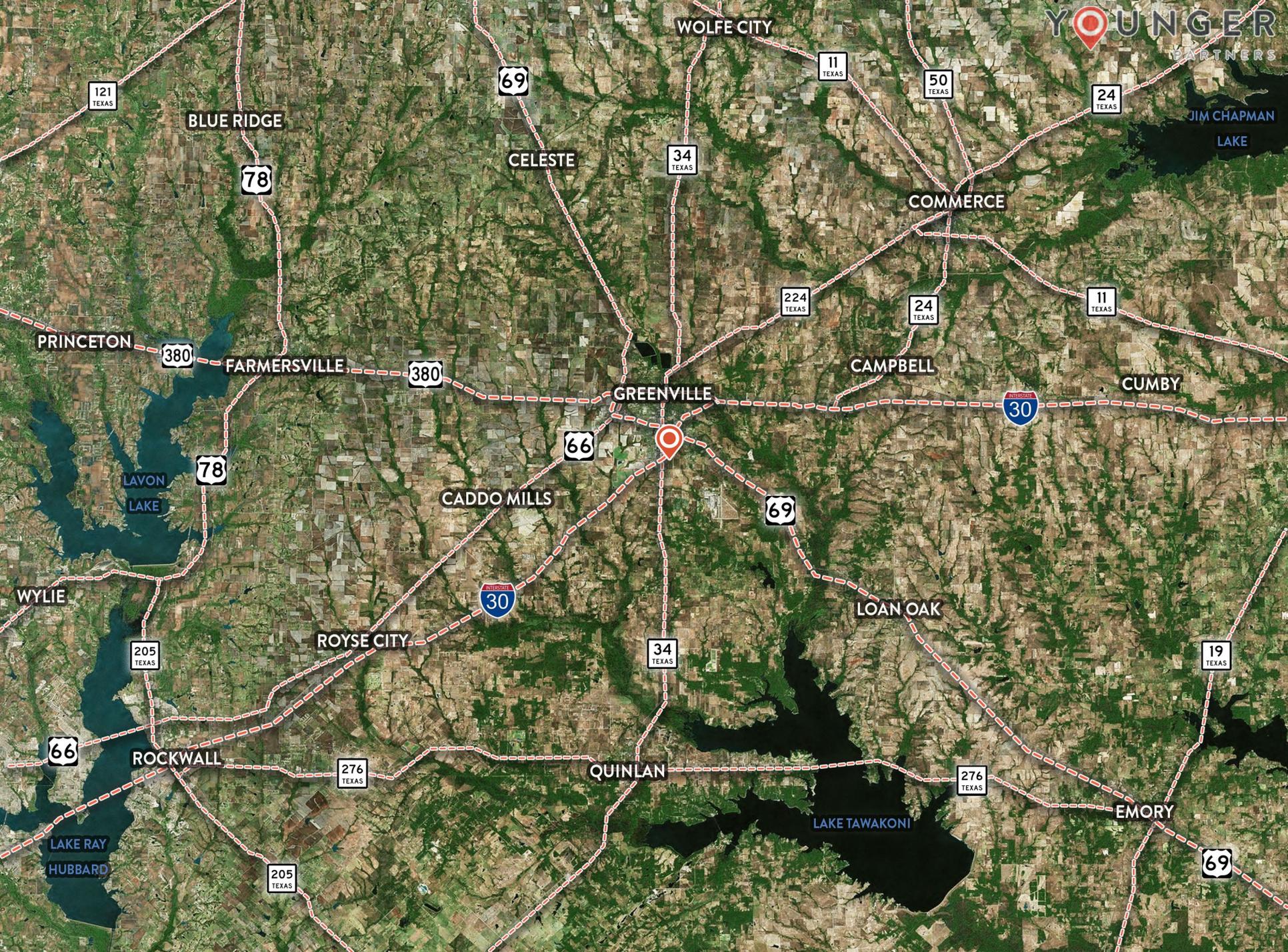
Cross Timbers Apartment
Class A MF - 216 units

Comfort SUITES

Aspen Ridge Apartments
Class A MF - 228 units

CENTER POINT LN

ROY WARREN PKWY



WOLFE CITY

11 TEXAS

50 TEXAS

24 TEXAS

JIM CHAPMAN LAKE

BLUE RIDGE

69

CELESTE

34 TEXAS

COMMERCE

78

224 TEXAS

24 TEXAS

11 TEXAS

121 TEXAS

380

FARMERSVILLE

380

GREENVILLE

CAMPBELL

CUMBY

30 INTERSTATE

78

LAVON LAKE

66

CADDO MILLS

69

WYLIE

30 INTERSTATE

LOAN OAK

205 TEXAS

ROYSE CITY

34 TEXAS

19 TEXAS

66

ROCKWALL

276 TEXAS

QUINLAN

276 TEXAS

EMORY

LAKE RAY HUBBARD

205 TEXAS

LAKE TAWAKONI

69

LEE ST

GREENVILLE



34 TEXAS



GREENVILLE HIGH SCHOOL



ASHLEY FURNITURE HomeStore
Marshalls
ROSS DRESS FOR LESS
petco
belk
STAPLES

34 TEXAS

INTERSTATE 30

NISSAN

Splash Kingdom

ROY WARREN PKWY

POPEYES

PIZZA HUT

ZAXBY'S

Freddy's

ASPEN RIDGE APARTMENTS 228 UNITS

± 9.24 AC

CALIBER COLLISION

CENTER POINT LN 4,098 VPD

41,507 VPD

chili's

Chirps

THE HOME DEPOT

Comfort SUITES

3,617 VPD

SHOGUN

CROSS TIMBERS APARTMENTS 216 UNITS

Walmart

TRADERS RD

Property Information

LOCATION

- NWC Center Point Ln & Roy Warren Pkwy
- Greenville, Hunt County, Texas
- Parcel ID - 215329

INITIAL OFFERING

- **Property Size**
 - ± 9.24 Gross AC
 - Would subdivide
- **Asking Price**
 - Contact Broker

PROPERTY TYPE

- AG Land

PROPERTY INFORMATION

- **Current Zoning:**
 - Agricultural
- **Future Land Use:**
 - Commercial/Retail
- **Traffic Ct:**
 - Center Point Ln (E/W): ±4,098 VPD
 - Roy Warren Pkwy (N/S): ±3,614 VPD
 - I30 (N/S): ±41,507 VPD
- **CCN:**
 - City of Greenville
- **UTILITIES: *According to city of Greenville**
 - Water - 12" line along Center Point Ln (North side)
 - Sewer – 8" line along Roy Warren Pkwy (West side) & Center Point Ln (South side)



JASON HAWKINS | ASSOCIATE
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JOHN ST. CLAIR | EXECUTIVE MANAGING DIRECTOR
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DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
TOTAL EST. POP	6,139	23,805	35,834
AVG HH INCOME	\$97,821	\$90,618	\$89,782
TOTAL HH EXPENDITURE	\$255.92 M	\$857.28 M	\$1.25 B



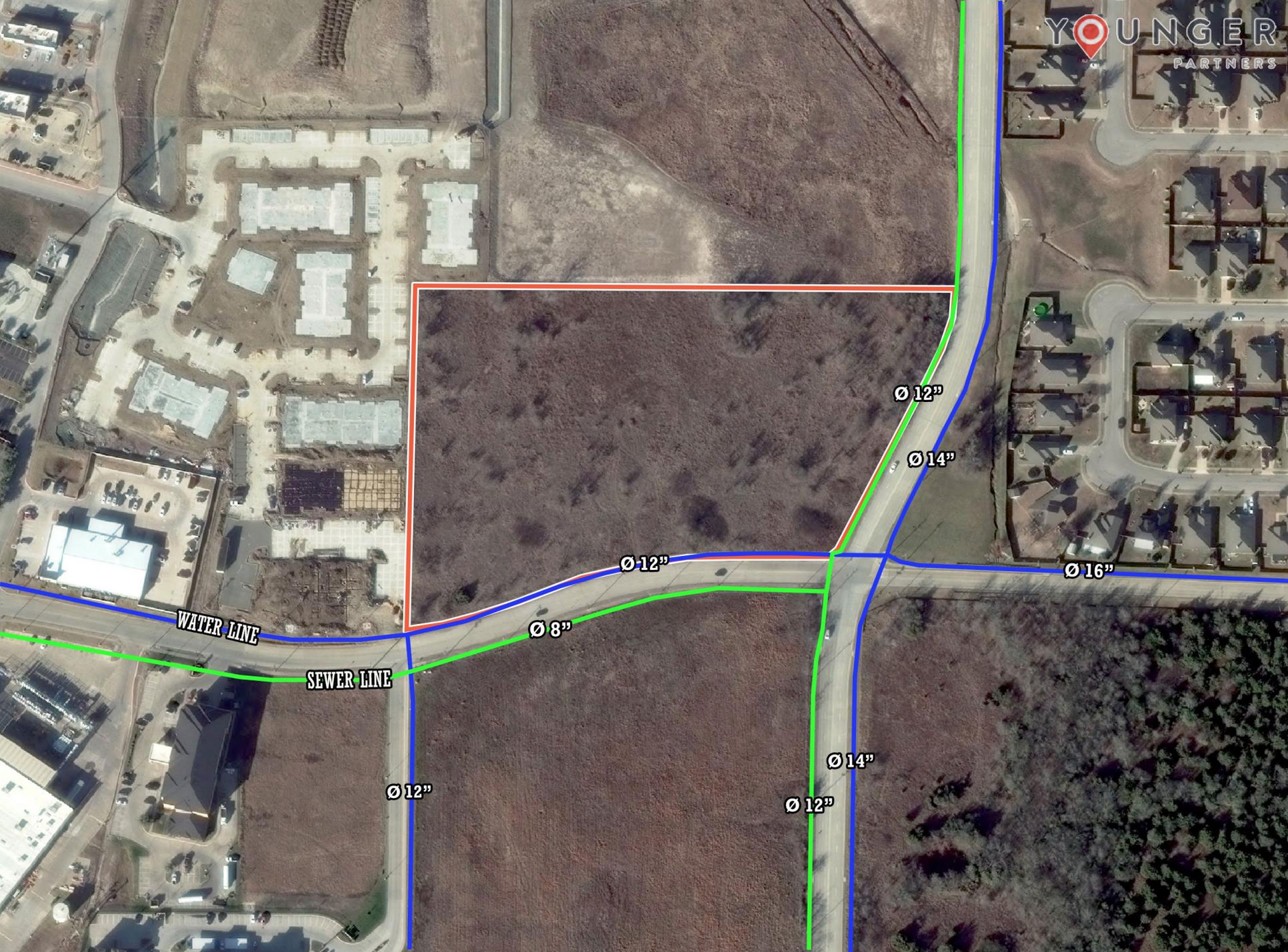
.25 MILES

Greenbelt Development
Master-Planned, mixed-use
development – 325 AC

1.5 MILES

**Downtown
Greenville**

2.7 MILES



WATER LINE

SEWER LINE

Ø 8"

Ø 12"

Ø 12"

Ø 14"

Ø 16"

Ø 12"

Ø 14"

Ø 12"



CENTER POINT LN

ROY WARREN PKWY





CENTER POINT LN

ROY WARREN PKWY



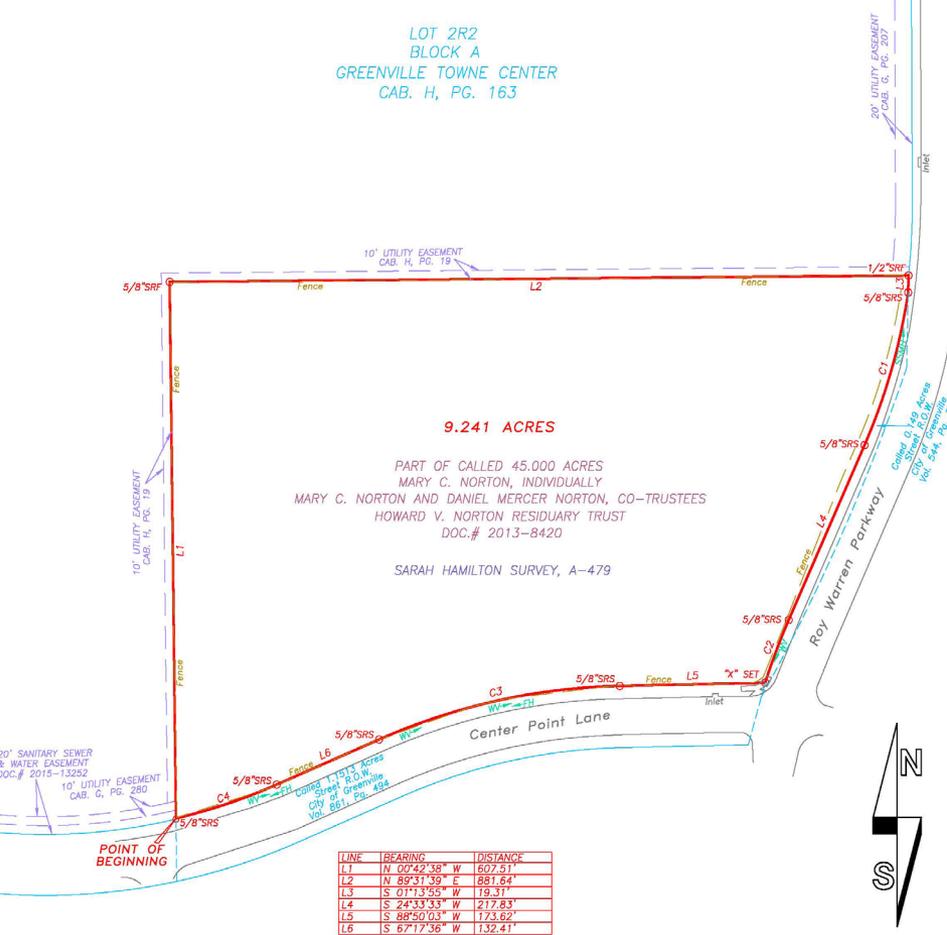
CENTER POINT LN

ROY WARREN PKWY



- 10.g.) Easement to Gulf Pipe Line, Vol. 249, Pg. 514 – Blanket. No above ground and visible evidence of oil or gas pipeline markers observed on subject tract.
- 10.i.) Right-of-Way Deed to State of Texas, Vol. 527, Pg. 526 – Located offsite and West of subject tract.
- 10.j.) Easement to State of Texas, Vol. 527, Pg. 574 – Located offsite and West of subject tract.
- 10.k.) Easement to City of Greenville, Vol. 593, Pg. 574 – Abandoned per recorded plat (Vol. G, Pg. 280).
- 10.m.) Easement to Greenville Electric Utility, Vol. 304, Pg. 652 – Located offsite and South of subject tract.
- 10.n.) Street R.O.W. to City of Greenville, Vol. 544, Pg. 377 – Shown hereon.
- 10.o.) Street R.O.W. to City of Greenville, Vol. 861, Pg. 494 – Shown hereon.
- 10.p.) Utility Easement to City of Greenville, Vol. 1825, Pg. 479 – Located offsite and South of subject tract.
- 10.q.) Street R.O.W. to City of Greenville, Vol. 1825, Pg. 484 – Located offsite and South of subject tract.
- 10.r.) Easement to City of Greenville, Doc.# 2015-13253 – Located offsite and South of subject tract.
- 10.s.) Easement to Southwestern Bell Telephone Company, Doc.# 2016-8795 – Located offsite and South of subject tract.

LOT 2R2
BLOCK A
GREENVILLE TOWNE CENTER
CAB. H, PG. 163



LINE	BEARING	DISTANCE
L1	N 00°42'48" W	607.51'
L2	N 89°51'39" E	881.64'
L3	S 01°13'55" W	19.31'
L4	S 24°33'33" W	217.83'
L5	S 89°50'03" W	173.62'
L6	S 67°17'36" W	132.41'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	665.00'	180.97'	180.41'	S 16°45'47" W	15°35'32"
C2	735.00'	76.30'	76.34'	S 21°34'56" W	5°57'13"
C3	785.00'	295.13'	293.39'	S 78°03'49" W	12°19'29"
C4	715.00'	126.33'	126.17'	S 72°21'18" W	10°07'24"

DESCRIPTION

BEING all that tract of land in the City of Greenville, Hunt County, Texas, out of the Sarah Hamilton Survey, A-479, and being part of that called 45,000 acres of land described in deed to Mary C. Norton, Individually and Mary C. Norton and Daniel Mercer Norton, Co-Trustees of the Howard V. Norton Residuary Trust as recorded under Document No. 2013-8420 of the Official Public Records of Hunt County, Texas, and being further described as follows:

BEGINNING at a 5/8 inch steel rod set on the North right-of-way line of Center Point Lane, at the Northwest corner of that called 1.1513 acres of land described as Street Right-of-Way to the City of Greenville as recorded in Volume 861, Page 494 of the Official Public Records of Hunt County, Texas, and on the Southerly most East line of Lot 2R2, Block A of Greenville Towne Center as recorded in Volume H, Page 163 of the Plat Records of Hunt County, Texas;

THENCE North 00 degrees 42 minutes 38 seconds West, 607.51 feet to a 5/8 inch steel rod found at an ell corner of said Lot 2R2;

THENCE North 89 degrees 31 minutes 39 seconds East, 881.64 feet to a 1/2 inch steel rod found on the West right-of-way line of Roy Warren Parkway, and at the Easterly most Southeast corner of said Lot 2R2;

THENCE along the West right-of-way line of Roy Warren Parkway as follows:

South 01 degrees 13 minutes 55 seconds West, 19.31 feet to a 5/8 inch steel rod set at point of non-tangent curve;

Southwesterly, 180.97 feet along a curve to the right having a radius of 665.00 feet and a central angle of 15 degrees 35 minutes 32 seconds (Chord bears South 16 degrees 45 minutes 47 seconds West, 180.41 feet) to a 5/8 inch steel rod set at point of tangent;

South 24 degrees 33 minutes 33 seconds West, 217.83 feet to a 5/8 inch steel rod set at point of curve;

Southwesterly, 76.38 feet along a curve to the left having a radius of 735.00 feet and a central angle of 05 degrees 57 minutes 13 seconds (Chord bears South 21 degrees 34 minutes 56 seconds West, 76.34 feet) to a 5/8 inch steel rod set on the North right-of-way line of said Center Point Lane, same being the Northeast corner of said 1.1513 acres;

THENCE along the North right-of-way line of Center Point Lane, same being the North line of said 1.1513 acres as follows:

South 88 degrees 50 minutes 03 seconds West, 173.62 feet to a 5/8 inch steel rod set at point of curve;

Southwesterly, 295.13 feet along a curve to the left having a radius of 785.00 feet and a central angle of 21 degrees 32 minutes 27 seconds (Chord bears South 78 degrees 03 minutes 49 seconds West, 293.39 feet) to a 5/8 inch steel rod set at point of tangent;

South 67 degrees 17 minutes 36 seconds West, 132.41 feet to a 5/8 inch steel rod set at point of curve;

Southwesterly, 126.33 feet along a curve to the right having a radius of 715.00 feet and a central angle of 10 degrees 07 minutes 24 seconds (Chord bears South 72 degrees 21 minutes 18 seconds West, 126.17 feet) to the POINT OF BEGINNING, containing 9.241 acres of land.

FLOOD ZONE NOTE:

Subject tract located in Zone 'X' as scaled from F.I.R.M. 48231C0380G, dated January 6, 2012

Zone 'X' – "Areas determined to be outside the 0.2% annual chance floodplain."

- FH= FIRE HYDRANT
- SSMH= SANITARY SEWER MANHOLE
- W= WATER VALVE
- SRS = STEEL ROD SET
- SRF = STEEL ROD FOUND

Note: Bearings based on Texas Plane Coordinate System, Texas North Central Zone 4202, NAD83.

Note: Verify exact location of underground utilities prior to construction.

Note: All 5/8 inch steel rods set have red plastic cap stamped "Boundary Solutions"

CERTIFIED TO: Vijay Morthala Jovitek, LLC, Mary C. Norton, Individually, Mary C. Norton and Daniel Mercer Norton, Co-Trustees of the Howard V. Norton Residuary Trust, Kinco Abstract & Sabine Title Company, and Old Republic National Title Insurance Company.

The plat as shown hereon was prepared from an on-the-ground survey performed under my supervision during the month of May, 2024; the visible improvements on the ground are as shown on the survey; there are no visible intrusions, protrusions, overlapping of improvements or conflicts found except as shown on the survey plat.

May 24, 2024



Matthew Busby
Matthew Busby
R.P.L.S. No. 5751

BOUNDARY SURVEY

9.241 ACRES
SARAH HAMILTON SURVEY, A-479
CITY OF GREENVILLE
HUNT COUNTY, TEXAS

Boundary Solutions Inc.
Professional Land Surveyors

P.O. BOX 260
CADDO MILLS, TX 75135
OFFICE: 214-499-9472
FAX: 972-782-7811
EMAIL: mbusby_ba@yahoo.com

COMMERCIAL AND RESIDENTIAL
BOUNDARY, TOPOGRAPHIC, &
ALTA/ACSM LAND TITLE
SURVEYS

CLIENT:

Vijay Morthala Jovitek, LLC

G.F.# 24108269

Drawn by: mjb
B.S.I.Job# 2405-014



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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.

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 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

YOUNGER PARTNERS DALLAS, LLC	9001486	moody.younger@youngerpartners.com	214-294-4400
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
MOODY YOUNGER	420379	moody.younger@youngerpartners.com	214-294-4412
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-2



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